



FOR SALE

14909 Union Ave SW
Lakewood, WA 98498

8% + PRO-FORMA CAP RATE!



14909 UNION AVE SW

Jameson Sullivan | Blake Weber

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

14909 UNION AVE SW

SALE PRICE OF \$365,000

PERFECT FOR OWNER/USER OR INVESTOR

- Income producing
- New 5 year lease for Suite B
- Former pizza restaurant
- Located just outside of Joint Base Lewis-McChord
- Hood shaft in place
- Walk-in fridge and other FF&E included
- I-5 visibility



Population



Average HH Income



Daytime Population

Regis - 2020

Regis - 2020	Population	Average HH Income	Daytime Population
Mile 1	5,538	\$59,169	2,731
Mile 3	41,524	\$79,805	17,030
Mile 5	96,691	\$80,441	59,162

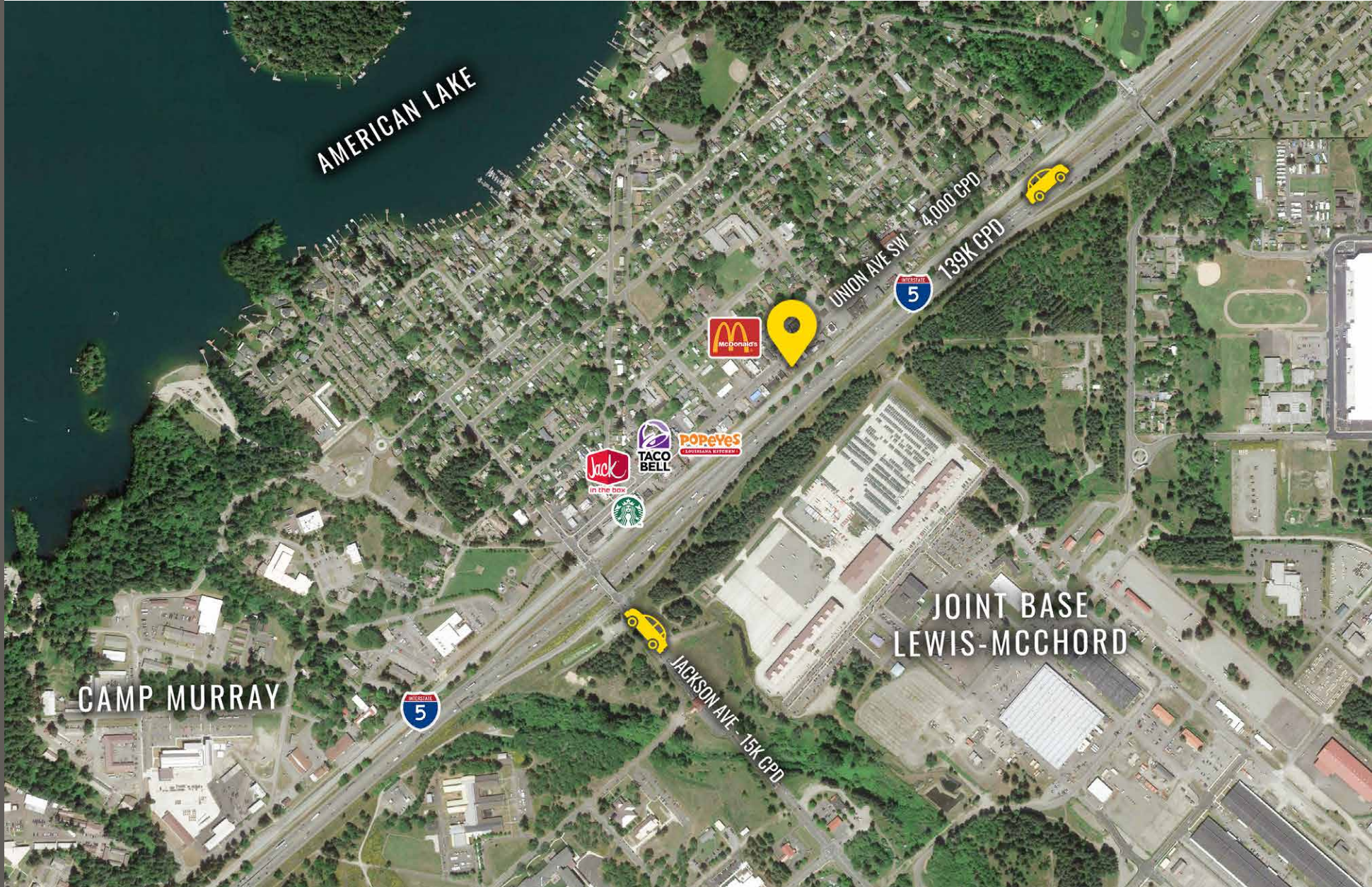
RENT SPREADSHEET

Income	Suite	Size (SF)	Monthly Rent	Lease Type
	A	1,000	\$1,500.00	Pro-Forma
	B	1,805	\$2,100.00	MG
	Monthly Pro-Forma Rent		\$3,600.00	
	Annual Pro-Forma Rent		\$43,200.00	
Expenses				
	Taxes (2020 Tax Year)		\$2,270.00	
	Insurance		\$3,800.12	
	Property Management (8%)		\$3,456.00	
	Reserves		\$3,000.00	
	Total Expenses		\$12,526.12	
	Pro-Forma NOI		\$30,673.88	
	Sales Price		Pro-Forma CAP	
	\$365,000.00		8.40%	

NEARBY TENANTS



LOCATION DETAILS



Located moments from
Joint Base Lewis-McChord



Easy access to
I-5 North and South



Visible from
I-5



15,000 CPD
Jackson Ave



LAKWOOD, WA is a patriotic community that plays host to Joint Base Lewis-McChord, the largest joint base on the West Coast and one of the largest in the U.S. Lakewood has a great mix of commerce with one of the largest Industrial Parks in Washington and boasts one of the only true "International Districts" in Pierce County. If you're not visiting for work, it will be for recreation at one of the four golf courses, the lakes or number of parks.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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