

FOR SALE

4629 South Yakima Avenue
Tacoma, WA 98408

FOR SALE
(253) 472-0404



FORMER 48TH ST PUB

Jameson Sullivan

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

THE FORMER 48TH ST PUB is ready for new ownership! Once operated as a restaurant, this property could easily be brought back to its restaurant roots or be converted into a great owner user opportunity. On-site parking in back and plenty of drive by traffic make this the perfect spot for any store, restaurant, or office!




4629 S YAKIMA AVE

BUILDING: 2,712 SF

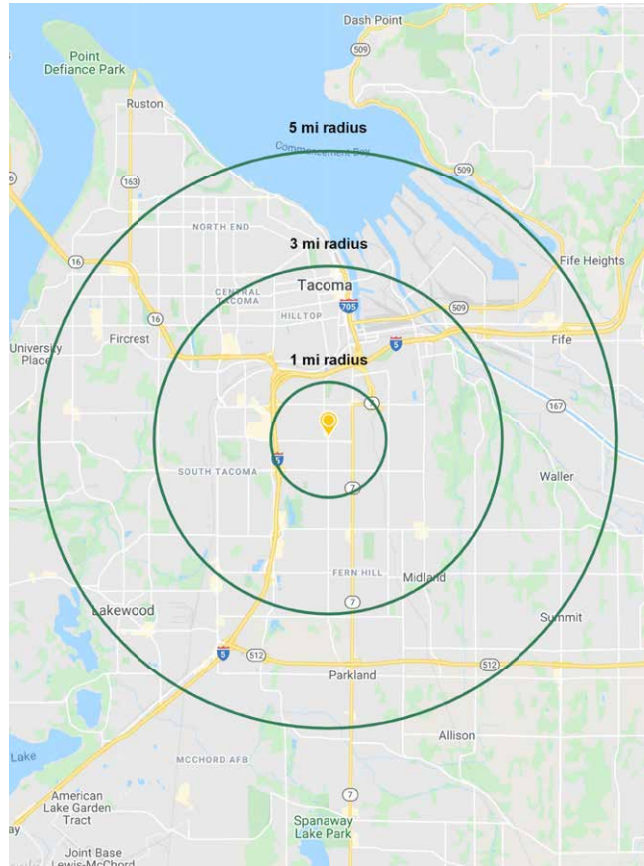
LAND: 7,595 SF

PRICE: \$525,000.00

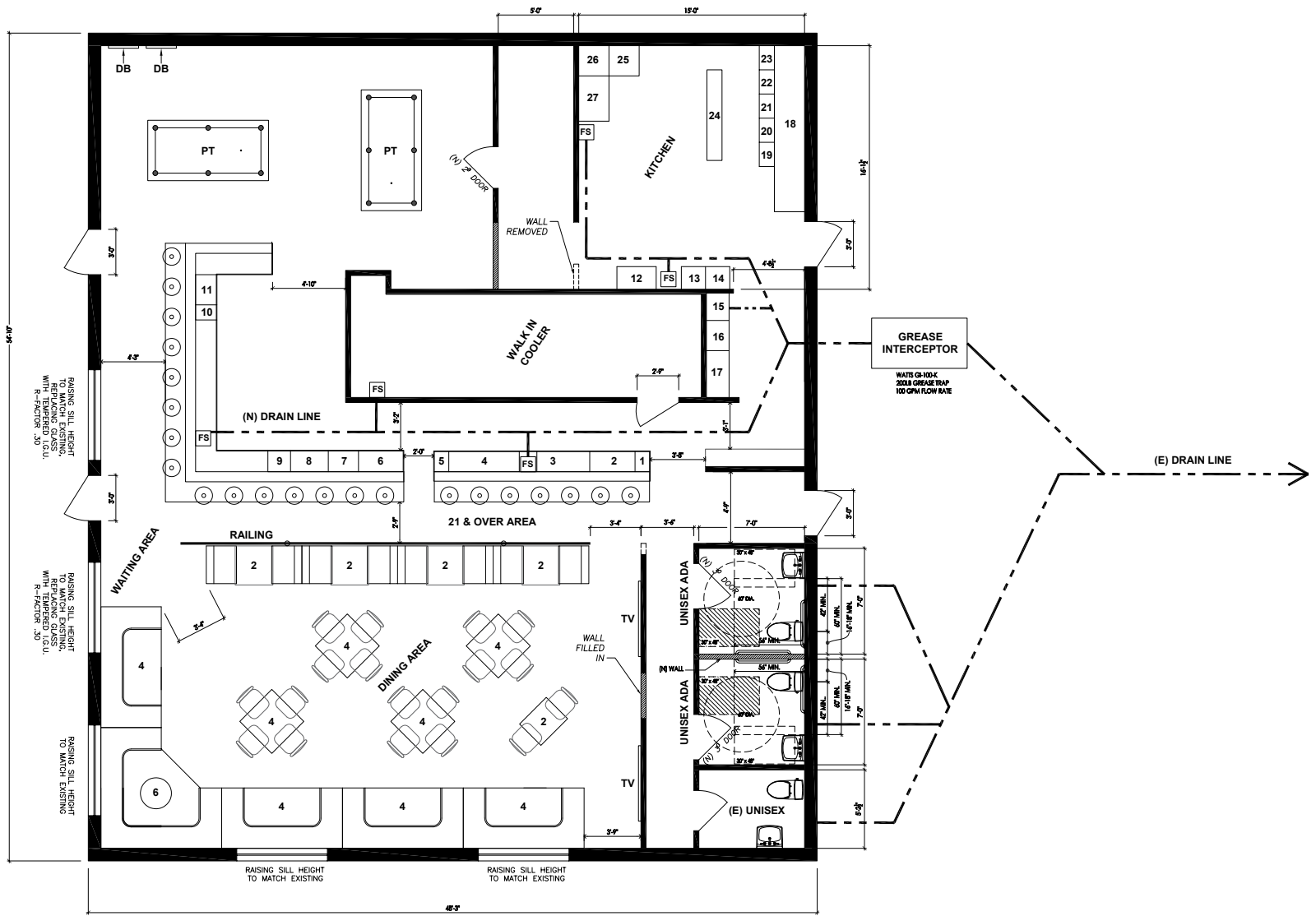
- Former restaurant
- Densely populated residential area with direct access to & from major retail areas
- On-site parking

Regis - 2021	 Population	 Average HH Income	 Daytime Population
Mile 1	19,616	\$81,856	9,096
Mile 3	132,488	\$73,551	129,480
Mile 5	286,090	\$79,891	258,463

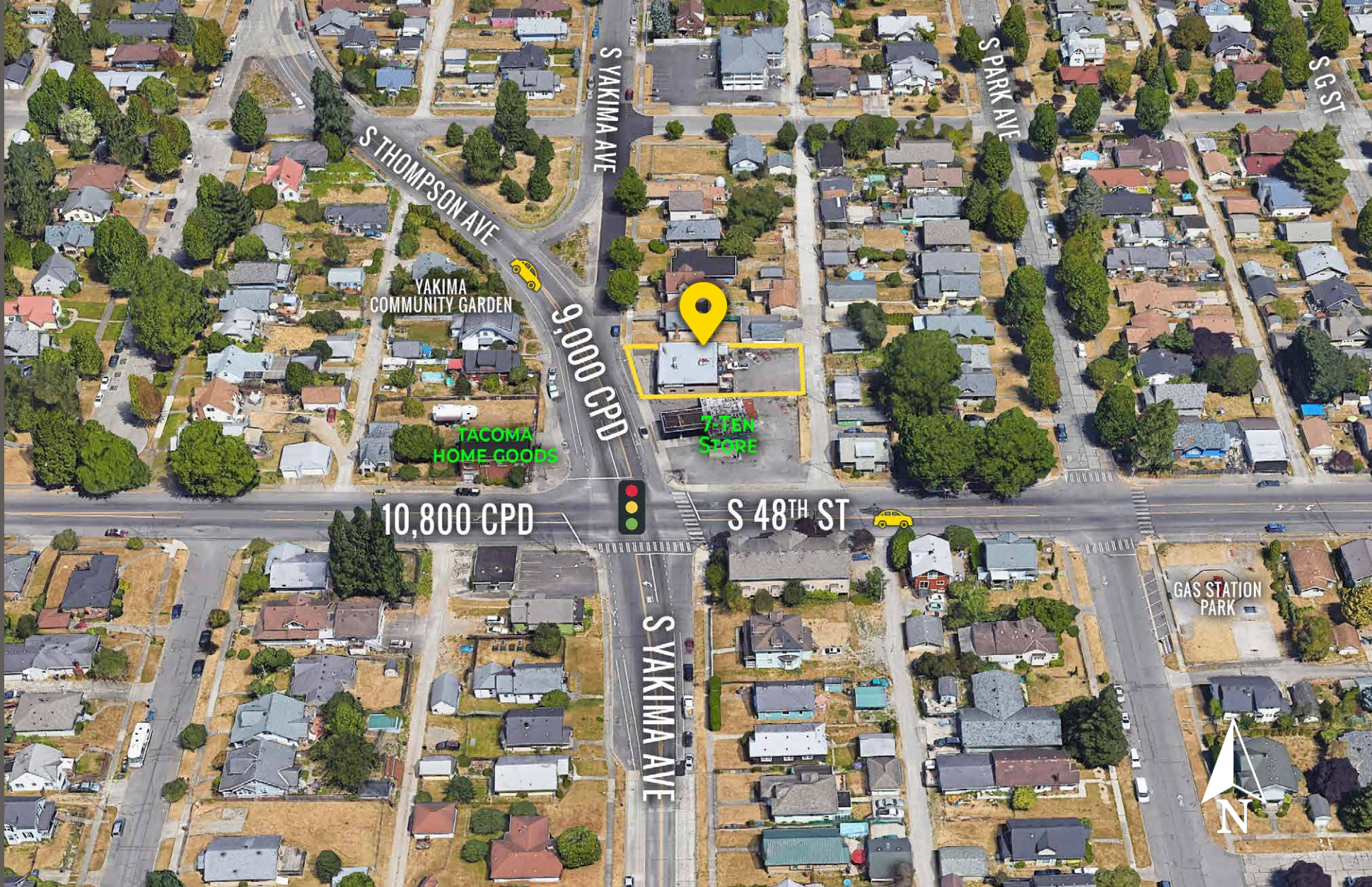
TENANTS NEARBY



PROPOSED FLOOR PLAN



LOCATION DETAILS



Located moments from
Lincoln District



5 minute drive to the
Tacoma Mall

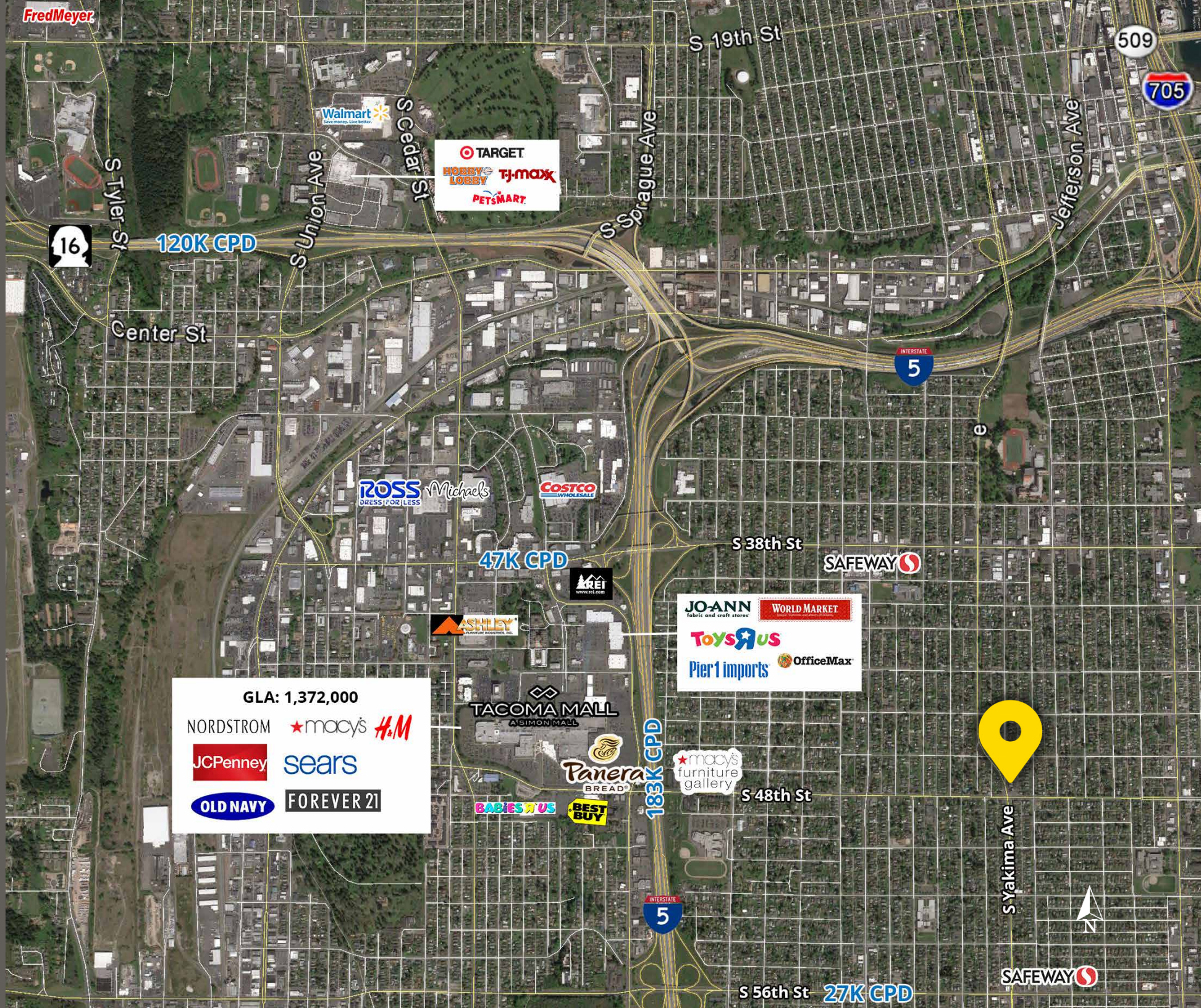


9,000 CPD
S Yakima Ave



10,800 CPD
S 48th St

LOCATION AERIAL



16

120K CPD

TARGET
HOBBY LOBBY **TJ-MAXX**
PETSMART

Walmart
Save money. Live better.

ROSS
DRESS FOR LESS

Michaels

COSTCO
WHOLESALE

47K CPD

REI
www.rei.com

ASHLEY
Furniture Emporium

JO-ANN fabric and craft stores
WORLD MARKET
Toys R Us
Pier 1 imports **OfficeMax**

GLA: 1,372,000
NORDSTROM **macy's** **H.M**
JCPenney **sears**
OLD NAVY **FOREVER 21**

TACOMA MALL
A SIMON MALL

Panera
BREAD

macy's
furniture gallery

BABIES R US

BEST BUY

183K CPD

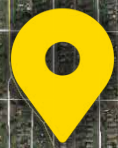
5

S 38th St

SAFeway

S 48th St

S 56th St 27K CPD



S Yakima Ave



SAFeway

509

705

CITY SUMMARY



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



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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