



## **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







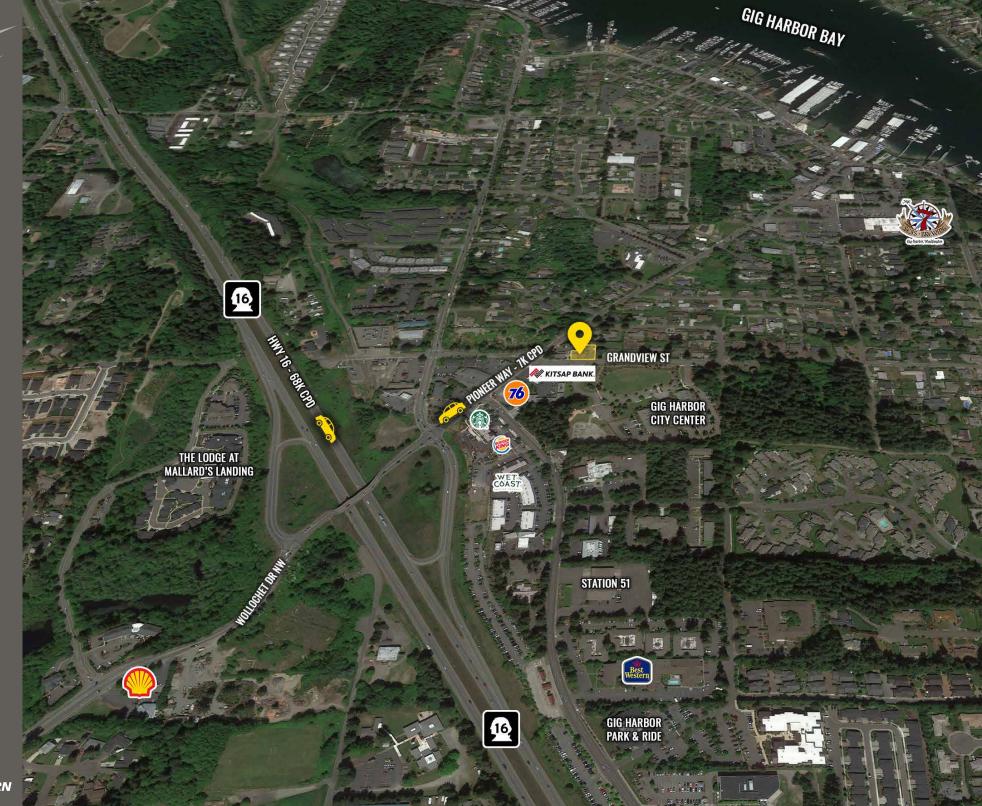
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	Population	Average HH Income	Daytime Population
Regis - 2018			
Mile 1	5,648	\$105,509	6,639
Mile 3	24,894	\$126,276	23,310
Mile 5	64,154	\$127,476	42,681v



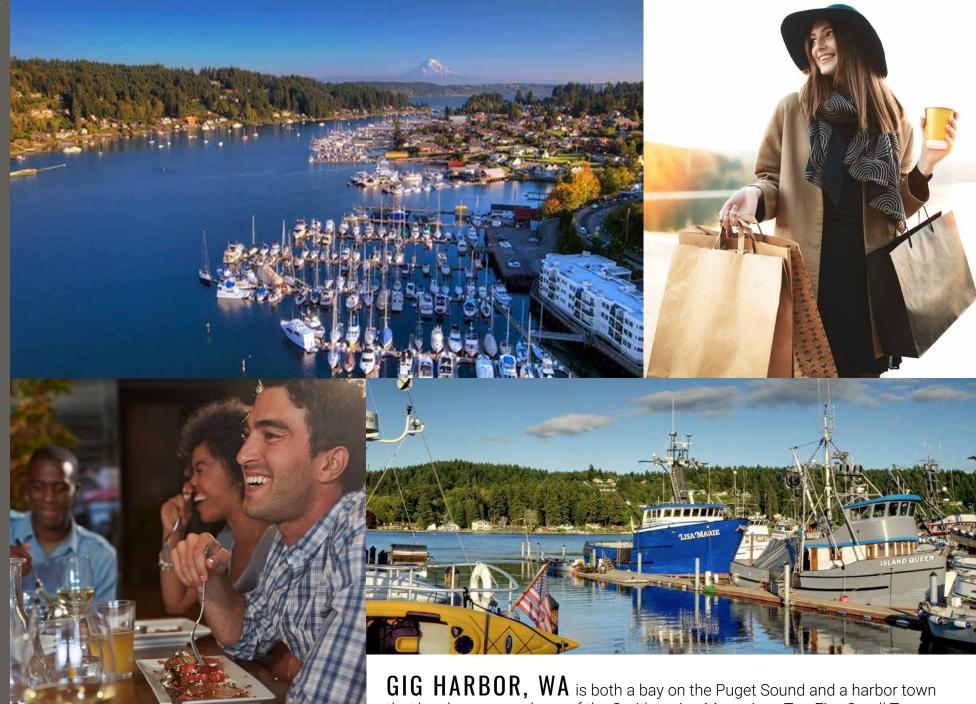














**GIG HARBOR**, **WA** is both a bay on the Puget Sound and a harbor town that has been named one of the Smithsonian Magazines Top Five Small Towns for culture, heritage and charm. Its unique location, close to metropolitan centers, yet positioned on a quiet, beautiful and historic peninsula - provides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



