



**FOR SALE**



## DSHS Single Tenant Investment 7.25% CAP Rate with New Five Year Renewal



# DSHS Tacoma

1301 East 72nd Street, Tacoma, WA

## Features

PRICE	\$6,320,000
INVESTMENT	7.25% CAP rate on actual income NOI of \$458,153 in year one
BUILDING	30,000 SF building, 2.93 acre lot
TENANT	100% leased to the Department of Social & Health Services on a new 5 year renewal
LOCATION	Located off of 72nd Street East, adjacent to the Pierce County Transit Station and Park & Ride
RENOVATIONS	Recent capital improvements totaling over \$300,000

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	15,642	105,213	237,952
Average HH Income	\$52,708	\$57,820	\$58,596



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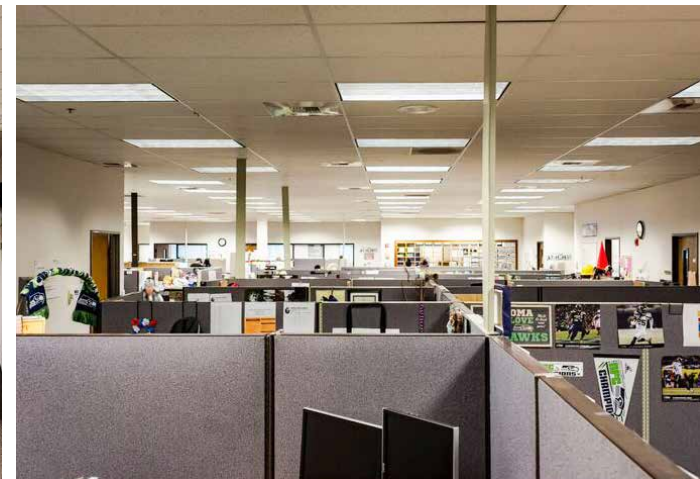
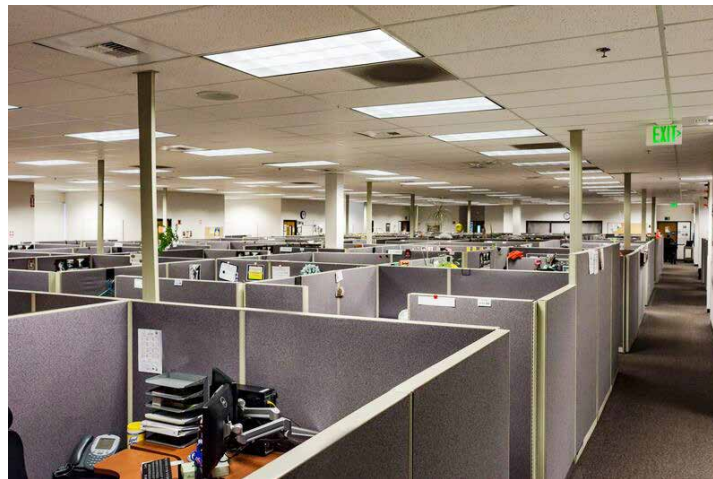


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