



FOR SALE
\$1,300,000
7201 Pioneer Way
Gig Harbor, WA 98335



PIONEER & GRANDVIEW OFFICE

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

PIONEER & GRANDVIEW OFFICE BUILDING is ideal for owner/ user buyer. Floors can be independent of each other with restroom on each. First floor is also equipped with an espresso bar as an amenity for customers.

7201 PIONEER WAY:

- Parcel #4002810020
- 16,647 +/- SF of land (.38 acres)
- 3,688 +/- SF two level building
- Zoning RB-1 (Residential Business 1)
- 12 Parking Spaces
- Signalized intersection on Pioneer and Grandview
- Nice daylight throughout the building
- Excellent access to downtown Gig Harbor as well as Highway 16

*Note: Owner to lease back building at negotiated rate until June 2019



Population



Average HH Income



Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	5,648	\$105,509	6,639
Mile 3	24,894	\$126,276	23,310
Mile 5	64,154	\$127,476	42,681v



LOCATION AERIAL

GIG HARBOR BAY



HWY 16 - 68K CPD

THE LODGE AT MALLARD'S LANDING

WOLLOCHET DR NW



PIONEER WAY - 7K CPD



GRANDVIEW ST



GIG HARBOR CITY CENTER



WET COAST

STATION 51



GIG HARBOR PARK & RIDE





GIG HARBOR, WA is both a bay on the Puget Sound and a harbor town that has been named one of the Smithsonian Magazines Top Five Small Towns for culture, heritage and charm. Its unique location, close to metropolitan centers, yet positioned on a quiet, beautiful and historic peninsula - provides visitors and residents with excellent site-seeing, history, culture, dining, shopping and more.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



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