



CROSS BASE HIGHWAY

176TH STREET



PACIFIC AVENUE/HIGHWAY 1 - 40,000 CPD



# FOR LEASE/SALE

18001 Pacific Avenue South  
Tacoma, WA 98387



## 180TH & PACIFIC PAD SITE

Jeremiah Durr




First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

**PRIME PAD SITE DEVELOPMENT** opportunity for investor or owner user. Incredible location with 225' of frontage on State Route 7/Pacific Ave with 40,000 cars passing per day. Seconds from the Cross-Base Hwy. Site is in the Spanaway area of unincorporated Pierce County. Flexible zoning allows most retail uses. See UCor table at <https://pierce.county.codes/PCC/18A.16>. Pad has power available on adjacent 180th street and water stubbed. Septic system design completed that will accommodate large flows.

**18001 PACIFIC AVENUE SOUTH**

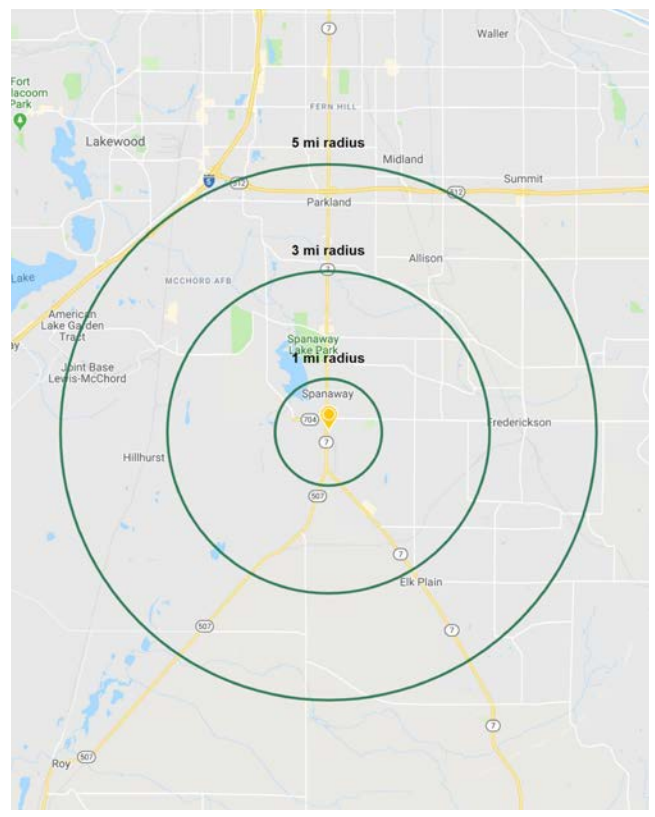
**GROUND LEASE \$120,000/PER YEAR**  
**FOR SALE \$1,500,000**

- Land Area: 59,675 (1.37 Acres)
- Parcel #'s: 4660000020 (0.4 Acres) and 4660000010 (0.97 Acres)
- Traffic counts on Pacific Ave South 40,000 CPD
- Access provided via 180th Street and a curb cut approved by WSDOT on Pacific Avenue (HWY 7)

Regis - 2024	 Population	 Average HH Income	 Daytime Population
Mile 1	8,165	\$81,602	4,547
Mile 3	48,288	\$80,982	22,010
Mile 5	109,824	\$76,095	59,694



**NEARBY TENANTS**





# PARCEL MAP



PACIFIC AVENUE/HIGHWAY 7 - 40,000 CPD



180TH ST S

4660000010  
0.97 acres

4660000020  
0.4 acres

180TH ST S

1ST AVE CT S

A-ST S



# LOCATION DETAILS



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

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40,000 CPD

