



**COLDWELL
BANKER
COMMERCIAL**
DANFORTH

FOR SALE

5410-5412 SOUTH TACOMA WAY

Tacoma, WA 98409

AVAILABLE SPACE

6,843 SF

ASKING PRICE

\$850,000 (\$124.21/SF)

AREA DESCRIPTION

Street Retail / Venue Space available for sale in the heart of the South Tacoma Way Business District with easy access to the freeways.



STREET RETAIL / VENUE SPACE FOR SALE

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Tacoma, WA 98409

SALE



OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	5,500 SF
Year Built:	1927
Building Size:	6,843 SF
Renovated:	1990
Zoning:	NCX
Price / SF:	\$124.21

PROPERTY OVERVIEW

Street Retail/Venue space for sale in the heart of the South Tacoma Way Business District near South 54th Street. Mixed use building is 6,843 SF on a 5,500 SF lot and NCX zoning allows a variety of uses. Current tenants (month to month) run a music venue, café, clothing shop with a barber shop located in the back and 2 bedroom living space upstairs. Owner user opportunity or investment property as current Tenants looking to stay. Abundant street parking and easy access to freeways.

PROPERTY HIGHLIGHTS

- Located near 54th Street and South Tacoma Way
- Sprinklers throughout building
- Great central location

PROPERTY WEBSITE

[Click Here](#)

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,285	114,754	321,019
Average age	29.6	32.6	34.1
Average age (Male)	28.9	31.6	32.6
Average age (Female)	29.9	34.1	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,468	46,827	130,338
# of persons per HH	2.5	2.5	2.5
Average HH income	\$49,774	\$52,934	\$55,436
Average house value	\$206,648	\$262,829	\$269,959

* Demographic data derived from 2010 US Census

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