

# SR 167 SALES & SERVICE FACILITY - FOR SALE

1512 THORNTON AVE SW, PACIFIC, WA 98047

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



|                        |            |
|------------------------|------------|
| Total Land Area:       | 2.12 Acres |
| Total Shop SF:         | 7,200 SF   |
| Total Office SF:       | 1,152 SF   |
| Total Covered Storage: | 2,700 SF   |
| Service Bays:          | 6          |
| Clear Height:          | 15' - 20'' |

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## PROPERTY DETAILS

### SHOP

- f Bldg 1: ±7,200 SF metal shop building
  - f Clear Height: 15' at eve, 20' center
  - f Bay Doors: 6 at 14'6" x 14' each
  - f Shop Power: 220 single phase, 3 phase converter

### OFFICE

- f Bldg 2: ±1,152 SF standalone office building
  - f Privates: 3
  - f Lobby
  - f Kitchen
  - f Restroom

### AUXILIARY STORAGE

- f Bldg 3: ±1,800 SF covered storage
  - f 15' Clear Height
  - f 30' x 60'
- f Bldg 4: ±900 SF covered storage
  - f 15' Clear Height
  - f 18' x 50'



### SITE FEATURES

- f Improved yard with underground storm water infrastructure in place - avoid 18 months of entitlement and permitting risk and construction time
- f Fully fenced/gated/lit industrial yard designed for fleet and outdoor storage use
- f Combination of paved and gravel yard surfaces
- f Subsurface improvements include 6-10+ feet of hard rock fill beneath gravel areas
- f Approximately 255 linear feet of frontage along SR-167
- f Two on-site, fully owned billboard

### WASH BAY & FLUID SYSTEMS

- f 1,200-gallon fully contained fuel tank
- f 600-gallon fully contained waste oil tank
- f 300-gallon fully contained new oil tank
- f 300-gallon fully contained hydraulic fluid tank
- f All fluids plumbed into the shop via air compressor system

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## REPLACEMENT COST ANALYSIS

**Summary:** Total Hard Costs: \$3,292,185    Total Soft Costs: Not included

| <div> <div>PROJECT : Puget Sound Truck Sales</div> <div>LOCATION: 1512 Thornton Ave, Pacific Wa</div> <div>DATE: 3/10/2026</div> </div> <div>  </div> |                  |                   |                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------|---------------------------------------|
| ITEM                                                                                                                                                                                                                                   | SUB/<br>SUPPLIER | ESTIMATE          | COMMENTS                              |
| GENERAL CONDITIONS & SUPERVISOR<br>SURVEYING                                                                                                                                                                                           | EST<br>EST       | 269,330<br>45,000 |                                       |
| <b>FRONTAGE ALONG THORNTON AVE</b>                                                                                                                                                                                                     | NONE SHOWN       | 0                 | NO WORK IDENTIFIED ALONG THE ROW      |
| <b>ON - SITE WORK:</b>                                                                                                                                                                                                                 |                  |                   |                                       |
| <b>EARTHWORK:</b>                                                                                                                                                                                                                      |                  |                   |                                       |
| MOBILIZATION & EROSION CONTROL                                                                                                                                                                                                         | EST              | 64,666            |                                       |
| TESC MAINTENANCE                                                                                                                                                                                                                       | EST              | 5,000             |                                       |
| CLEAR & GRUB                                                                                                                                                                                                                           | EST              | 103,760           |                                       |
| EXCAVATION & GRADING                                                                                                                                                                                                                   | EST              | 54,100            |                                       |
| IMPORT STRUCTURAL FILL                                                                                                                                                                                                                 | EST              | 60,289            | RAISE WEST END OF SITE 2FT ON AVERAGE |
| <b>UTILITIES:</b>                                                                                                                                                                                                                      |                  |                   |                                       |
| DRY UTILITY PROVISIONS                                                                                                                                                                                                                 | EST              | 5,000             | PSE CONDUITS AND TRENCHING            |
| STORM DRAINAGE                                                                                                                                                                                                                         | EST              | 98,108            |                                       |
| OIL WATER SEPARATOR                                                                                                                                                                                                                    | EST              | 93,816            |                                       |
| SEWER                                                                                                                                                                                                                                  | EST              | 40,612            | SEWER FOR SHOP & OFFICE W/40" MH      |
| FIRE HYDRANT - THORNTON AVE                                                                                                                                                                                                            | EST              | 32,117            |                                       |
| DOM. WATER SERVICE                                                                                                                                                                                                                     | EST              | 8,163             |                                       |
| ASPHALT PAVING                                                                                                                                                                                                                         | EST              | 116,871           |                                       |
| CONCRETE PAVING                                                                                                                                                                                                                        | EST              | 20,800            |                                       |
| CRUSHED SURFACING                                                                                                                                                                                                                      | EST              | 87,705            | GRAVEL PARKING AREAS                  |
| STRIPING                                                                                                                                                                                                                               | EST              | 1,500             |                                       |
| EXTRUDED CURBS                                                                                                                                                                                                                         | EST              | 16,500            |                                       |
| SIDEWALKS                                                                                                                                                                                                                              | EST              | 4,500             |                                       |
| DRIVEWAY APPROACHES                                                                                                                                                                                                                    | EST              | 3,500             |                                       |
| FENCING                                                                                                                                                                                                                                | EST              | 19,877            |                                       |
| LANDSCAPING/IRRIGATION                                                                                                                                                                                                                 | EST              | 15,000            |                                       |
| FLAG POLES                                                                                                                                                                                                                             | EST              | 9,575             | 2 LOCATIONS                           |
| MONUMENT SIGNS                                                                                                                                                                                                                         | EST              | 30,000            | 2 LOCATIONS                           |
| SITE LIGHTING                                                                                                                                                                                                                          | EST              | 105,000           | 14 POLE LIGHTS                        |
| <b>BUILDINGS</b>                                                                                                                                                                                                                       |                  |                   |                                       |
| OFFICE                                                                                                                                                                                                                                 | EST              | 332,525           |                                       |
| SHOP                                                                                                                                                                                                                                   | EST              | 1,266,888         |                                       |
| RV COVER                                                                                                                                                                                                                               | EST              | 40,775            |                                       |
| NE COVER                                                                                                                                                                                                                               | EST              | 11,650            |                                       |
| <b>A &amp; E FEES</b>                                                                                                                                                                                                                  | <b>SUB TOTAL</b> | <b>2,962,627</b>  |                                       |
| BLDG PERMIT FEES                                                                                                                                                                                                                       | NIC              |                   |                                       |
| CITY INSPECTION FEES                                                                                                                                                                                                                   | NIC              |                   |                                       |
| FEDERAL GOVERNMENT TARRIFS                                                                                                                                                                                                             | NIC              |                   |                                       |
| COST OF DOE PERMITS AND FEES                                                                                                                                                                                                           | NIC              |                   |                                       |
| LANDSCAPE BOND                                                                                                                                                                                                                         | NIC              |                   |                                       |
| UTILITY BONDS & PERMITS                                                                                                                                                                                                                | NIC              |                   |                                       |
| WATER & SEWER DEVELOPMENT FEES                                                                                                                                                                                                         | NIC              |                   |                                       |
| POWER CO CHARGES                                                                                                                                                                                                                       | NIC              |                   |                                       |
| PHONE CO CHARGES                                                                                                                                                                                                                       | NIC              |                   |                                       |
| GAS CO CHARGES                                                                                                                                                                                                                         | NIC              |                   |                                       |
| SOILS TESTING                                                                                                                                                                                                                          | BY OWNER         |                   |                                       |
| TESTING LAB & INSPECTION FEES                                                                                                                                                                                                          | BY OWNER         |                   |                                       |
| CONTRACTOR PERFORMANCE BOND                                                                                                                                                                                                            | NOT INCLUDED     |                   |                                       |
| BLDRS RISK INS.                                                                                                                                                                                                                        | EXCLUDED         |                   |                                       |
| GEN INS. - 0.5%                                                                                                                                                                                                                        |                  | 14,813            |                                       |
| <b>B &amp; O TAX - 0.5%</b>                                                                                                                                                                                                            | <b>SUB TOTAL</b> | <b>2,977,440</b>  |                                       |
| <b>OVERHEAD &amp; PROFIT</b>                                                                                                                                                                                                           | <b>10.00%</b>    | <b>297,744</b>    |                                       |
| <b>TOTAL</b>                                                                                                                                                                                                                           |                  | <b>3,292,185</b>  | <b>+WSST</b>                          |

This property is uniquely positioned for a sales and service user looking to establish a presence in the South Puget Sound industrial market. The site includes a 6-bay shop built to service large trucks and a fully improved, business-ready yard.

The existing stormwater system, located beneath the parking surface with catch basins throughout, allows for a near 100% usable yard – a major advantage over typical gravel sites. Additionally, the current site development predates the Milwaukee Ditch setback requirements, allowing for improved site utilization that would be difficult to replicate under current regulations.

To demonstrate the value of these improvements, we have included a replacement cost analysis outlining the estimated cost to recreate the existing site and building improvements. This underscores the significant cost, time, and entitlement required to develop a comparable property from the ground up.

### Replacement costs disclaimer

Poe Construction has provided this cost estimate based on existing plans and permits for the subject property, along with current market conditions and assumptions. This estimate reflects a real-time pricing opinion for the cost to recreate the existing site and building improvements. It is not intended to be an estimate of the cost of redeveloping the property for a different use or in a different building configuration. It is intended as informational only to reflect the replacement cost for the improvements in their current configuration. In the context of redevelopment/change of use, pricing is subject to numerous factors, including without limitation, final design, engineering, permitting requirements, site conditions, and market conditions. Soft costs, including but not limited to design, engineering, permitting, utility connection fees, and other development-related expenses, are not included. Buyers are advised to conduct their own due diligence and obtain independent construction pricing.

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## SALES COMPARABLES

Market Unimproved Land Values: \$50 - \$65 PSF

Estimated Improvement Value: \$32 PSF (Hard cost only)

Supported Value: \$82 - \$97 PSF (land price)

Subject Property: \$93.70 PSF (improved site with existing shop and offices)

Subject property is not comparable to Raw or Partially improved sites

| PROPERTY                                                       | SALE DATE | TOTAL BUILDING SF | LAND AC | COVERAGE RATIO | ZONING     | STORM WATER                 | SURFACE CONDITION | FENCED GATED LIT     | SALE PRICE   | PRICE PER LAND SF | COMMENTS                                                                                                                                                                                                                            |
|----------------------------------------------------------------|-----------|-------------------|---------|----------------|------------|-----------------------------|-------------------|----------------------|--------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUBJECT PROPERTY</b><br>1512 Thornton Ave SW<br>Pacific, WA | TBD       | 11,052            | 2.12    | 11.97%         | Industrial | Existing Underground System | Paved & Gravel    | Fenced/<br>Gated/Lit | \$8,650,000  | <b>\$93.70</b>    | Premium Sales & Service facility with SR-167 frontage. 100% usable site with full improvements, immediate occupancy and business readiness.                                                                                         |
| 3407 142nd Ave E<br>Sumner, WA                                 | Apr-25    | 13,285            | 9.64    | 3.17%          | Industrial | Existing                    | Paved             | Fenced/<br>Gated/Lit | \$34,898,045 | <b>\$83.10</b>    | Owner User Purchase (Costco) for their own truck lot.                                                                                                                                                                               |
| 1503 Thornton Ave SW<br>Pacific, WA                            | Aug-25    | 3,000             | 2.40    | 2.87%          | Industrial | Not Visible                 | Gravel            | Fenced/<br>Gated     | \$6,250,000  | <b>\$59.80</b>    | Investor Purchase. Site vacant at time of purchase. Gravel surface, with small amount of asphalt around exiting small metal building. Visible standing water on site. No stormwater system visible.                                 |
| 5850 S 228th St<br>Kent, WA                                    | Dec-24    | 5,724             | 2.00    | 6.57%          | Industrial |                             | Gravel            | Fenced/<br>Gated     | \$5,662,670  | <b>\$65.00</b>    | Owner User Purchase. Gravel site, subject to standing water. No stormwater system visible.                                                                                                                                          |
| 7800 S 206th<br>Kent, WA                                       | Dec-25    | 20,629            | 4.54    | 10.43%         | Industrial |                             | Paved             | Fenced/<br>Gated     | \$11,600,000 | <b>\$58.70</b>    | Investor Purchase. Property vacant. Contaminated site affecting area holding the main water line to the City of Kent along the east property line. Had an NFA with covenant to title. Asphalted site, no stormwater system visible. |
| 25924 78th Ave S<br>Kent, WA                                   | Apr-25    | 8,160             | 2.84    | 6.59%          | Industrial |                             | Paved & Gravel    | Fenced/<br>Gated/Lit | \$5,650,000  | <b>\$45.70</b>    | Subject to flooding. Investor Purchase. Green river frontage, irregular shaped site. Last flood December 2025.                                                                                                                      |

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## REGIONAL TRANSPORTATION



|                 |            |
|-----------------|------------|
| SR - 167        | 2 MINUTES  |
| HWY 18          | 7 MINUTES  |
| I-5             | 12 MINUTES |
| PORT OF TACOMA  | 22 MINUTES |
| SEATAC AIRPORT  | 25 MINUTES |
| PORT OF SEATTLE | 45 MINUTES |