



AVAILABLE
18001 Pacific Avenue South
Tacoma, WA 98387



SPANAWAY RETAIL LAND

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

18001 PACIFIC AVENUE SOUTH

GROUND LEASE 59,675 SF \$70,000 PER YEAR

FOR SALE 59,675 SF \$1,014,475 \$17.00 PSF

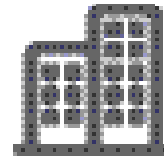
- Land Area: 59,675 (1.37 Acres)
- Parcel #'s: 4660000020 (0.4 Acres) and 4660000010 (0.97 Acres)
- Zoning: CC (Pierce County)
- At the arterial intersection of 180th Street and Highway 7 (Pacific Ave S)
- Traffic counts on Pacific Ave South 38,000 CPD
- Access provided via 180th Street and a curb cut approved by WSDOT on Pacific Avenue (HWY 7)



Population



Average HH Income

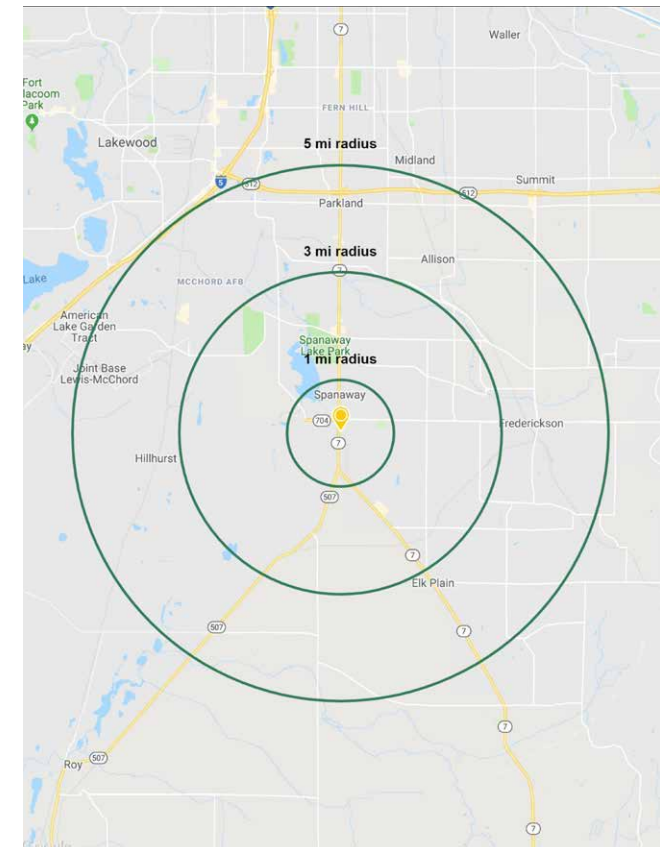


Daytime Population

Regis - 2018

	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

TENANTS NEARBY



LOCATION DETAILS



38,000 CPD
Pacific Avenue/
Highway 7



18,000 CPD
176th Street



Located moments from
Joint Base
Lewis-McChord



PARCEL MAP

Fort Lewis

7

271'

180th St S

4660000010

228'

4660000020



179th St E

180th St Ct E



1st Ave Ct S

A St S



KIRKLAND | TACOMA | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

JEREMIAH DURR

253.471.5506
jdurr@firstwesternproperties.com

BLAKE WEBER

253.284.3646
bweber@firstwesternproperties.com

TIM WEBER

253.471.5502
tweber@firstwesternproperties.com

DON WHITTLES

253.471.5509
dwhittles@firstwesternproperties.com



First Western Properties, Inc. | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.