

MultiCare

UMPQUA
BANK

Chevron

176TH STREET

KeyBank

DQ
Grill & Chill

PACIFIC AVENUE/HIGHWAY 1 - 40,000 CPD

DOLLAR TREE



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

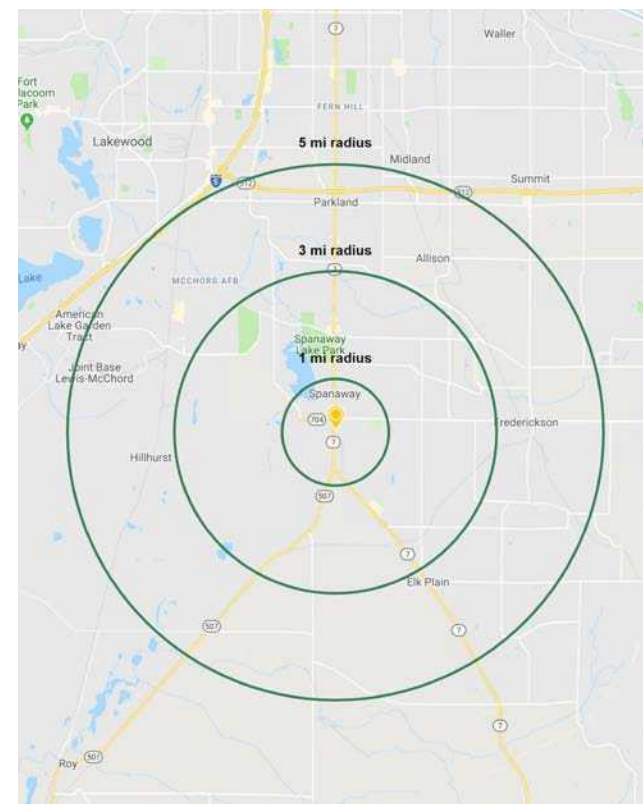
22,010

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

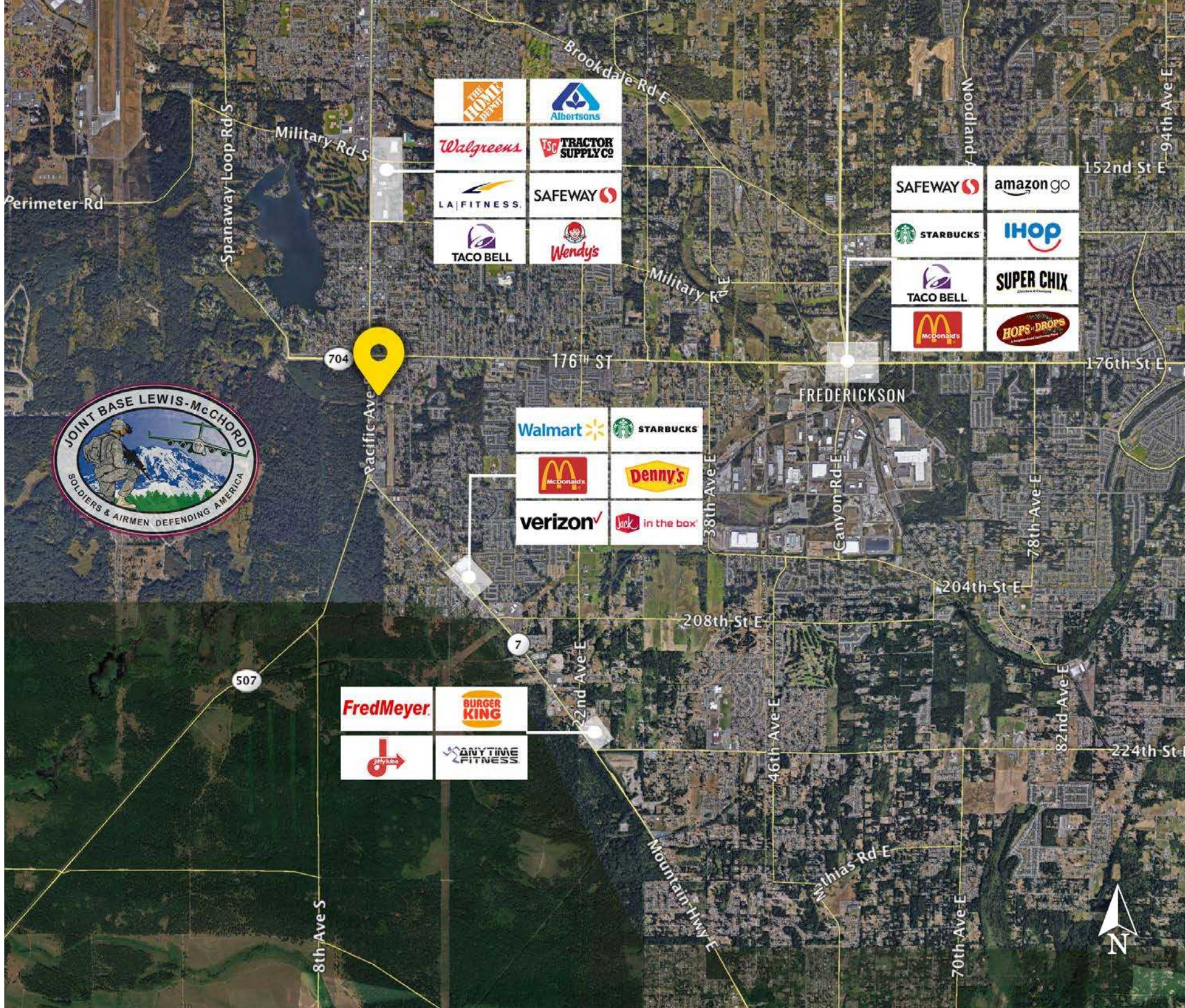
180TH ST S



1ST AVE CT S

A-ST S

LOCATION DETAILS





TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

KeyBank



Grill & Chill

PACIFIC AVENUE/HIGHWAY 7
40,000 CPD

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