

# INVESTMENT SALE

505 Broadway Suite #400  
Tacoma, WA 98402

PRICE: **\$800,500**



## COMMERCIAL OFFICE CONDOMINIUM

Dan Durr

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



# 505 BROADWAY SUITE #400:

PRICE: \$800,500

PRICE PSF: \$293.33

<b>Condominium Size</b>	2,729 SF
<b>Lot Size</b>	xxxxx SF
<b>Price Per SF</b>	\$293.33
<b>Year Built</b>	2008
<b>Lease Type</b>	NNN
<b>Tax Parcel</b>	9009130060
<b>NOI</b>	\$60,038
<b>Cap Rate</b>	7.5%
<b>Lease Term</b>	7 years commencing 1/1/20
<b>Annual Base Rent</b>	Increases of 2.5%

## NEARBY TENANTS



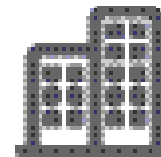
## SUMMARY



Population



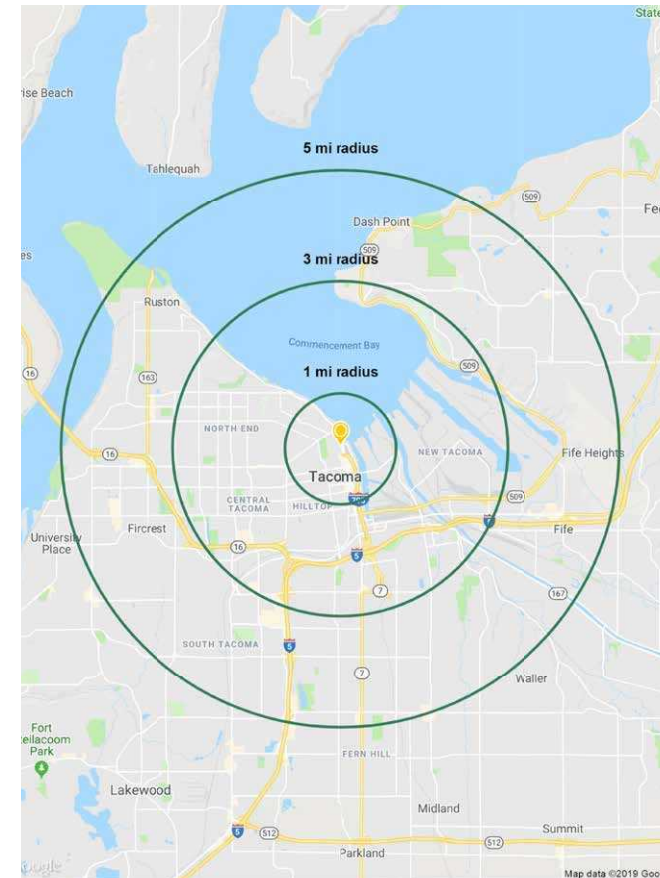
Average HH Income



Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	18,284	\$62,870	40,497
Mile 3	82,482	\$83,423	108,663
Mile 5	245,478	\$88,003	214,573

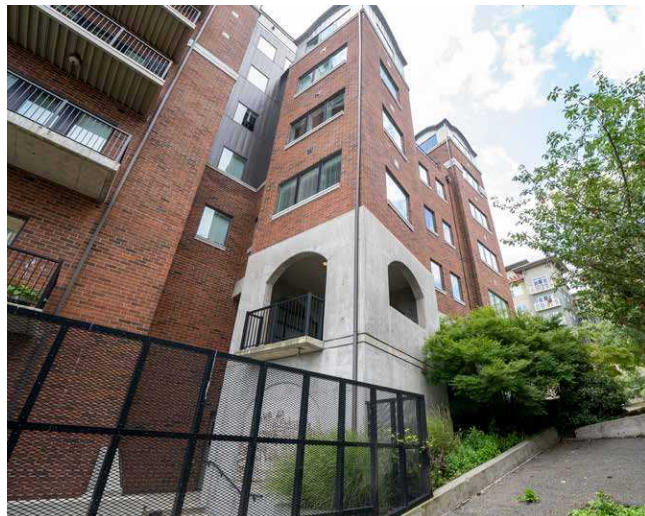
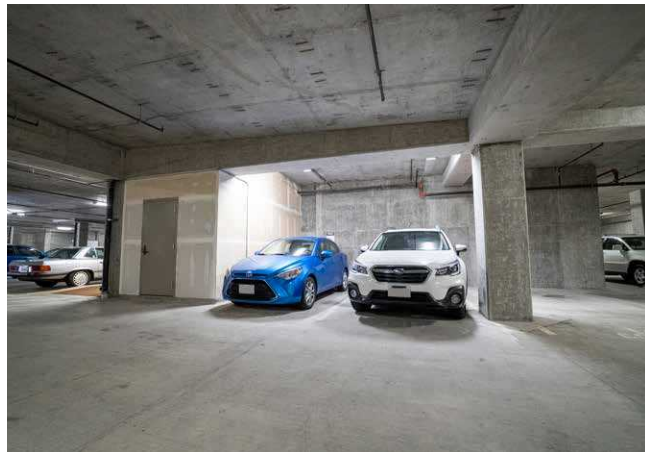


SUMMARY

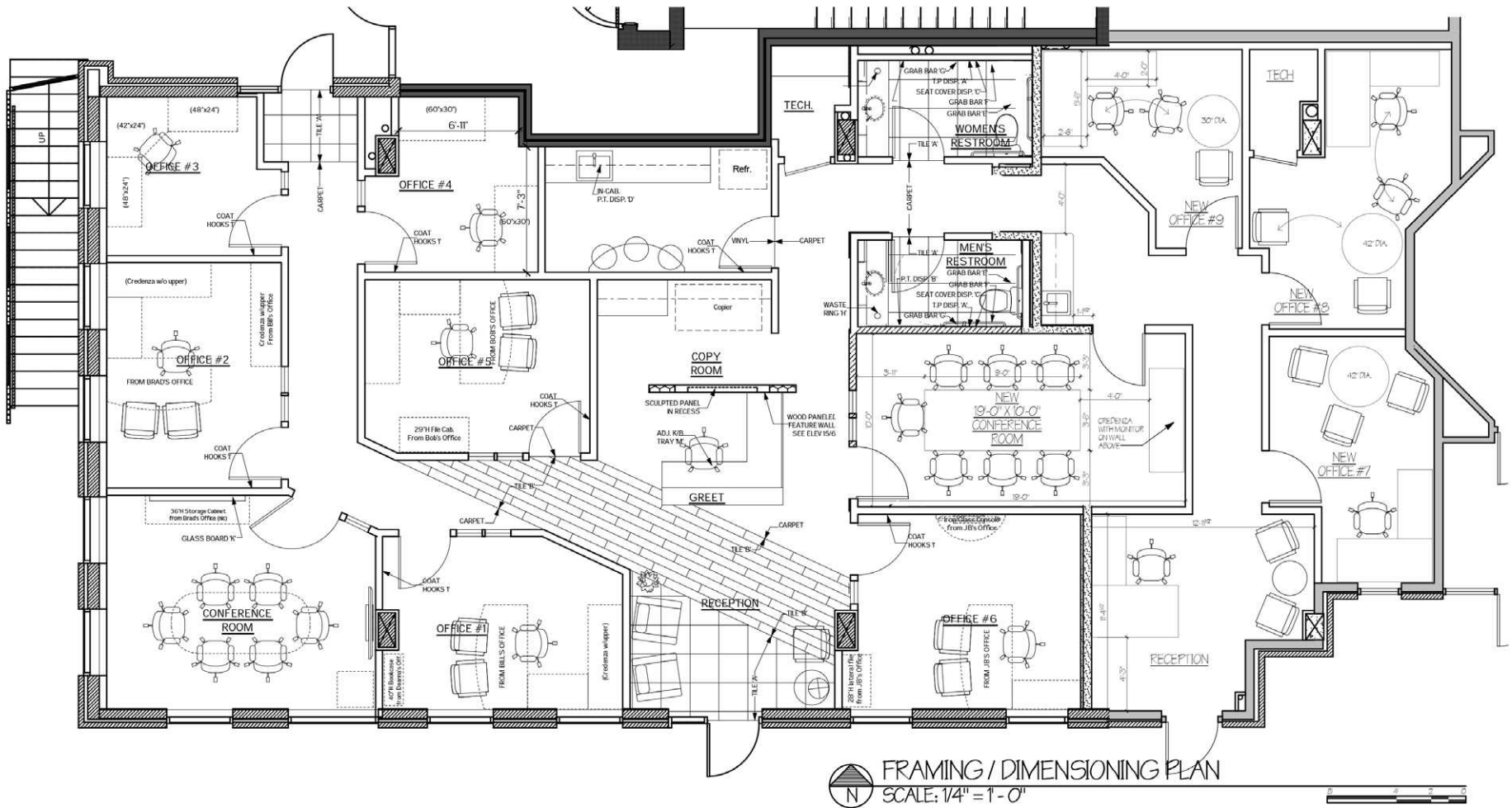




SUMMARY



# FLOOR PLAN





LOCATION DETAILS

WRIGHT PARK



S STADIUM WAY - 20,000 CPD



COMMENCEMENT BAY

SCHUSTER PKWY



BROADWAY

ST HELENS AVE

TACOMA AVE S

S 6TH AVE - 5,000 CPD







**TACOMA, WA** is rooted in the arts and has a vibrant urban core that is alive with culture. Situated along the Puget Sound, Tacoma is a mid-sized urban port city of Pierce County just over 30 miles south of Seattle. The museum district is home for its world-renowned Museum of Glass, while the waterfront, parks, gardens and wildlife make Tacoma a nature wonderland ready for all to explore.



TACOMA | KIRKLAND | PORTLAND | SEATTLE



**RETAIL FOCUSED. RESULTS DRIVEN.**

**DAN DURR**

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