



**COLDWELL
BANKER
COMMERCIAL**
DANFORTH

FOR LEASE

1117 BROADWAY PLAZA

Tacoma, WA 98402

AVAILABLE SPACE

4,040 SF

LEASE RATE

\$20.00 SF/yr (Gross)

AREA

On vibrant Broadway Plaza between 11th Street and 13th Street in Tacoma's CBD.

CBCWORLDWIDE.COM



OFFICE

Bob Fredrickson

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33313 1st Way S, Federal Way, WA 98003
253.874.3200



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OFFERING SUMMARY

Available SF: 4,040 SF

Lease Rate: \$20.00 SF/yr (Gross)

Lot Size: 0.23 Acres

Building Size: 33,662 SF

PROPERTY OVERVIEW

Beautiful Salon space with all improvements. Space could also be converted into retail or office. 20' high ceilings and exposed brick walls. The building has been renovated and is one of the gems of Downtown Tacoma. Lots of street parking and Skybridge access to City parking lot.

Space available February 2021.
(Please do not disturb tenant.)

PROPERTY HIGHLIGHTS

- 4,040 SF available
- 20' high ceilings
- Exposed brick walls
- Abundant street parking
- City lot just across Skybridge

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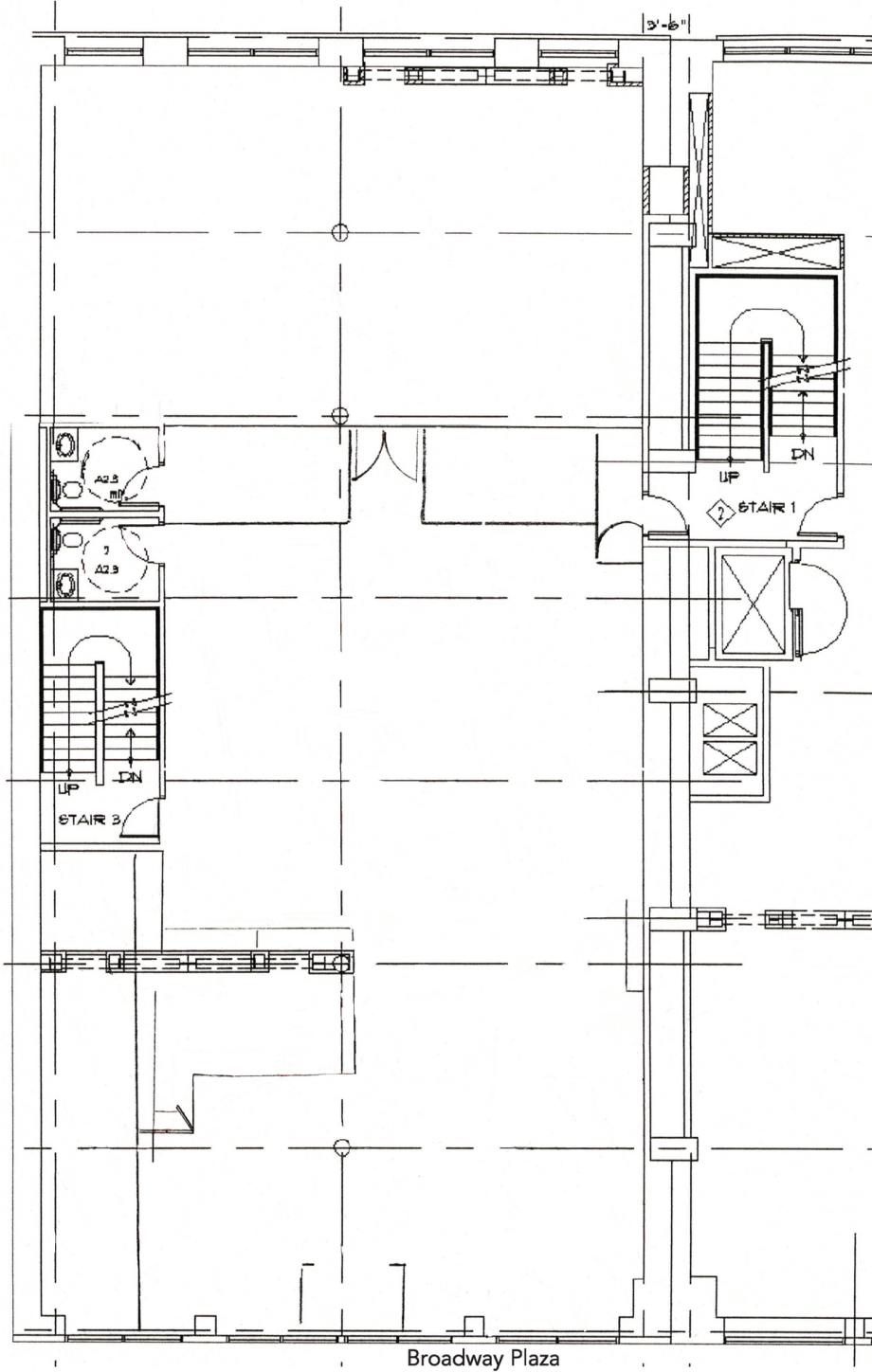
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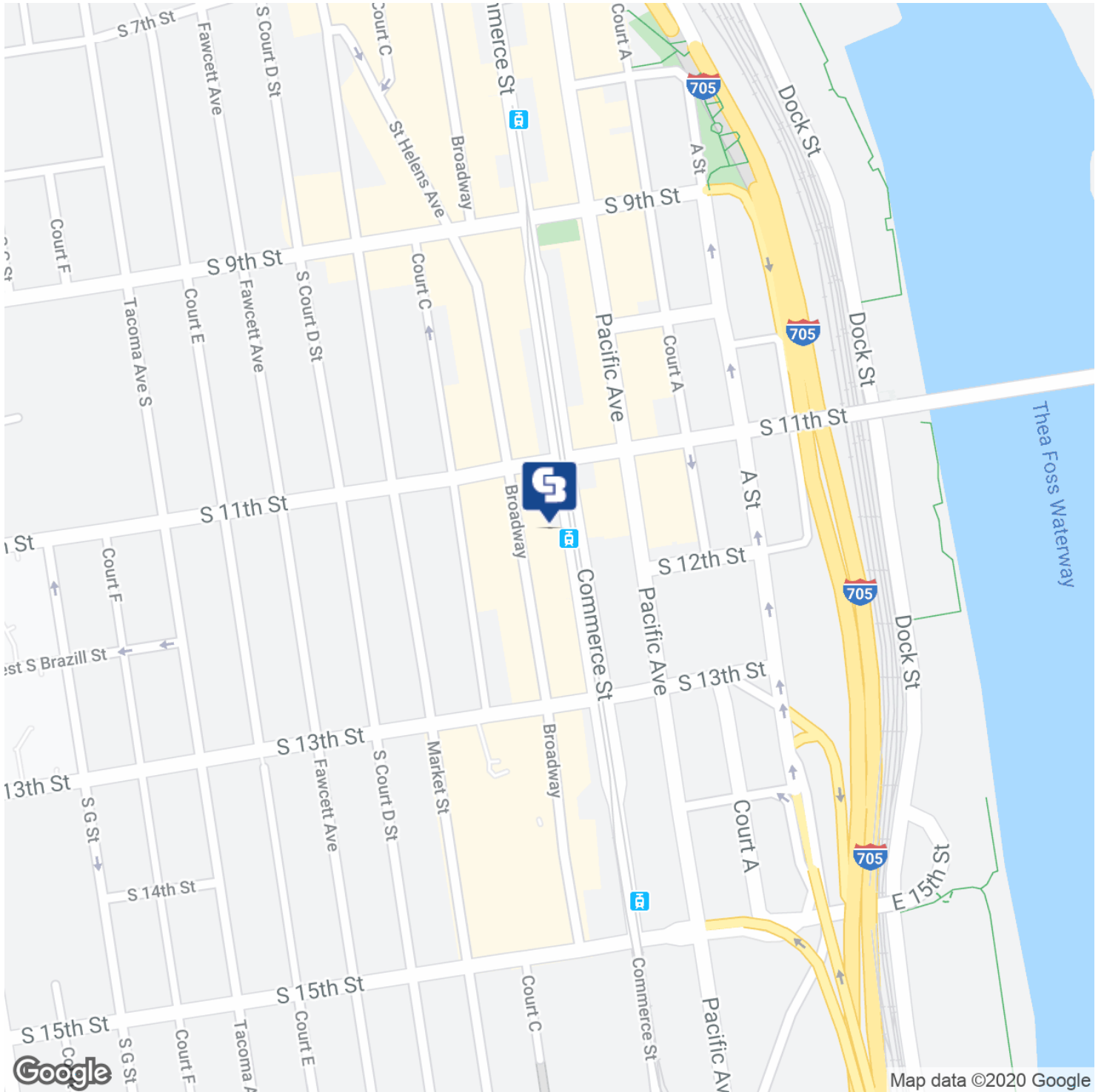
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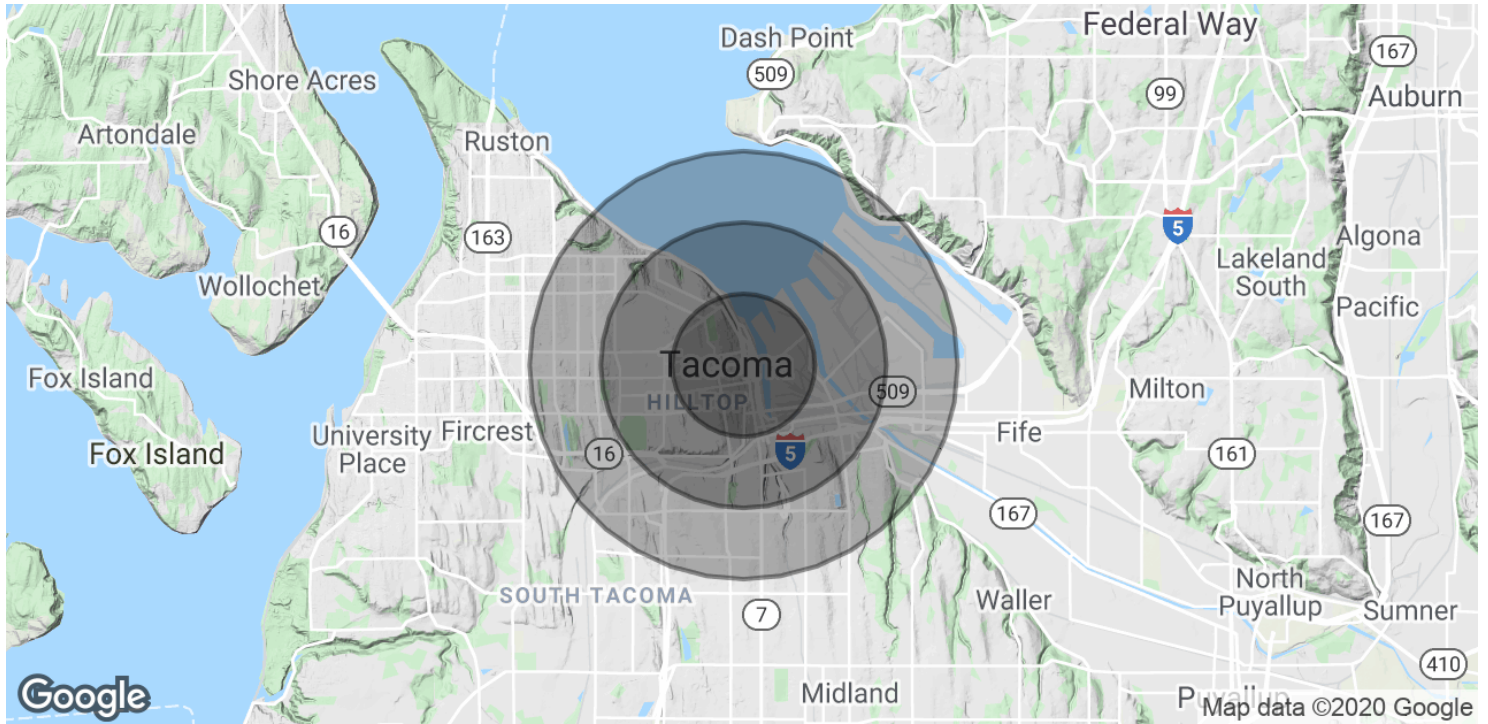
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	15,819	37,882	81,131
Average age	36.6	35.1	34.1
Average age (Male)	37.9	34.8	33.6
Average age (Female)	33.7	34.5	34.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,781	16,636	33,534
# of persons per HH	2.3	2.3	2.4
Average HH income	\$37,912	\$45,326	\$52,064
Average house value	\$265,722	\$227,419	\$251,604

* Demographic data derived from 2010 US Census

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