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Pacific Commercial Brokers

REAL ESTATE FOR SALE

Multi-Unit Retail Building

1022 S. J St., Tacoma, WA 98405

$1,100,000

Seller financing available
for qualified purchaser

4 RETAIL UNITS | 3,150 SF | HILLTOP CORNER LOCATION

PROPERTY DETAILS

Asking Price	$1,100,000
Building Area	3,150 SF
Lot Size	3,162 SF / 0.073 acres
Property Type / Subtype	Retail / Restaurant
Tenancy	Multiple tenants / 4 retail units
Construction / Floors	Masonry / 1 floor
Year Built / Adjusted	1953 / 1997
Parking	Ample street parking
2026 Property Taxes	$6,083
Buyer Brokerage Commission	2.0% of purchase price
Seller Financing	Available for qualified purchaser

PROPERTY SUMMARY

Located in Tacoma's historic and culturally diverse Hilltop neighborhood, this four-unit retail building offers strong visibility at the corner of South 11th Street and South J Street. The property serves a broad mix of nearby residents, employees and visitors, with convenient access to Downtown Tacoma, major medical centers and surrounding neighborhoods. Hilltop continues to benefit from substantial new multifamily and mixed-use development, bringing greater residential density and supporting neighborhood businesses. The recently completed T Line extension further improves connectivity between Hilltop, Downtown Tacoma and the Tacoma Dome transit hub. With established tenants, available space and a prominent corner location, the property offers both immediate income and future leasing potential. Seller financing available for qualified purchaser.

BUILDING HIGHLIGHTS

- Four prime Hilltop retail units
- Restaurant unit with full commercial kitchen and bar infrastructure
- Long-term stable tenants
- Corner exposure at the busy South 11th Street intersection

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SOUTH 11TH STREET FRONTAGE

STOREFRONT ACCESS

CORNER EXPOSURE

RESTAURANT INTERIOR

Commercial kitchen and bar infrastructure in the restaurant unit.

Interior photo supplied from May 2023.

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PRO FORMA

1022 S. J St. | Tacoma, WA 98405

Multi-Unit Retail Building

STABILIZED INVESTMENT SUMMARY

$1,100,000	$81,017	7.37%
ASKING PRICE	PROJECTED NOI	PRO FORMA CAP RATE

PROJECTED RENTAL INCOME

SPACE	MONTHLY	ANNUAL
Units 1 & 2 - Combined Retail Space	$3,500	$42,000
Unit 3 - Retail Space	$1,300	$15,600
Unit 4 - Available Restaurant Space	$3,500	$42,000
TOTAL PROJECTED RENTAL INCOME	**$8,300**	**$99,600**

ESTIMATED OPERATING EXPENSES

EXPENSE	ANNUAL
Property Taxes (Actual)	$6,083
Insurance (Estimated)	$2,500
Maintenance (Estimated)	$5,000
Utilities (Estimated)	$5,000
TOTAL ESTIMATED OPERATING EXPENSES	**$18,583**

LEASE STRUCTURE

Gross leases; restaurant tenant is responsible for its own natural gas service.

$99,600 gross income - $18,583 expenses = $81,017 projected NOI

Pro forma figures assume full occupancy and projected rent of $3,500 per month for the currently vacant restaurant unit. Insurance, maintenance and utilities are estimated; all figures are subject to buyer verification. No vacancy allowance, management fee, financing costs or capital reserves are included. This information has been secured from sources believed to be reliable, but Pacific Commercial Brokers makes no representations or warranties as to its accuracy.

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Washington's Trusted Business Brokerage

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