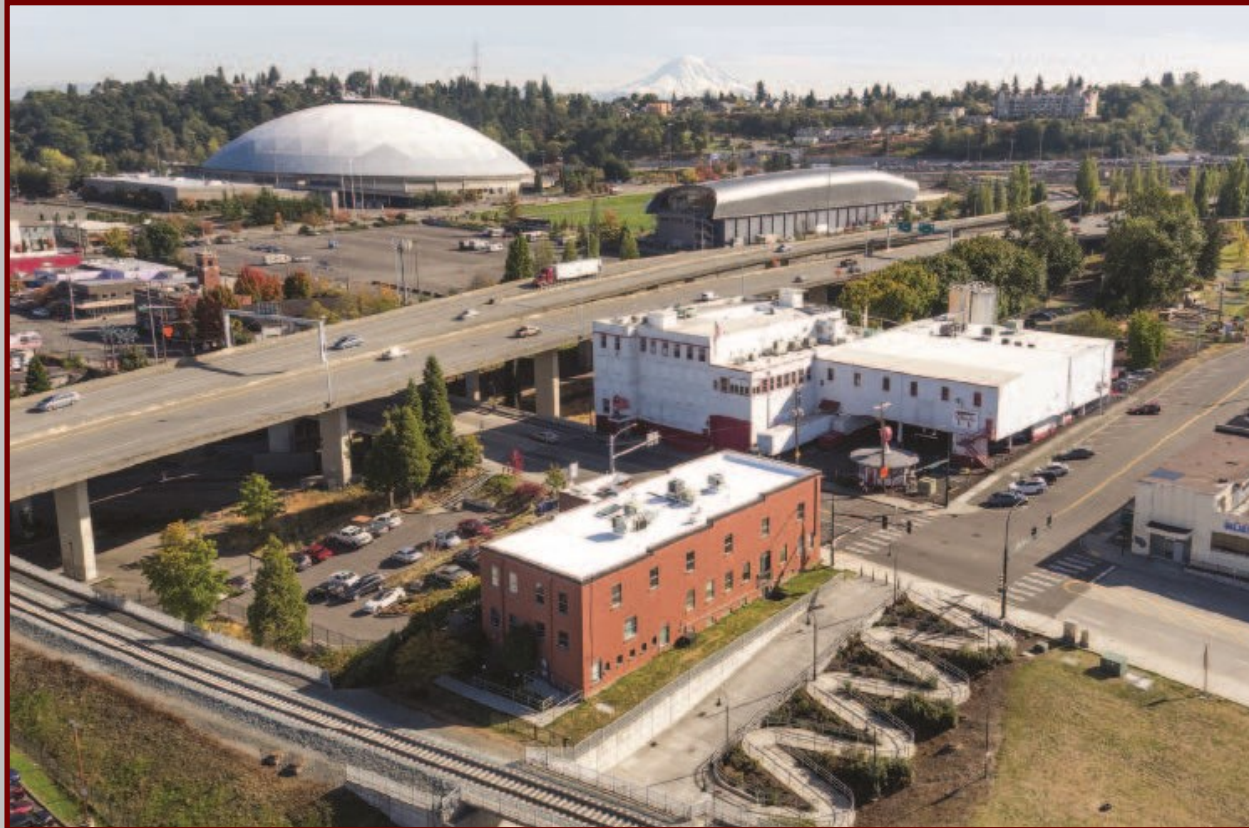


THE ARMOUR BUILDING

Offering Memorandum

Historic 3-Story Office Building And Adjoining Parking Lot



101 E 26th St • Tacoma, WA 98421 • Offered At \$2,925,000

Rick Thorp, Broker
Commercial Advantage Real Estate
253.227.4864
rthorp@c-advantage.com



Kate Stanford, Broker
Commercial Advantage Real Estate
253.283.5336
kate.stanford@hotmail.com

THE ARMOUR BUILDING

TABLE OF CONTENTS

INTRODUCTION	3
MAPS	4-6
LOCATION FACTS AND DEMOGRAPHICS	7-8
PICTURES	9-10



ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR COMMERCIAL ADVANTAGE REAL ESTATE BROKER FOR MORE DETAILS.

THE ARMOUR BUILDING
Tacoma, WA

Rick Thorp, Broker
Commercial Advantage Real Estate
253.227.4864
rthorp@c-advantage.com



Kate Stanford, Broker
Commercial Advantage Real Estate
253.283.5336
kate.stanford@hotmail.com

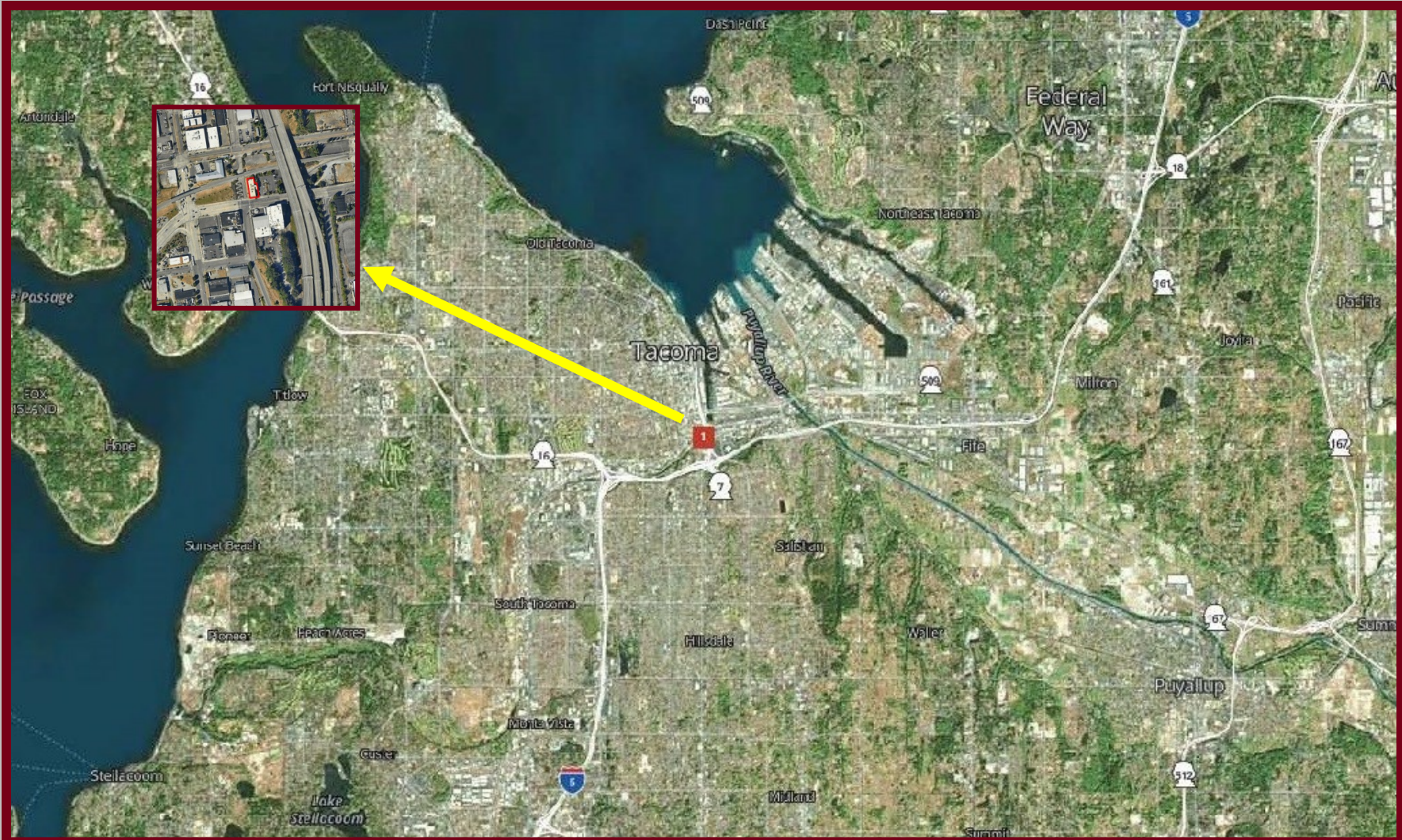


Centrally located in downtown Tacoma, near the waterfront marina, the Port of Tacoma and the downtown business district, this lovely building has been well maintained by its longstanding owner. There are office suites on the lower and main floor, while the upper floor boasts a huge penthouse type office suite. Ideal for a corporate location with the adjoining parking lot dedicated to this building. A gracious front entrance leads into a foyer and multiple suites. There is also a private entrance from the parking lot into the main floor of the building. Light, bright, and well-appointed, the Armour building will be comfortable in the warm summers and the long winter days. This is also a building that would lend itself well to a multi-family conversion for ensuite apartments.

Rick Thorp, Broker
Commercial Advantage Real Estate
253.227.4864
rthorp@c-advantage.com



Kate Stanford, Broker
Commercial Advantage Real Estate
253.283.5336
kate.stanford@hotmail.com

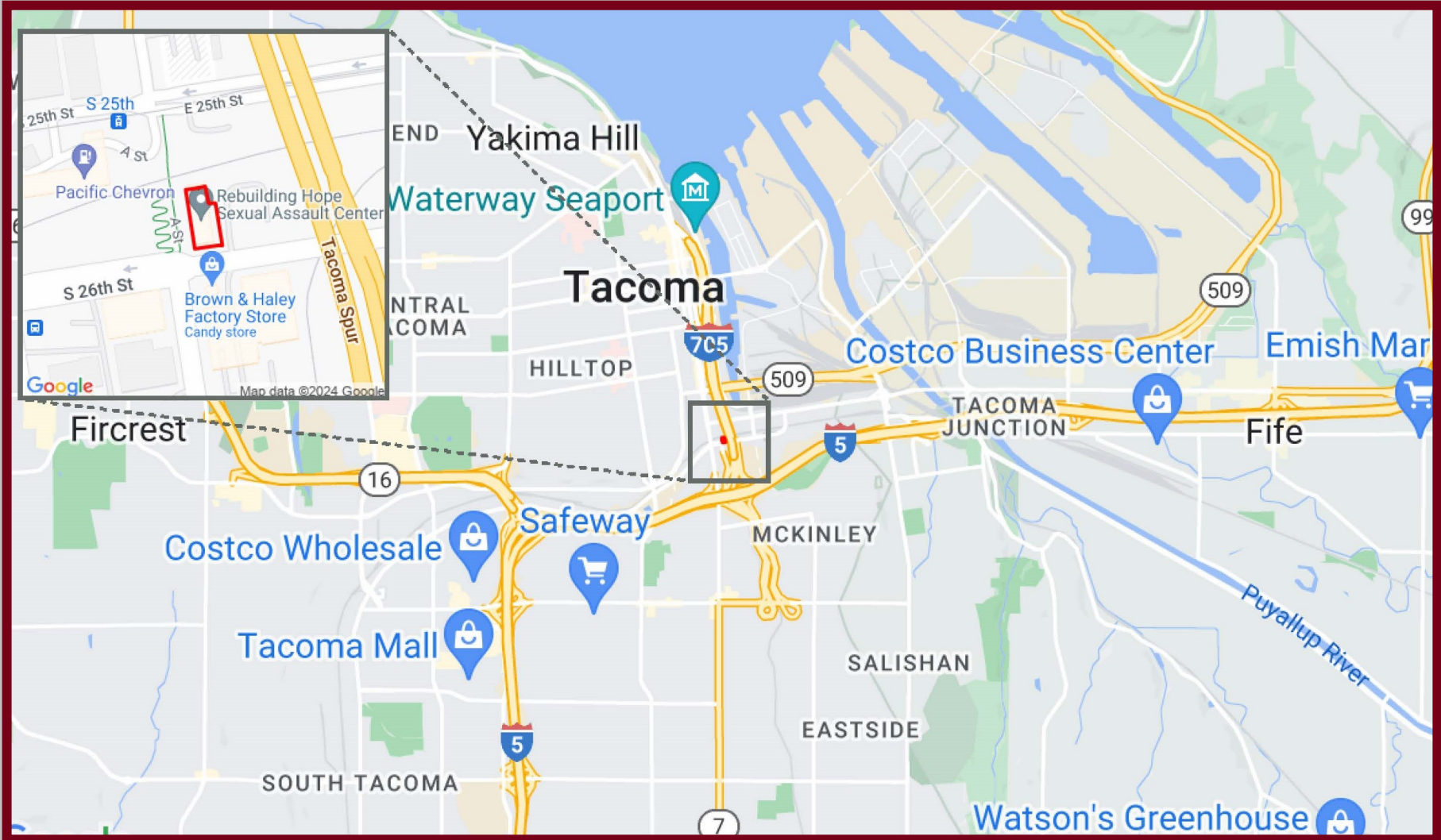


Rick Thorp, Broker
Commercial Advantage Real Estate
253.227.4864
rthorp@c-advantage.com



Kate Stanford, Broker
Commercial Advantage Real Estate
253.283.5336
kate.stanford@hotmail.com

LOCAL MAP

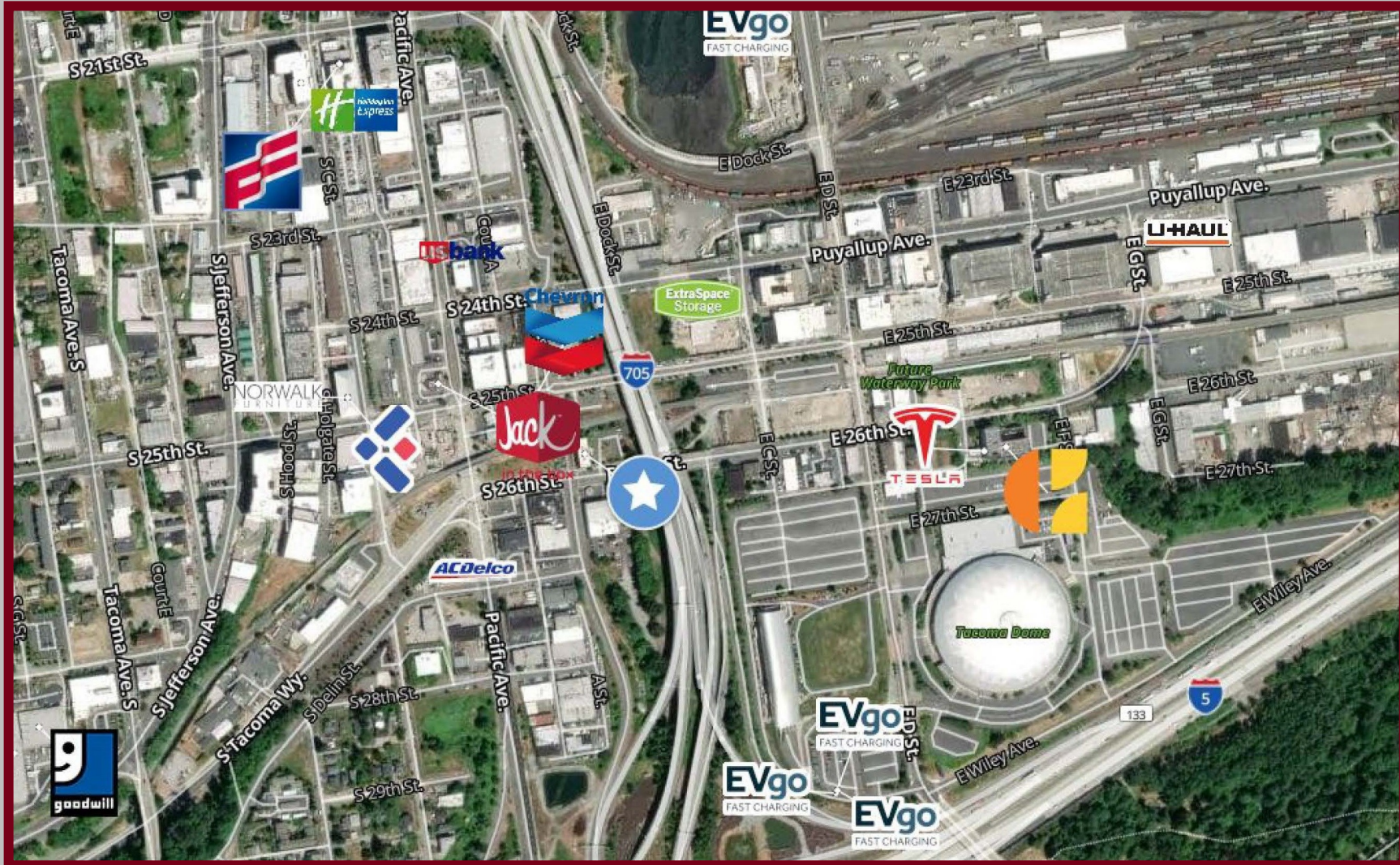


Rick Thorp, Broker
Commercial Advantage Real Estate
253.227.4864
rthorp@c-advantage.com



Kate Stanford, Broker
Commercial Advantage Real Estate
253.283.5336
kate.stanford@hotmail.com

NEARBY RETAIL



Rick Thorp, Broker
 Commercial Advantage Real Estate
 253.227.4864
 rthorp@c-advantage.com



Kate Stanford, Broker
 Commercial Advantage Real Estate
 253.283.5336
 kate.stanford@hotmail.com

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 101 E 26th St, Tacoma, WA 98421

CITY, STATE

Tacoma, WA

POPULATION

153,077

AVG. HHSIZE

2.49

MEDIAN HH INCOME

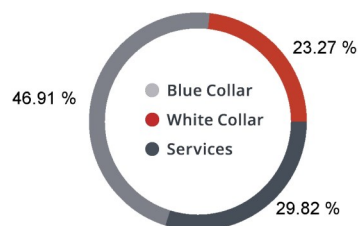
\$53,235

HOME OWNERSHIP

Renters: **31,273**

Owners: **29,862**

EMPLOYMENT



44.74 %

Employed

2.20 %

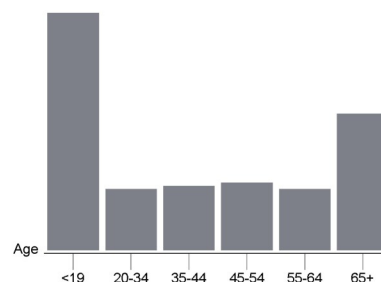
Unemployed

GENDER & AGE

48.67 %



51.33 %



RACE & ETHNICITY

White: **51.19 %**

Asian: **5.05 %**

Native American: **1.11 %**

Pacific Islanders: **0.44 %**

African-American: **11.33 %**

Hispanic: **16.07 %**

Two or More Races: **14.82 %**

EDUCATION

High School Grad: **30.39 %**

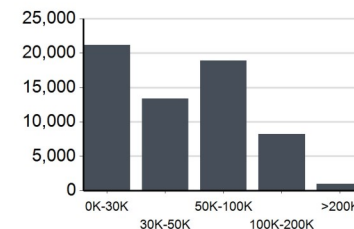
Some College: **26.99 %**

Associates: **7.07 %**

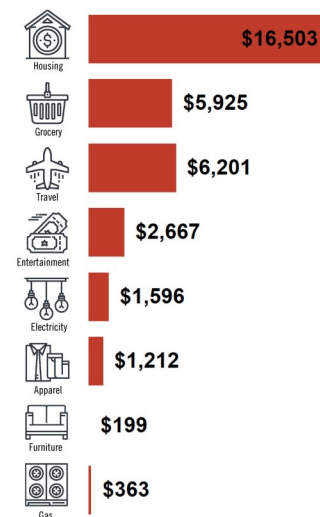
Bachelors: **19.53 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING

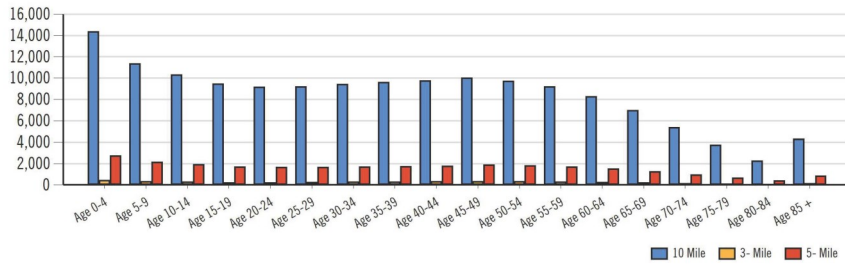


Rick Thorp, Broker
Commercial Advantage Real Estate
 253.227.4864
 rthorp@c-advantage.com

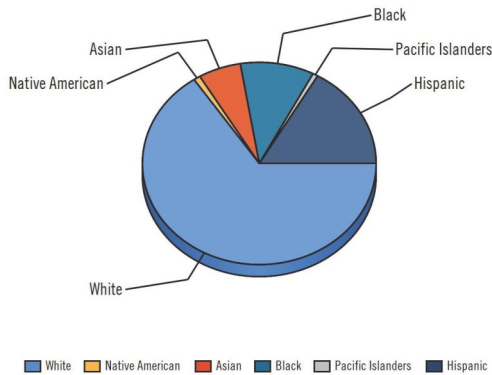


Kate Stanford, Broker
Commercial Advantage Real Estate
 253.283.5336
 kate.stanford@hotmail.com

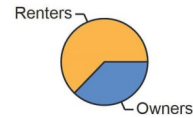
Population by Distance and Age (2020)



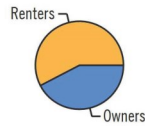
Ethnicity within 5 Minute



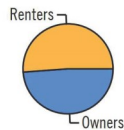
Home Ownership 3 Minute



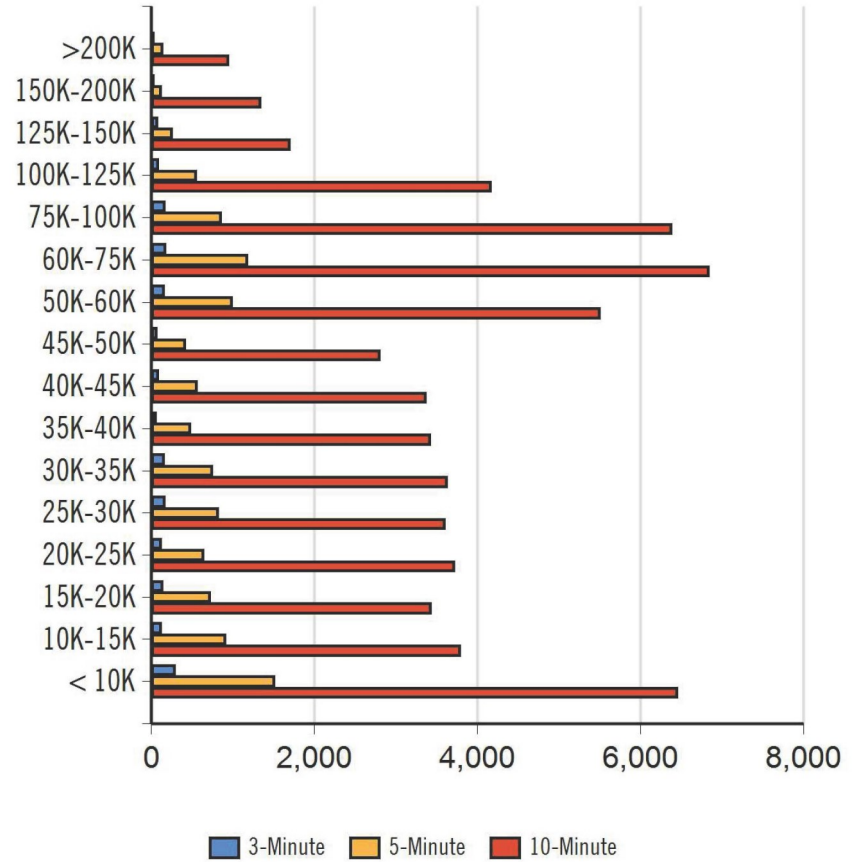
Home Ownership 5 Minute



Home Ownership 10 Minute



Household Income



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	2,154	131	1.64 %
5-Minute	12,015	676	3.18 %
10-Minute	68,480	3,366	3.74 %

Rick Thorp, Broker
Commercial Advantage Real Estate
 253.227.4864
 rthorp@c-advantage.com



Kate Stanford, Broker
Commercial Advantage Real Estate
 253.283.5336
 kate.stanford@hotmail.com



Rick Thorp, Broker
Commercial Advantage Real Estate
 253.227.4864
 rthorp@c-advantage.com



Kate Stanford, Broker
Commercial Advantage Real Estate
 253.283.5336
 kate.stanford@hotmail.com



Rick Thorp, Broker
 Commercial Advantage Real Estate
 253.227.4864
 rthorp@c-advantage.com



Kate Stanford, Broker
 Commercial Advantage Real Estate
 253.283.5336
 kate.stanford@hotmail.com