



936
PACIFIC
AVENUE

Conceptual Rendering

FOR SALE OR LEASE

PACIFIC AVENUE RETAIL / OFFICE

6,800 SF ON GROUND FLOOR | \$1,575,000 | \$20 PSF/YR NNN

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PURCHASE OR LEASE OPPORTUNITY

Located in Downtown Tacoma's core, this property is an ideal choice for **potential owners** or those seeking a **leasing opportunity**. Overlooking Pacific Avenue, it's close to notable spots like The Astor apartments and restaurants such as The Matador and Wooden City.

Only a block from the Link Light Rail Commerce Street Station and with direct access to I-705, this building offers convenient connectivity and ample parking options, serving drivers, pedestrians, and transit users.

Benefiting from increased foot traffic during events like the Tacoma Daffodil Parade, First Night Tacoma, and the TCMA St. Paddy's Day Marathon, this location ensures **consistent visibility and customer engagement**.

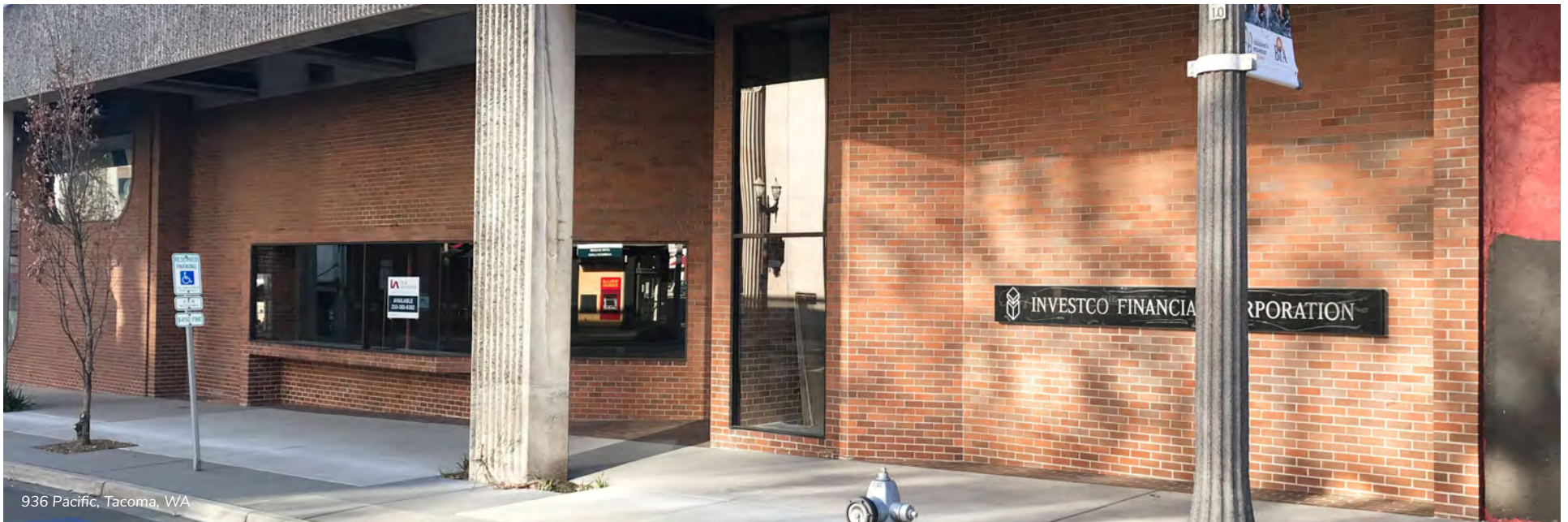
HIGHLIGHTS

- **FOR LEASE \$20 PSF + \$3.50 NNN**
- **FOR SALE \$1,575,000**

- **Building:** 6,800 SF
- **Land:** 7,500 SF
- **Parcel:** 2009040026
- **Zoning:** DCC (Downtown Commercial Core)

- Ground floor with Pacific Avenue frontage
- Off street surface parking north of building

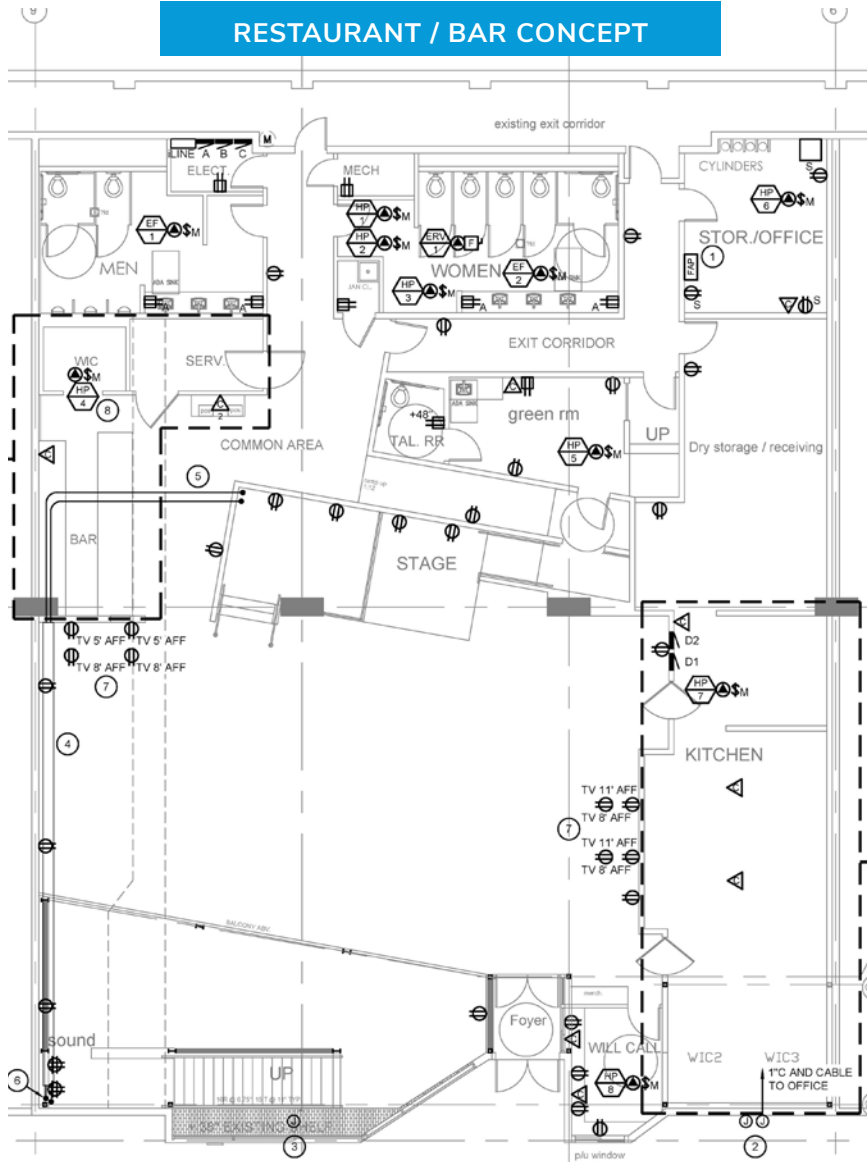
- Recent Upgrades:
 - Open clear span with 22'-24' ceiling height
 - New restrooms, 2" water line, and sewer line
 - Fully sprinklered for high occupancy



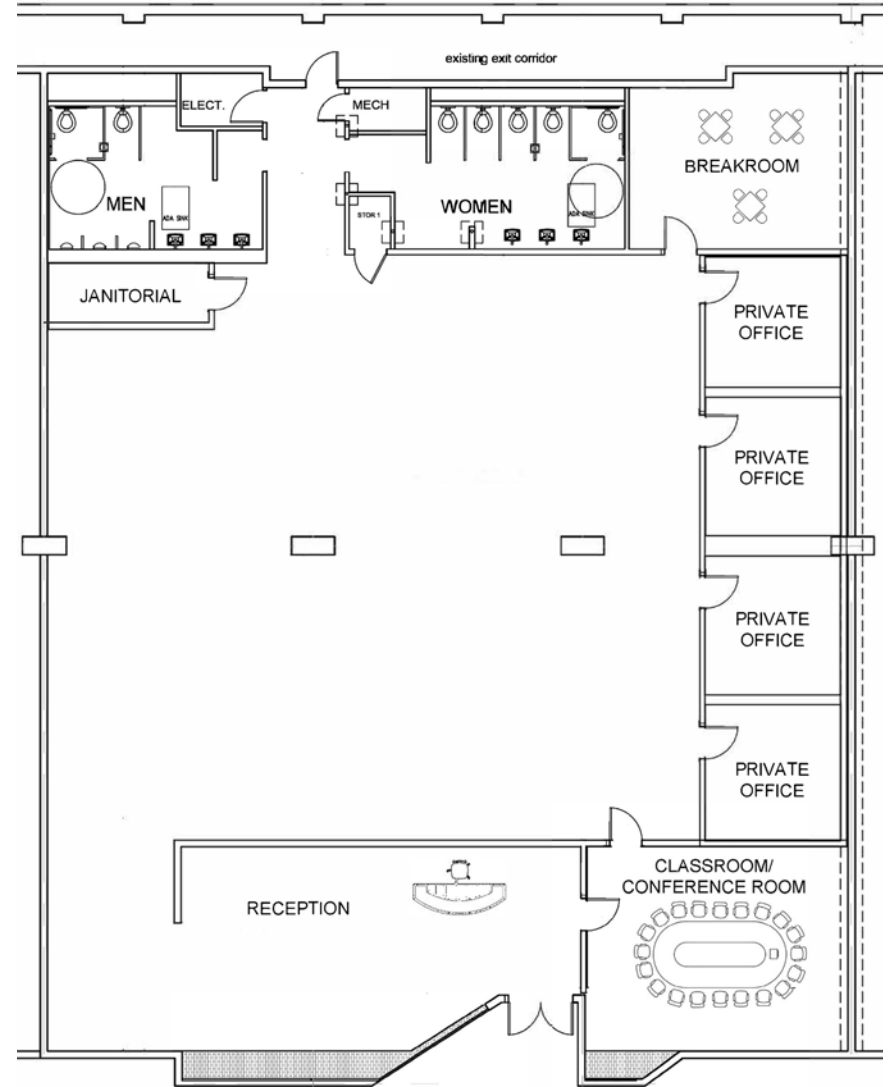
936 Pacific, Tacoma, WA

FLOOR PLAN CONCEPTS

RESTAURANT / BAR CONCEPT



OPEN OFFICE CONCEPT



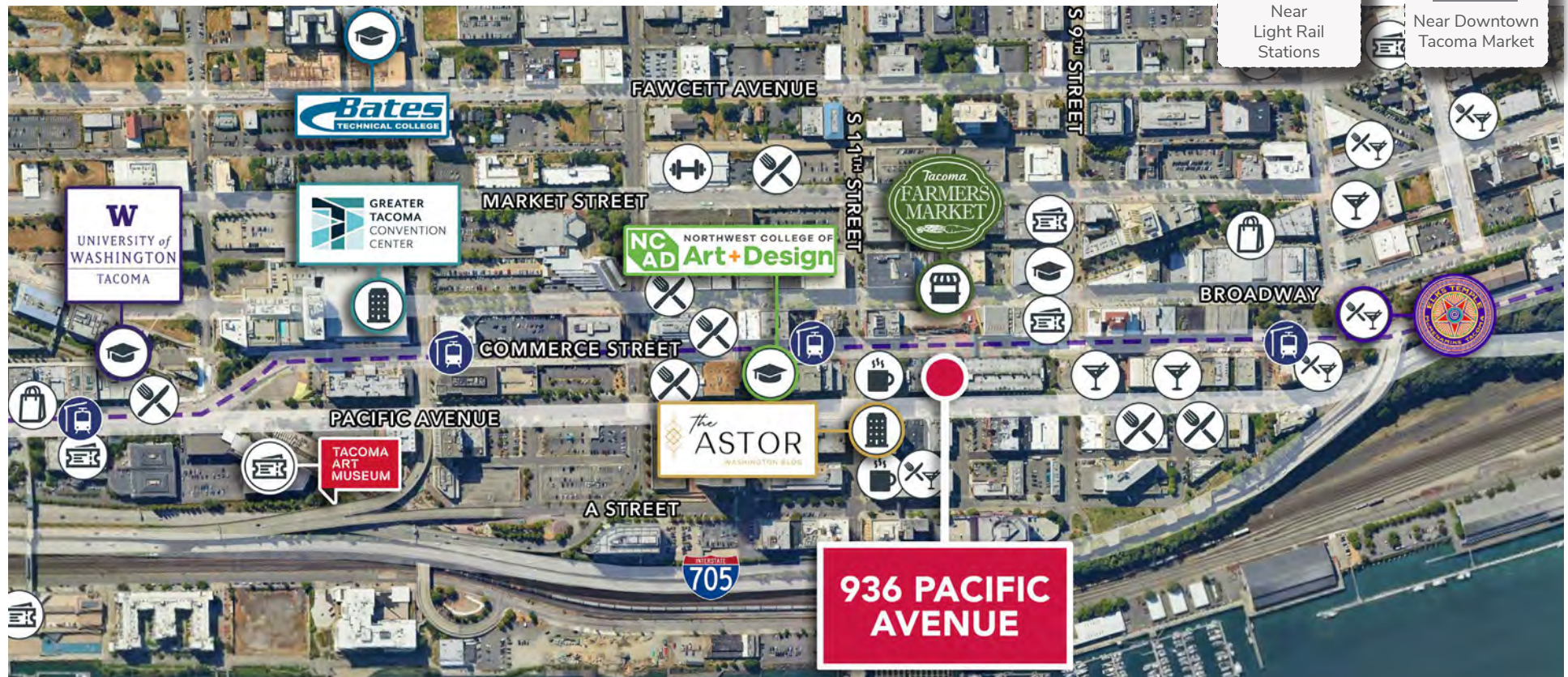
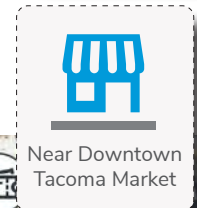
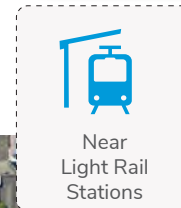
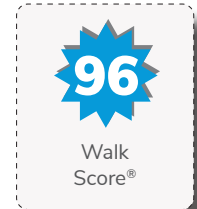
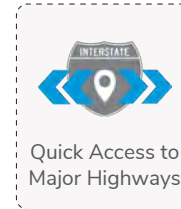
PRIME LOCATION IN DOWNTOWN TACOMA

3-BLOCK RADIUS

- Downtown / Financial District / CBD
- Theaters: Pantages, Rialto and Theater on the Square
- Broadway Farmers' Market (May-September)
- Retail, Dining & Nightlife
- I-705 On/Off Access (Connection to I-5 within 0.6 mile)

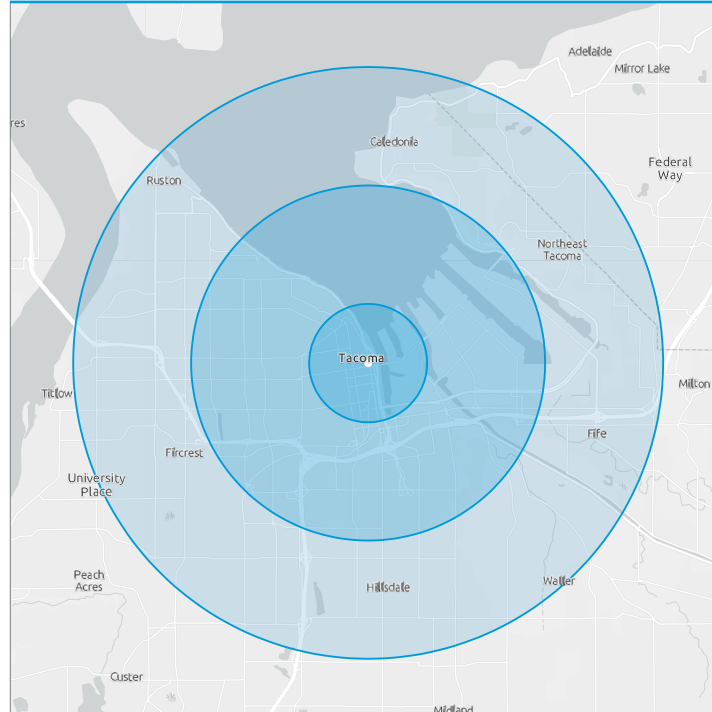
OTHER NEARBY FAVORITES

- University of Washington Tacoma
- Tacoma Art Museum
- Museum of Glass
- Wright Park
- Stadium District
- Opera Alley
- Antique Row
- McMenamins Elks Temple
- Northwest Ballet
- Foss Harbor Marina
- The Grand Cinema
- Puget Sound Pizza
- Red Star Taco Bar
- The Matador
- Wooden City



DEMOGRAPHICS

SOURCE: ESRI FORECASTS FOR 2023



2023 ESTIMATES	1-MILE	3-MILES	5-MILES
POPULATION	18,445	92,014	267,129
HOUSEHOLDS	9,483	38,907	106,500
AVERAGE HH SIZE	1.66	2.23	2.44
MEDIAN AGE	37.1	37.0	37.8
OWNER OCCUPIED HOUSING	1,924	19,418	59,220
RENTER OCCUPIED HOUSING	7,559	19,489	47,280
AVERAGE HH INCOME	\$82,915	\$103,250	\$108,415
MEDIAN HH INCOME	\$57,986	\$76,405	\$80,602



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