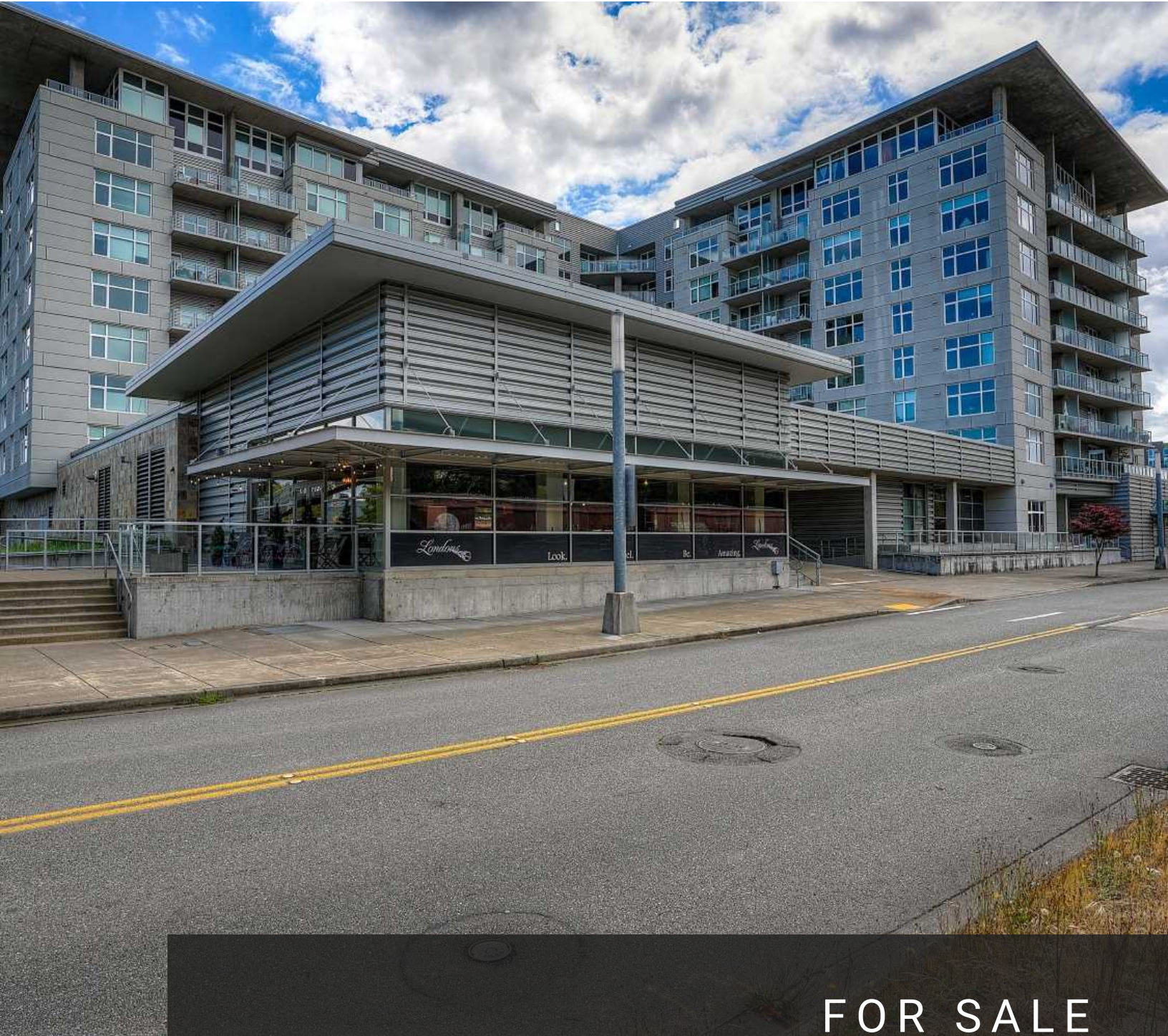


RETAIL FOR SALE

RETAIL CONDO AT THE ESPLANADE

1515 DOCK STREET, SUITE 2, TACOMA, WA 98402



FOR SALE

KELLER WILLIAMS COMMERCIAL

1029 E Main, Suite 201
Puyallup, WA 98372



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PRESENTED BY:

STEVE DORENBUSH, CCIM

Investment Sales & Acquisitions

O: (253) 906-2960

C: (253) 906-2960

sdorenbush@kwcommercial.com

Lic: 117508, WA

MARK VAN ANTWERP | KWRPS

Broker

O: (253) 370-1068

marklandshomes@comcast.net

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DISCLAIMER

1515 DOCK STREET, SUITE 2



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EXECUTIVE SUMMARY

1515 DOCK STREET, SUITE 2

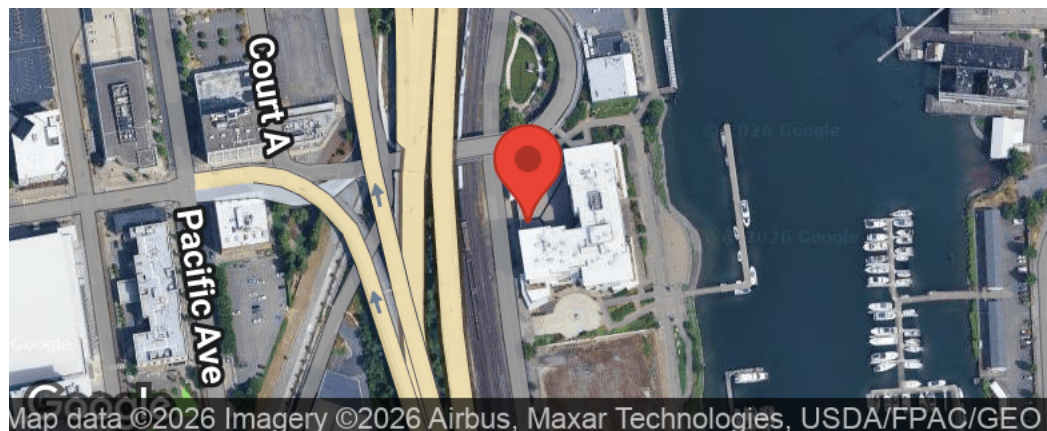


SUMMARY

Price:	\$699,950
Suite SF:	2,037
Lot Size:	1.99 Acres
HVAC:	Heat-Pump
Year Built:	2008
TIs Completed:	2011
Zoning:	DCC - Downtown Commercial Core
Business Park / Development:	The Esplanade

Property Overview

"TACOMA RETAIL CONDO AT - THE ESPLANADE CONDOS" A sought out street level retail space, previously used as a hair salon. This prime street location & the Thea Foss Waterway boardwalk, makes this a prime location within walking distance to the Chihuly Glass Museum and The Fish Peddler Restaurant. Enjoy the City views and all it has to offer. The property is within walking distance to The University of Washington, the Children's museum, Washington State Museum and the Tacoma Art Museum, and a variety of restaurants. You can personalize this Retail Space to meet all of your business needs. "A MUST SEE"



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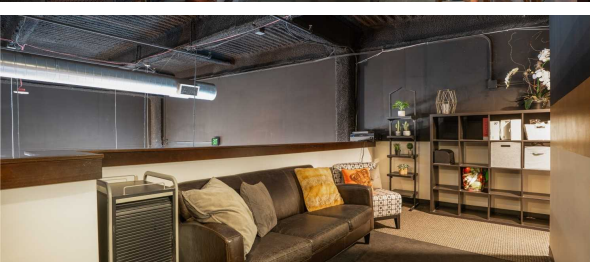
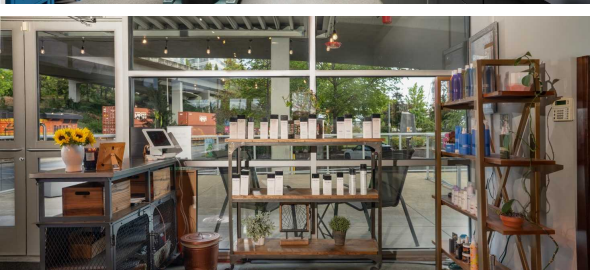
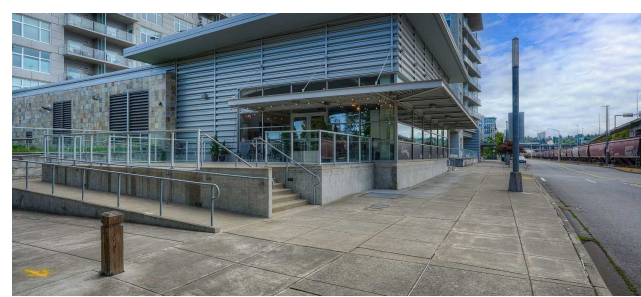
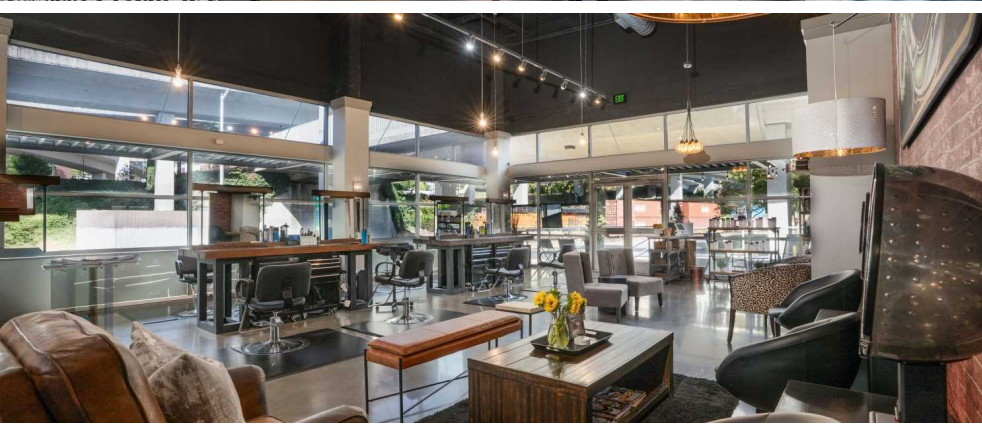
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PICTURES

1515 DOCK STREET, SUITE 2



****Salon Fixtures Have Been Removed****

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LOCATION OVERVIEW

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Location Information

Building Name	The Esplanade
Street Address	1515 Dock Street
Address 2:	Suite 2
City, State, Zip	Tacoma, WA 98402
APN:	9008970020
Construction Type:	Concrete,Glass,Steel
County	WA - Pierce
Market	Seattle-Tacoma-Bellevue WA
Sub-market	Port of Tacoma

Location Overview

Prime location in Tacoma's Downtown Commercial Core area. This property is part of a condo development right on the Foss Waterway. The attached apartments are an excellent bonus for any retail outfit. There is direct access to the storefront from the upper walkway and the building has secure parking available for tenants.

The surrounding area boasts cultural attractions like the Glass Museum, WA State History Museum, and Tacoma Art Museum. As well as the Delin Docks Marian and Melanie Jan LaPlant Dressel Park.



Location Highlights

- Private Patio Space
- Glass and Metal Construction
- Secure Owner Parking
- Customer Parking Available
- Waterfront Property
- Excellent Pedestrian Access
- Open Floor Plan
- Mezzanine
- Breakroom with Kitchenette
- Beautiful Natural Light Throughout

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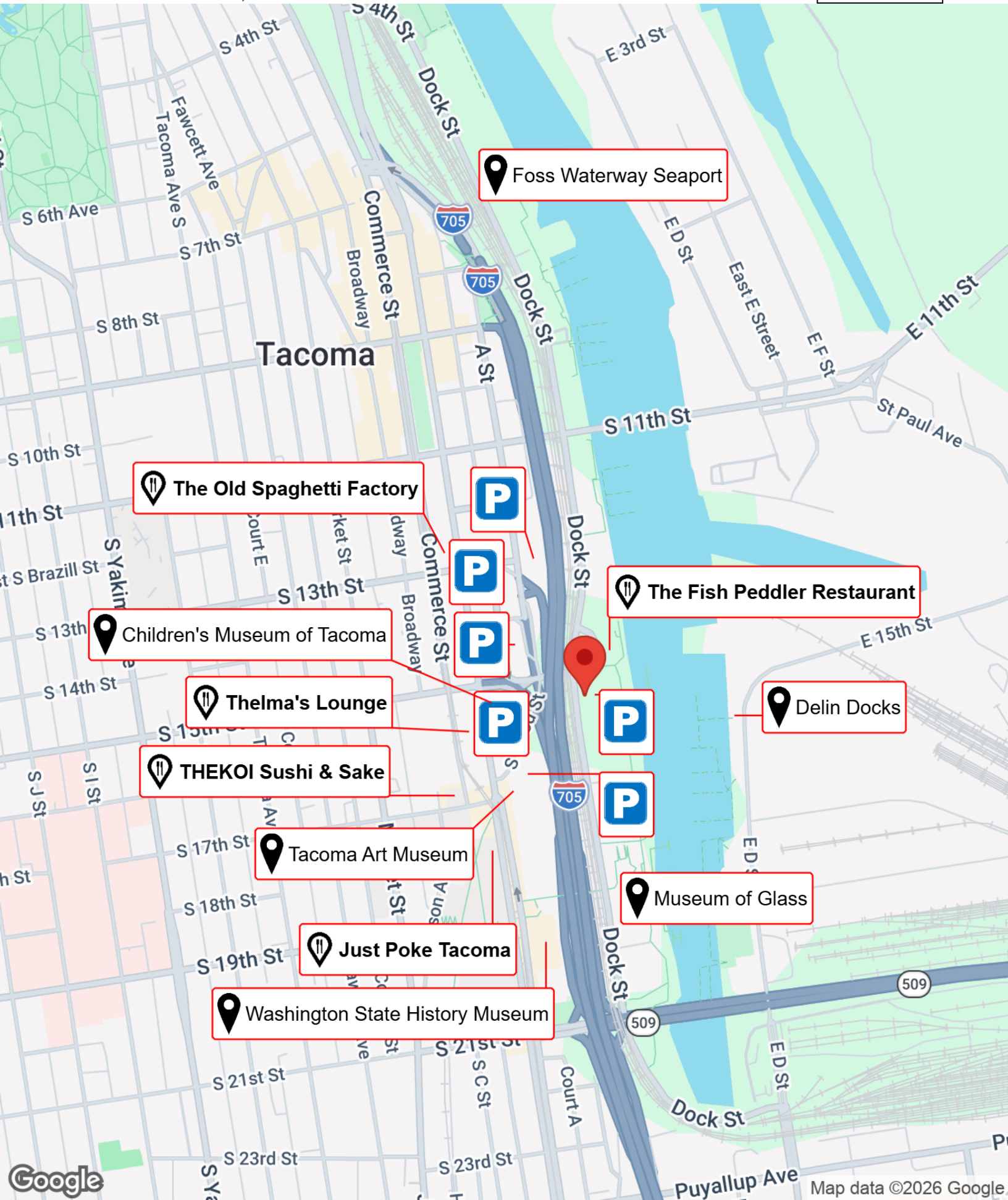
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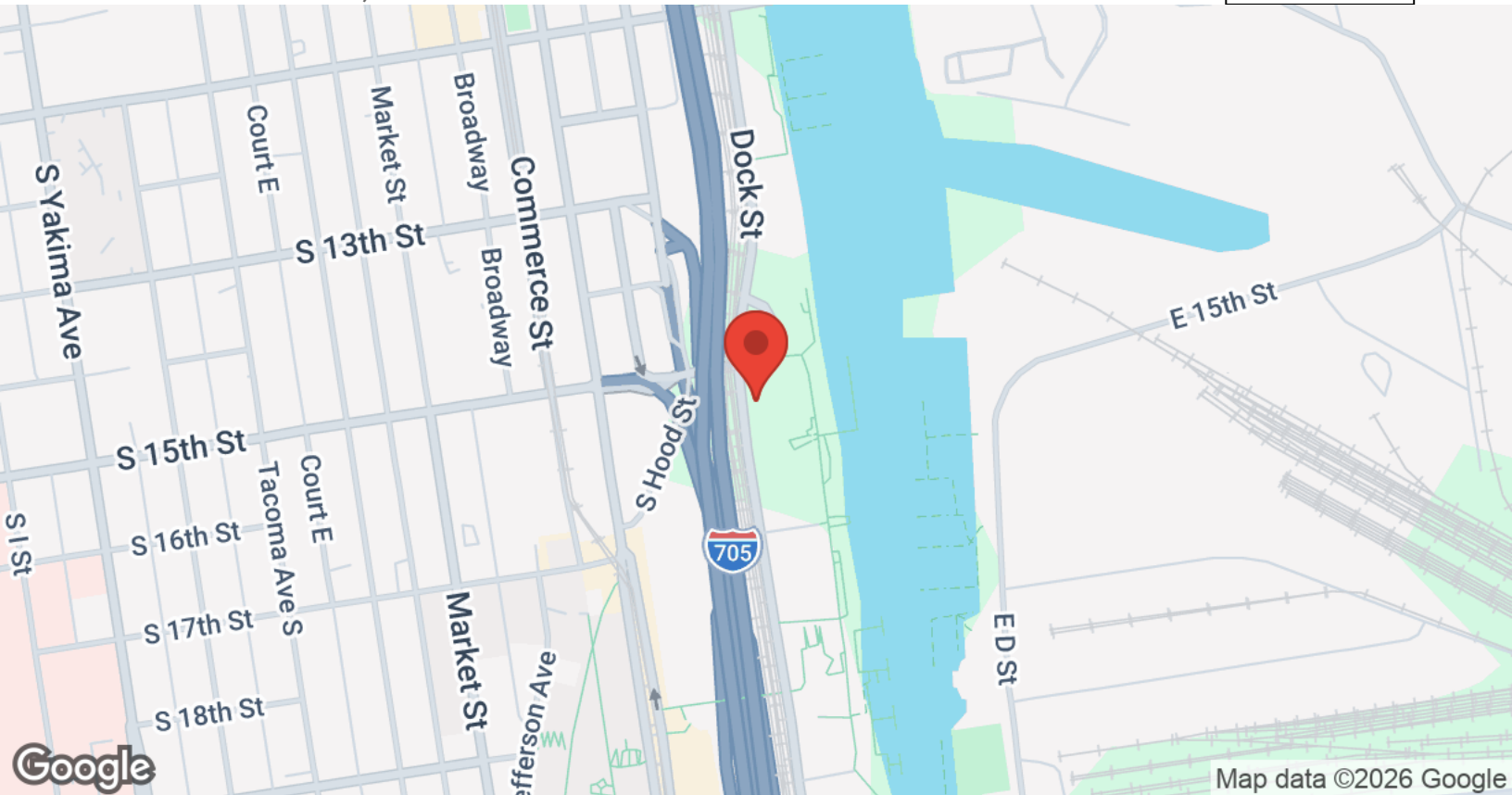
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BUSINESS MAP

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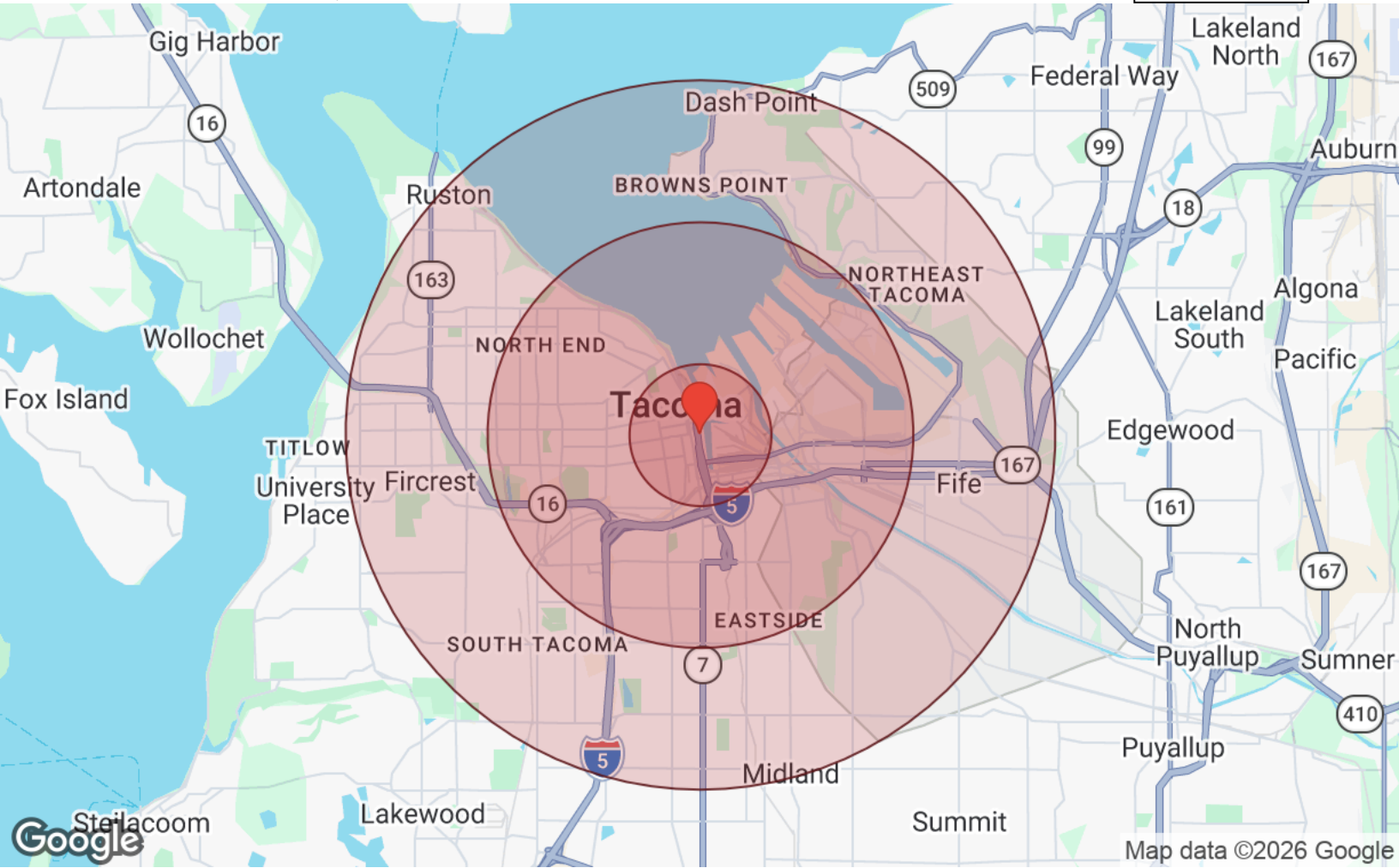
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	15,360	55,085	136,271
Female	12,798	53,825	139,254
Total Population	28,158	108,910	275,525

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	15,270	61,360	151,318
Black	3,717	11,980	29,591
Am In/AK Nat	332	1,187	2,452
Hawaiian	287	1,187	3,637
Hispanic	3,632	14,343	37,196
Asian	2,568	9,562	29,151
Multiracial	2,050	8,604	20,912
Other	298	675	1,295

Housing	1 Mile	3 Miles	5 Miles
Total Units	11,852	48,199	119,067
Occupied	11,010	44,764	111,249
Owner Occupied	2,186	19,259	57,379
Renter Occupied	8,824	25,505	53,870
Vacant	841	3,434	7,818

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,129	16,628	46,016
Ages 15 - 24	3,459	14,404	33,824
Ages 25 - 54	14,326	51,400	123,376
Ages 55 - 64	3,174	11,735	31,215
Ages 65+	4,070	14,744	41,097

Income	1 Mile	3 Miles	5 Miles
Median	\$60,431	\$82,879	\$92,867
Under \$15k	1,796	4,302	8,559
\$15k - \$25k	1,163	2,932	5,312
\$25k - \$35k	483	2,247	4,920
\$35k - \$50k	1,137	3,930	9,462
\$50k - \$75k	1,783	7,115	16,804
\$75k - \$100k	1,236	5,883	14,786
\$100k - \$150k	1,455	8,044	21,773
\$150k - \$200k	1,178	5,165	13,526
Over \$200k	778	5,145	16,106

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