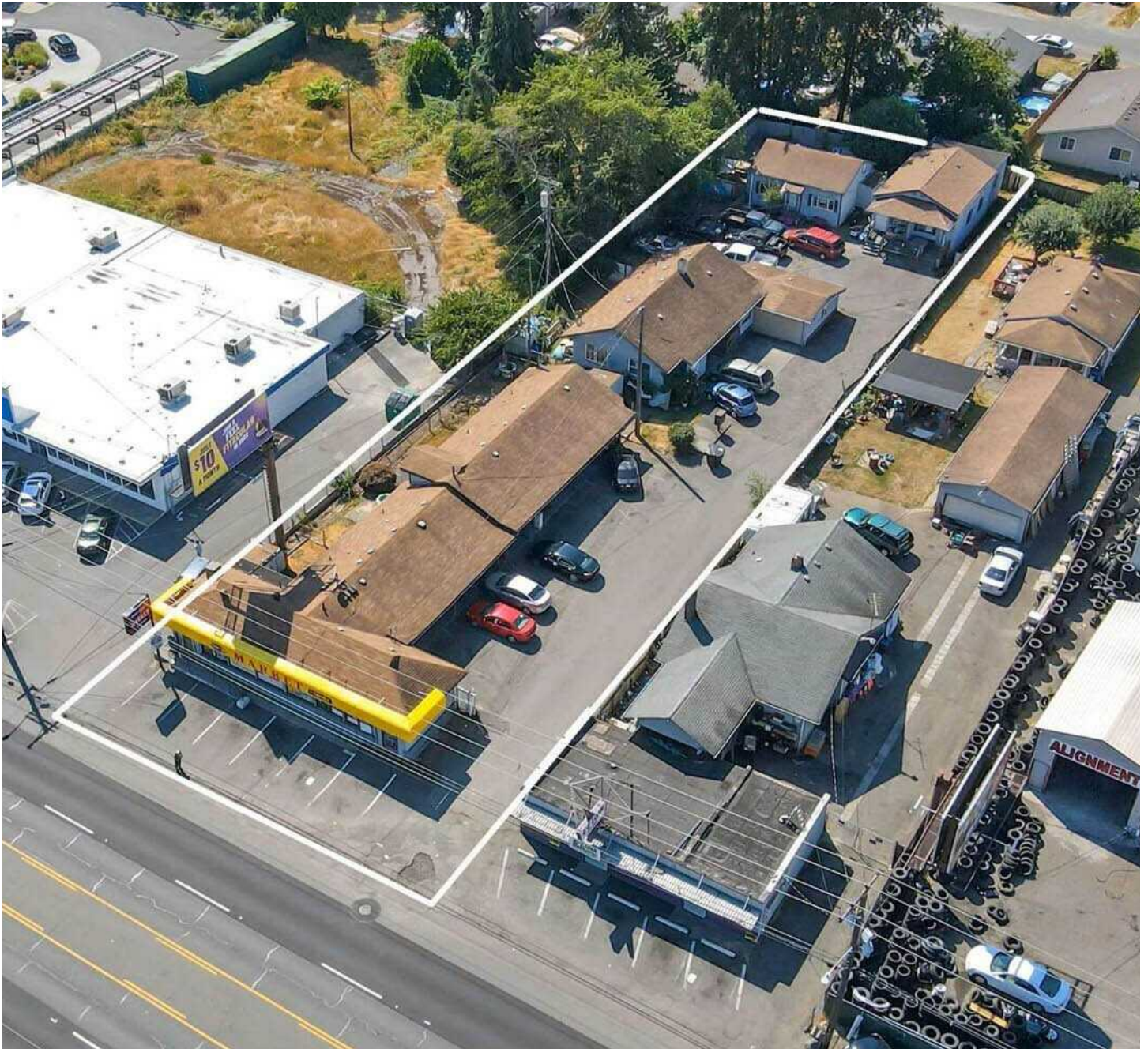


ENGEL & VÖLKERS[®]
COMMERCIAL



9618 PACIFIC AVE — TACOMA, WA

**Pacific Avenue mixed-use multifamily
with residential and retail income**



Diversified residential and commercial income opportunity

9618 Pacific Avenue • Tacoma, WA 98444

Offered at \$1,849,000

Asset Overview

- Mixed-use multifamily property
- Residential units combined with neighborhood-serving commercial frontage
- Value-add profile focused on lease-up and income stabilization

Residential Component

- 10 residential units (3 units - 2 Bed/1 Bath, others - 1 Bed/1 Bath)
- Stable neighborhood demand along a major corridor
- Upside through leasing activity and tenant turnover

Commercial Component

- Street frontage featuring a minimart and convenience store
- Neighborhood-serving use with strong visibility
- Separate income stream from residential units

Site & Operations

- Ample on-site parking
- Mixed-use configuration allows diversified income
- Compact asset size suitable for hands-on ownership or professional management

Location Attributes

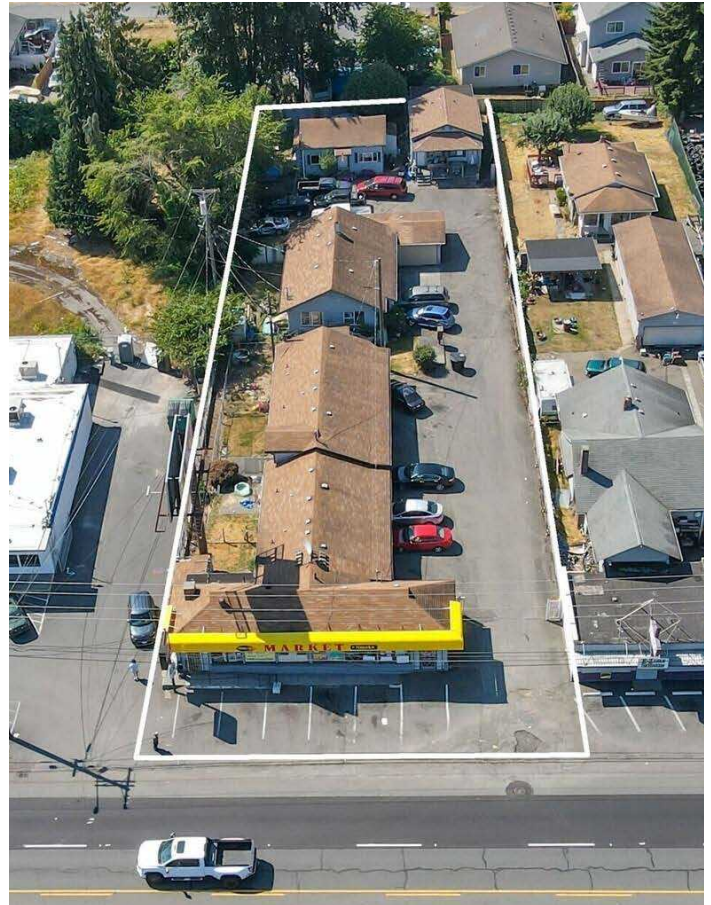
- Positioned along the Pacific Avenue corridor
- High visibility and accessibility
- Proximity to major arterials, retail, and daily

Investment Highlights

- Diversified income streams (residential + commercial)
- Steady cash flow profile with incremental upside
- Mixed-use exposure without large-scale redevelopment risk

Value-Add Drivers

- Residential upside through leasing activity and income stabilization over time
- Mixed-use configuration provides diversified residential and commercial income
- Opportunity to re-tenant or structure the commercial space on market-oriented terms
- High-visibility Pacific Avenue frontage supports neighborhood-serving demand
- Manageable asset size allows focused execution and hands-on management





Robert Laing, J.D.
Senior Commercial Advisor

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