

AVAILABLE FOR SALE OR LEASE – 1767 S 48TH ST

TACOMA, WA 98408

50,000 SF OF UNMISSABLE I-5 FRONTAGE IN TACOMA'S PREMIER RETAIL CORRIDOR



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PROPERTY DESCRIPTION

A FREEWAY-FRONTING RETAIL ASSET DESIGNED TO CAPTURE ATTENTION

Positioned directly on I-5 across from Tacoma Mall, this 50,000+ SF retail property delivers unmatched visibility to over 185,000 vehicles per day

Why This Asset Wins:

- Direct I-5 frontage with exceptional brand exposure
- Across from Tacoma Mall in the region's dominant retail corridor
- 50,000+ SF big box with flexible layout (retail, showroom, distribution)
- 1.5+ acres of parking
- Functional loading: 2 docks + 3 grade doors
- Immediate access to I-5 via Tacoma Mall Blvd

A RARE OPPORTUNITY TO
CONTROL ONE OF TACOMA'S
MOST VISIBLE AND
FUNCTIONALLY VERSATILE
RETAIL LOCATIONS.



BUILDING HIGHLIGHTS

SITE SIZE

51,365 RSF Building on 2.45 Acres

OCCUPANCY

Macy's Furniture lease runs through end of 2026

ACCESS

0.7 miles away from Interstate-5 via Tacoma Mall Blvd

UTILITIES

All major public utilities are available to the property, including water and sewer, electricity and high speed cable internet service

SITE IMPROVEMENTS

The site is improved with a large freestanding commercial structure, extensive asphalt-paved parking, and functional loading areas, with multiple points of ingress and egress for efficient circulation. Constructed in 1992

HVAC

Gas powered w/ 6 gas Trane 10-ton package units

ZONING

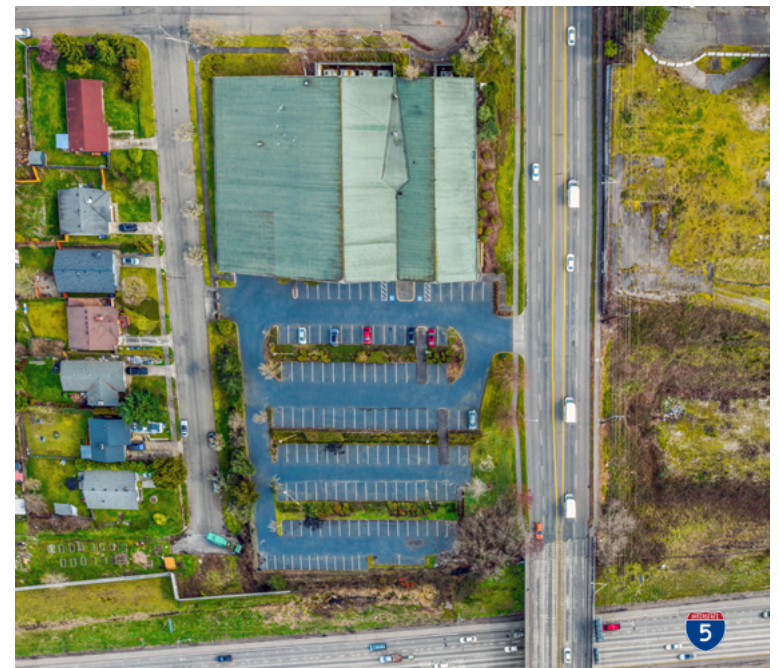
The subject property is zoned C2-STGPD (General Community Commercial with South Tacoma Groundwater Protection District overlay)

LEASE RATE

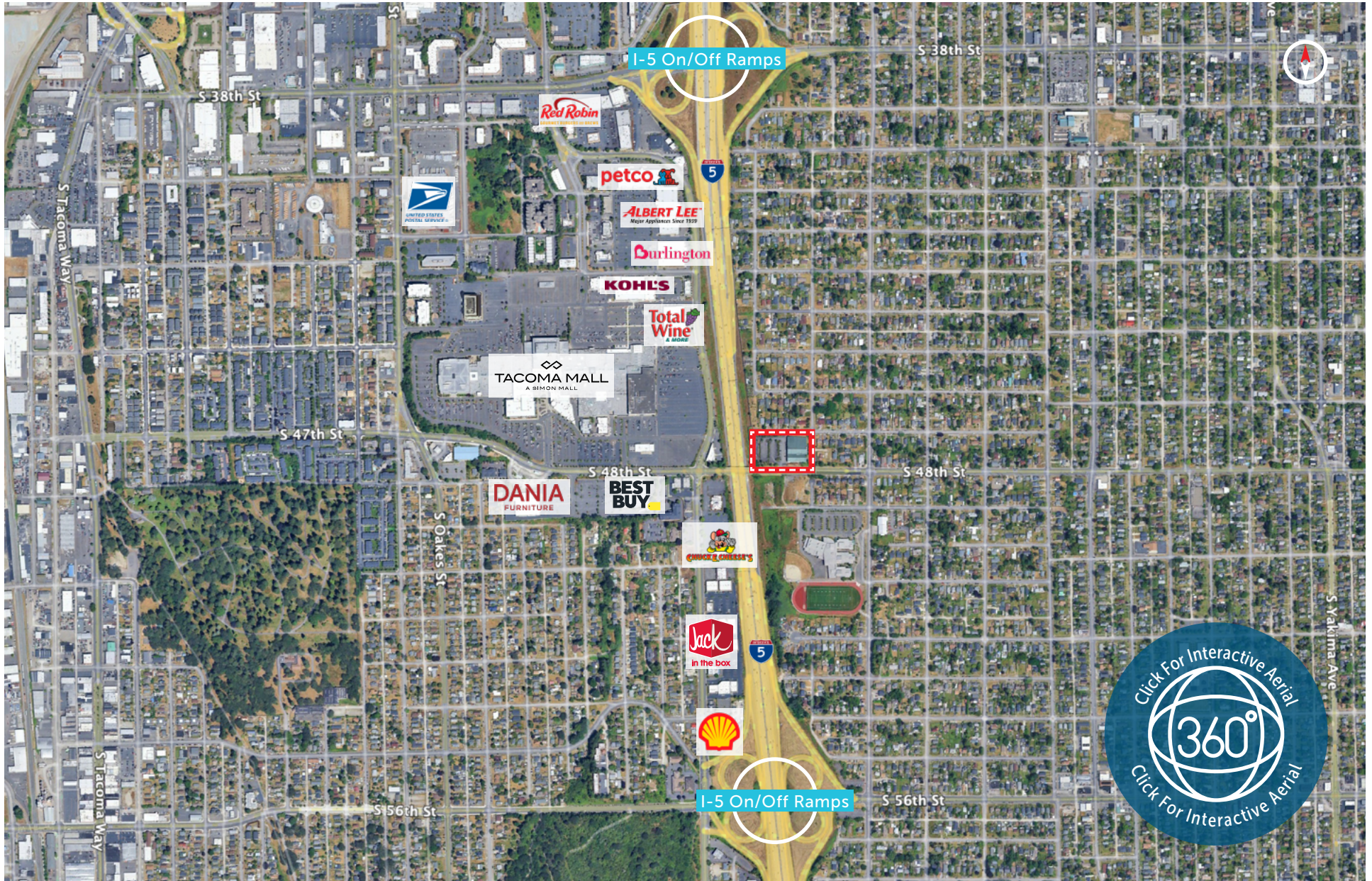
Call brokers for pricing

SALE PRICE

Call brokers for pricing



AERIAL



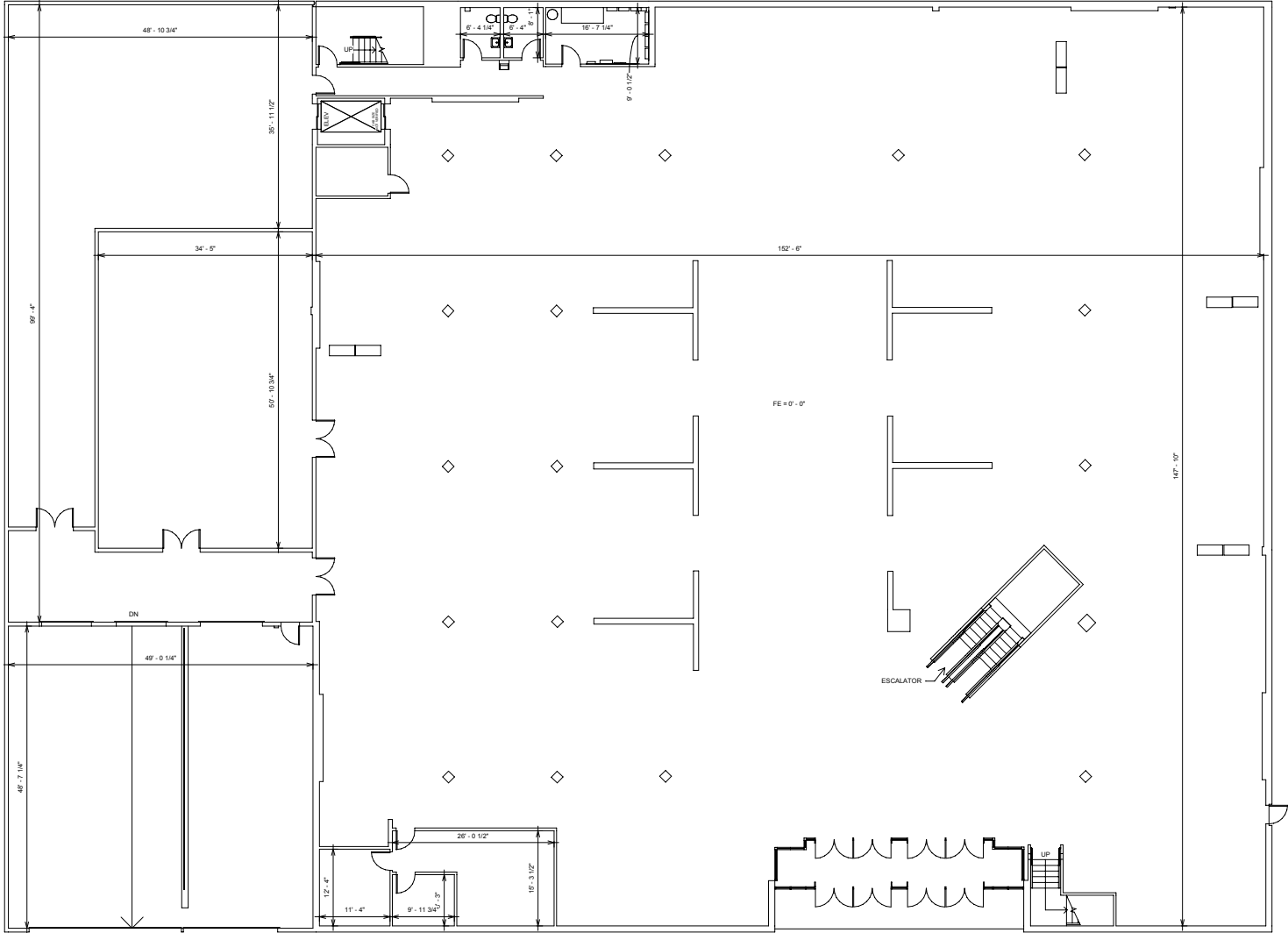
PROPERTY PHOTOS



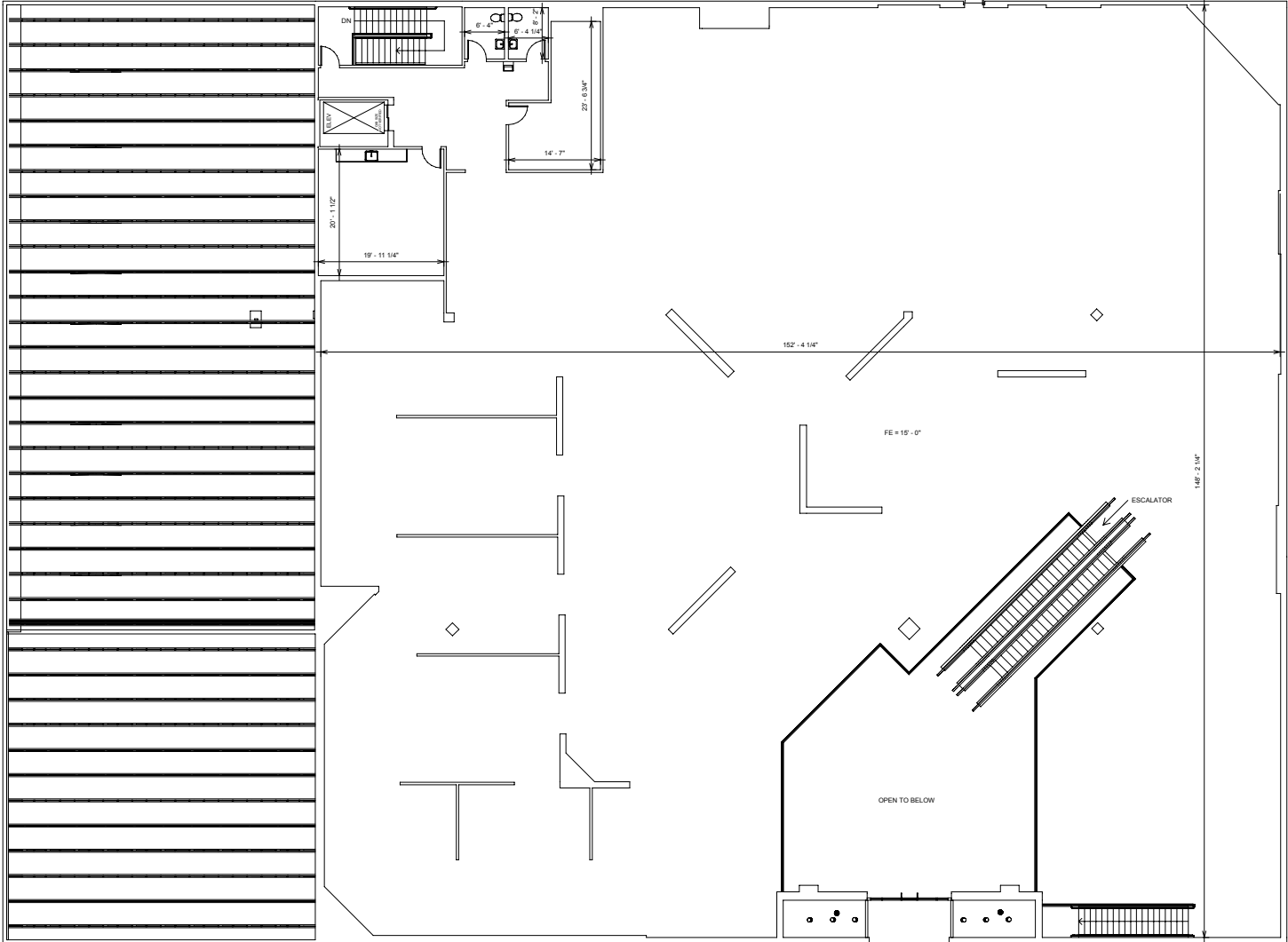
PROPERTY PHOTOS



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



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