



# 12811 PACIFIC AVE S

Tacoma, WA

FOR  
SALE

**PRICE REDUCED!**



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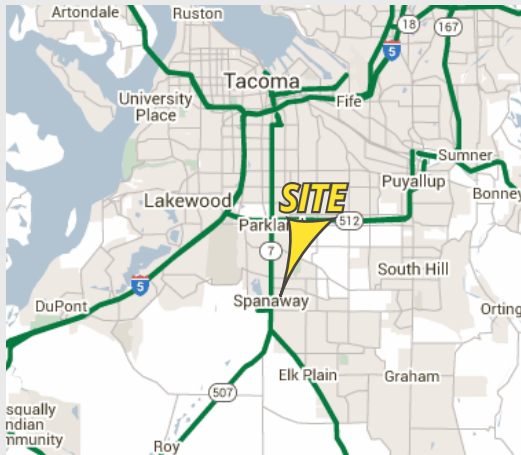
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## LOCATION DETAILS

- Traffic Counts:  
  
Pacific Ave: 43,000 CPD
- Close to Pacific Lutheran University
- Land Adjacent to Starbucks
- Superb Location, High Visibility
- Approximately 5 Minutes from Highway 512



## AVAILABLE

- Parcel #0319166017 - \$109,000.00
- Excellent Location for a Fast Food Restaurant
- Pacific Lutheran has 3,640 Student Population and 250 Faculty
- Office Uses - Insurance, medical, Real Estate

## PROPERTY DESCRIPTION

- Approximately 17,400 SF (.4 of an Acre)
- Previous Proposal for 5,900 SF Retail Office Center
- Strong Demographics, See Below

DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	14,864	79,382	198,319
Average HH Income	\$57,188	\$58,750	\$60,872
Daytime Population	10,704	46,524	121,201



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