

FOR SALE

INCOME PRODUCING PROPERTY

6706 24TH ST W & 6711 REGENTS BLVD
TACOMA, WA



KIDDER.COM

km Kidder
Mathews



2 Fully Leased Office Buildings

Prime intersection, with signal

Abundant parking

Excellent frontage

Multiple curb cuts

Well maintained property

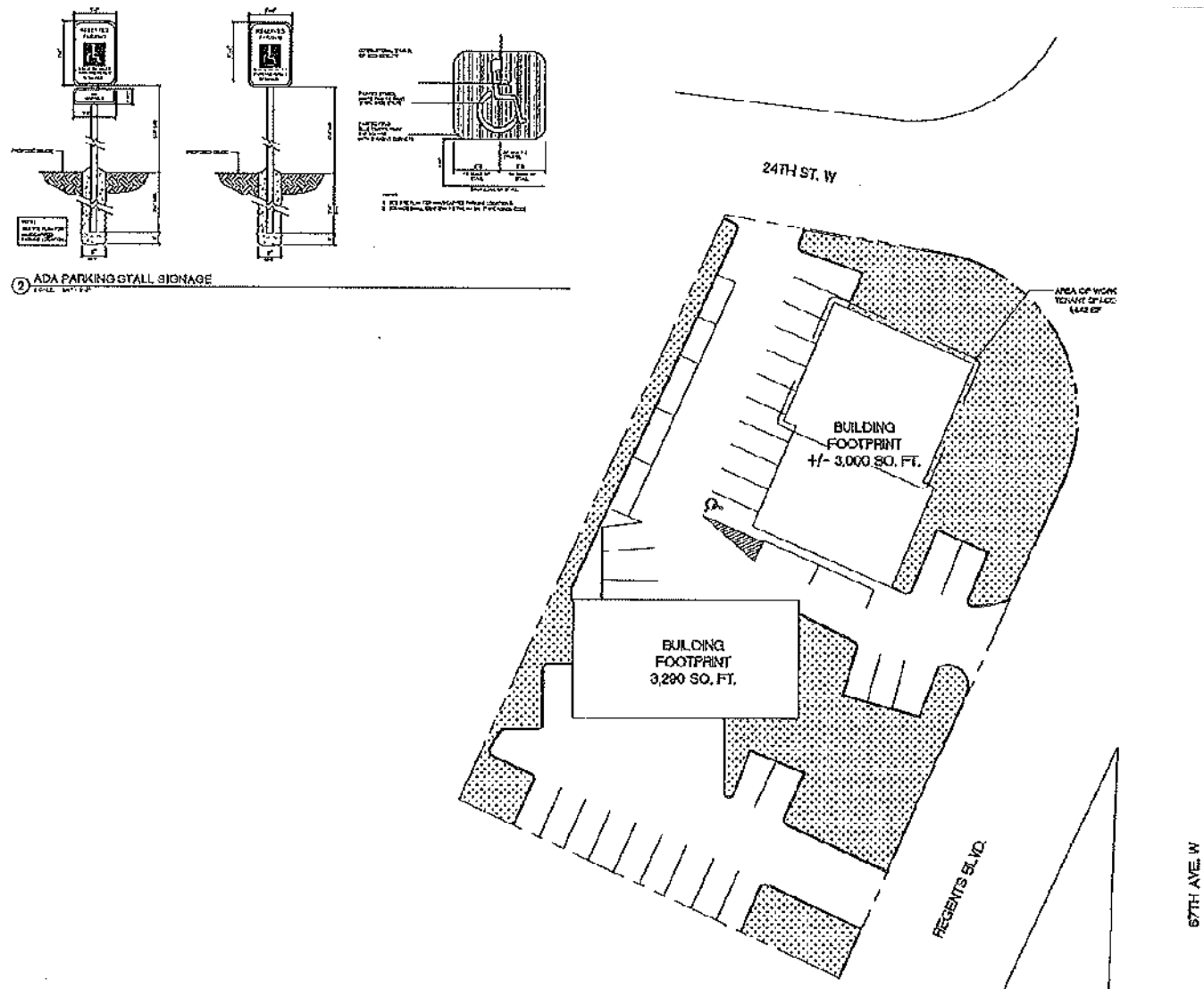
PROPERTY CHARACTERISTICS

	Bldg 6706	Bldg 6711
LAND SIZE	15,716 SF	17,071 SF
BUILDING SIZE	3,364 SF	2,880 SF
CONDITION	Very good	

\$1,700,000

SALE PRICE

SITE PLAN



VALUATION SUMMARY

ACTUAL RENTAL INCOME (BUILDING 6706 & 6711 COMBINED)

Tenant	Suite	Annual Rent	Monthly Rent	Lease Expiration
6711-B	BMBH	\$17,736.00	\$1,478.00	5/31/2031
6711 - A	BCR	\$33,000.00	\$2,750.00	10/31/2026
6706 - B	Grimmett	\$33,078.96	\$2,756.58	5/31/2028
6706 - A	Beauty Bar	\$30,000.00	\$2,500.00	3/31/2027
Total Rent		\$113,814.96	\$9,484.58	

Vacancy & Credit Loss Rate

Less Vacancy	5%	\$5,690.75
Less Reserves	2%	\$2,276.30
Less Management	0%	\$0.00
Total		\$7,967.05
Effective Gross Income		\$105,847.91

NET OPERATING INCOME

Approximate Net Operating Income \$105,847.91

Cap Rate: 6.00%	Est. Value: \$1,764,132	Per SF Value: \$282.53 PSF
Cap Rate: 6.25%	Est. Value: \$1,693,567	Per SF Value: \$271.23 PSF



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	13,044	49,111	94,942
2020 CENSUS	14,431	54,169	106,130
2025 ESTIMATED	14,770	55,297	105,926
2030 PROJECTED	15,397	55,861	106,213

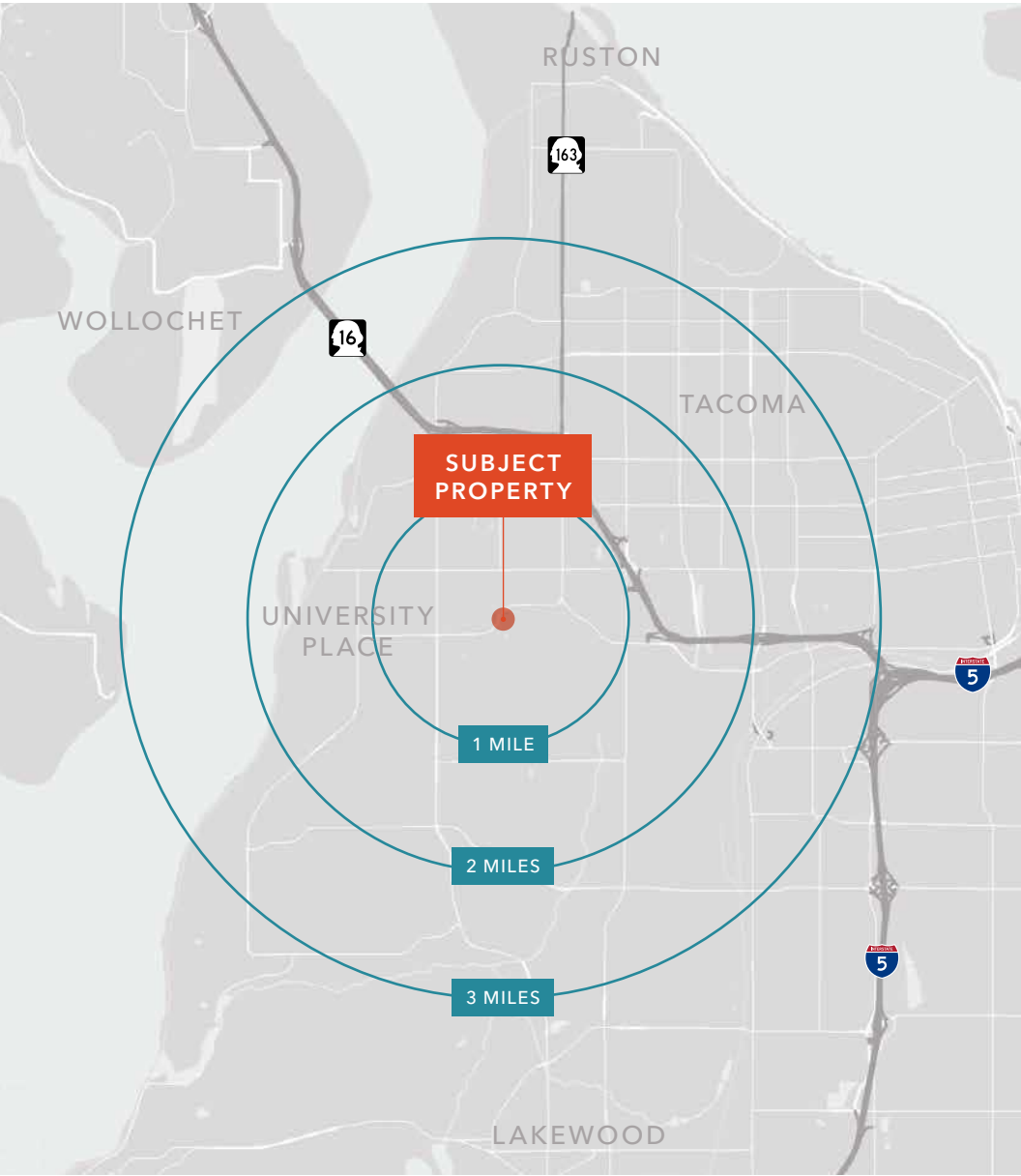
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	38.4	39.2	38.2
% FEMALE	51.6%%	51.7%%	50.7%%
% MALE	48.4%%	48.3%%	49.3%%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$83,771	\$92,236	\$92,921
2030 MEDIAN PROJECTED	\$83,326	\$91,826	\$92,477
2025 AVERAGE	\$118,054	\$129,376	\$126,251
2030 AVERAGE PROJECTED	\$116,586	\$127,765	\$124,792

Data Source: ©2025, Sites USA



6706 24TH ST W & 6711 REGENTS BLVD





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*For more information on
this property, please contact*

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