

ENGEL & VÖLKERS[®]
COMMERCIAL



7603 PACIFIC AVE — TACOMA, WA

**21-unit value-add multifamily
opportunity along Pacific Avenue**



Located in a high-demand South Tacoma submarket

7603 Pacific Avenue • Tacoma, WA 98408

Offered at \$ 3,449,000

Asset Overview

- 21-unit multifamily property
- Three buildings on a 0.809-acre parcel
- Mix of one- and two-bedroom units
- Value-add profile with renovation runway

Building & Unit Details

- Two Front buildings: 12 one-bedroom units
- Third building: three-story structure built in 1989, with 9 spacious two-bedroom units
- 7 units recently remodeled, remaining units in various stages of renovation
- Larger two-bedroom floor plans support long-term tenant demand

Capital Improvements

- New roof installed on south portion of the buildings
- Ongoing interior renovations provide near-term execution upside

Site & Operations

- On-site laundry facilities
- Ample on-site parking
- Multiple buildings allow phased renovation and leasing strategy

Location Attributes

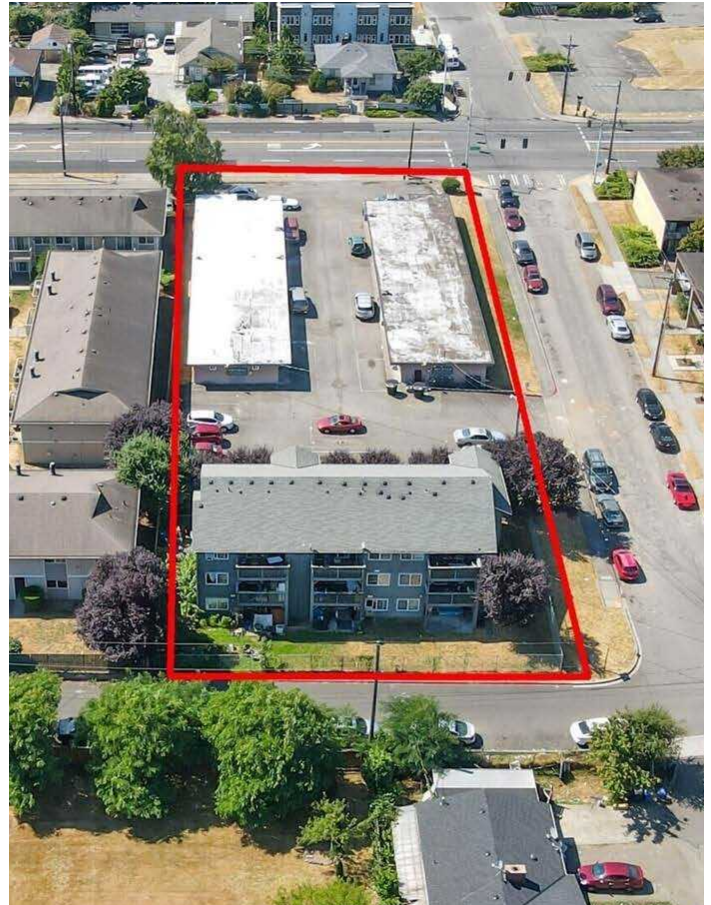
- Located along the Pacific Avenue corridor
- Proximity to retail, transit, and daily services
- Strong rental demand submarket in South Tacoma

Investment Highlights

- Clear path for renovation completion and lease-up
- Ability to stabilize operations and grow income over time
- Scale suitable for professional management efficiencies

Value-Add Drivers

- Completion of remaining unit renovations to standardize finishes across the property
- Lease-up of renovated units to support income growth and stabilization
- Larger unit count allows improved management efficiency and expense control
- Durable unit mix, including larger two-bedroom units in the newer building
- Recent roof replacement on a portion of the buildings reduces near-term capital needs





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