



Tacoma Mixed-Use Property

Offering Memorandum

Now Offering for Sale

3810 N. 27th St., Tacoma, WA 98406

The Proctor neighborhood in Tacoma is a dense urban area known for its popular locales, such as the Metropolitan Market, Olympia Coffee, the Blue Mouse Theater, and many other shops, businesses and restaurants that exude historic Tacoma charm.

This desirable property is located on the corner of Proctor and 27th and includes a 10,415 SF building, which has one vacancy, and a total of 21,000 SF of land. The vacant lot next door is included in the sale, giving this location enormous redevelopment potential. The zoning is Neighborhood Commercial Mixed-Use District (NCX) which allows a mix of residential, retail and commercial uses.

Site Features

- 21,000 SF land
- Zoning NCX
- All Utilities
- Existing Tenants
- City of Tacoma Utilities
- Appraisals and Environmental Studies available
- Do Not Disturb Tenants
- Two Parcels:
 - 747501-2-180
 - 747501-2-240
- All Cash or Terms Acceptable to Seller

Sale Price: \$4,250,000.00

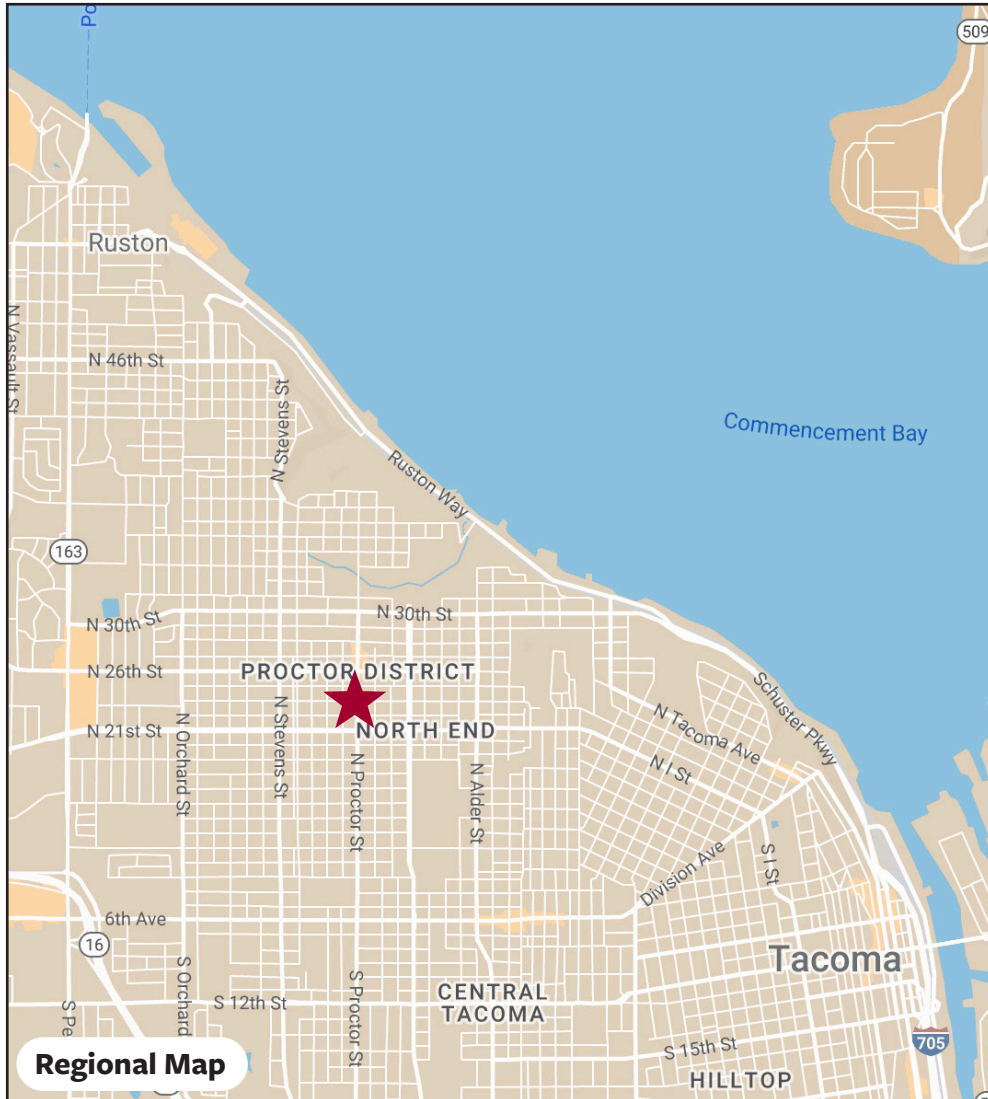


DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.



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2022 Demographics

Population	1 Mile	3 Miles	5 Miles
	17,537	97,499	202,070
Median Household Income	1 Mile	3 Miles	5 Miles
	\$115,618	\$80,871	\$80,883



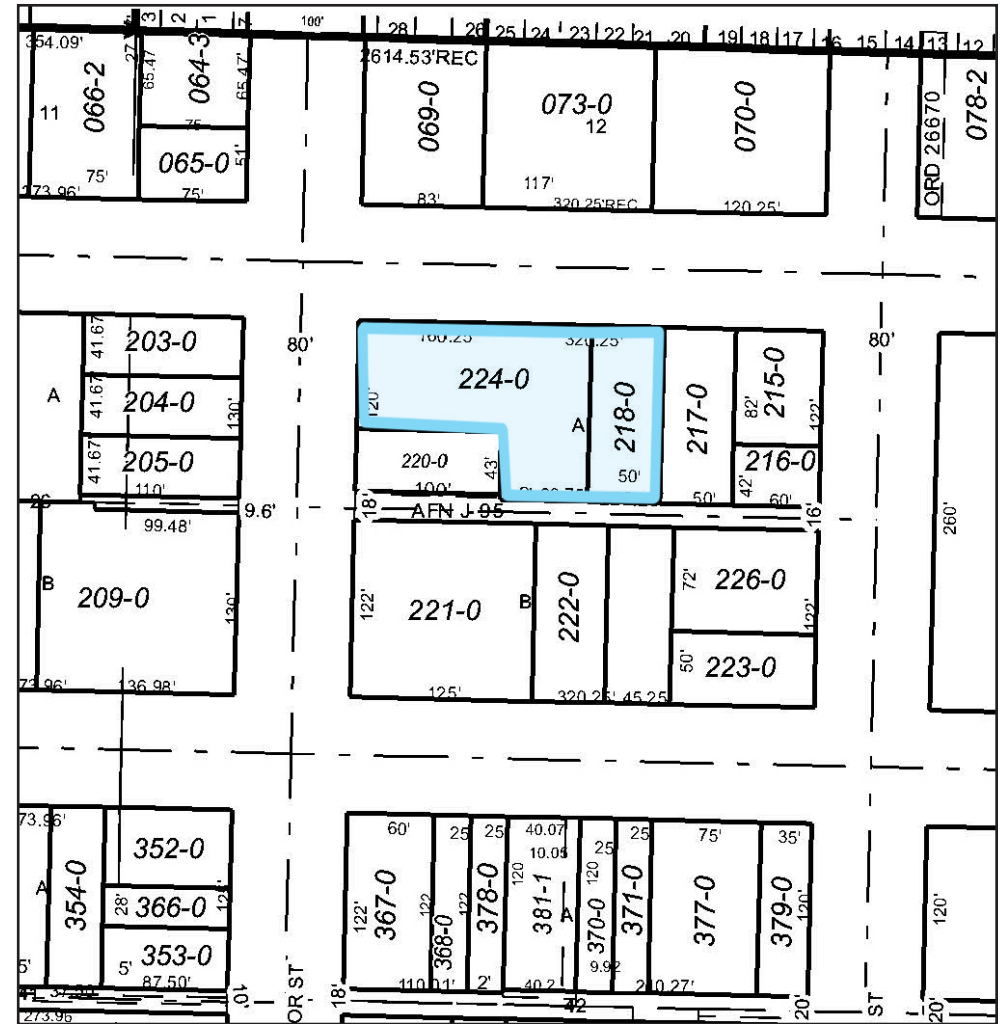
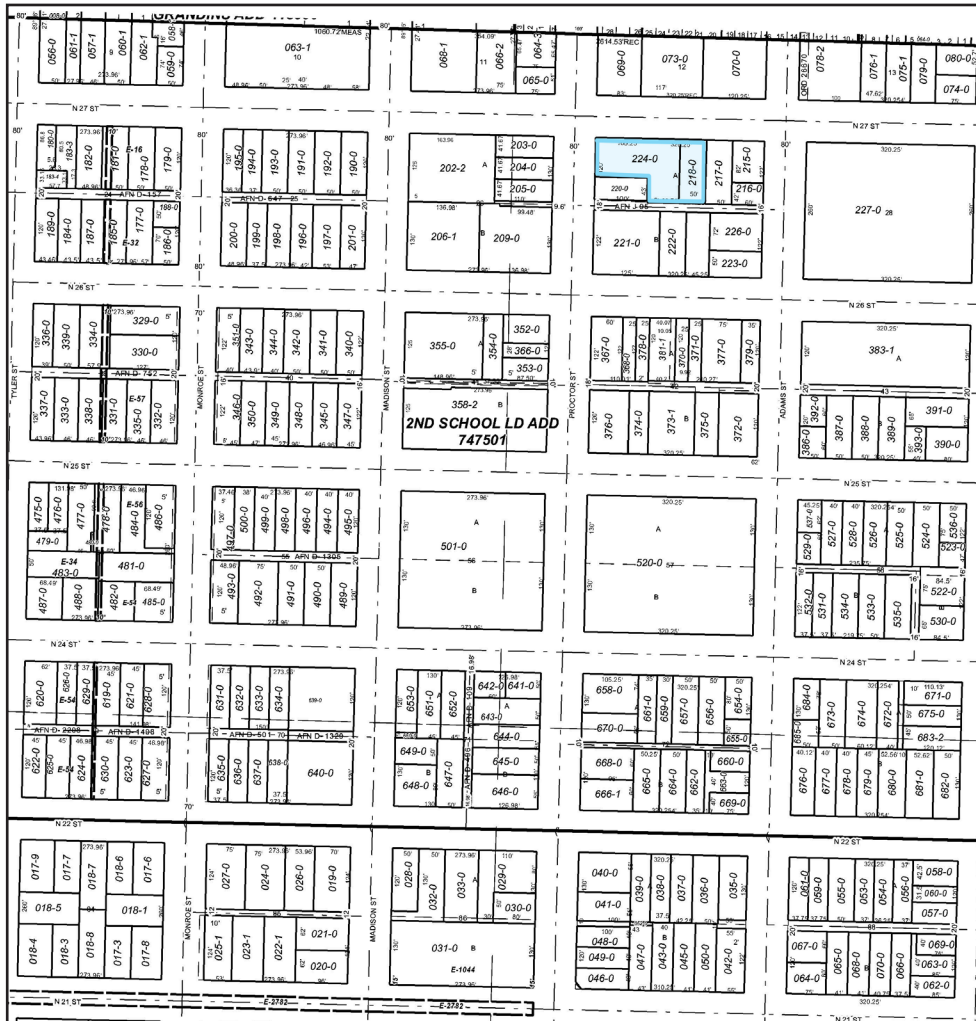
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