

RETAIL INVESTMENT OPPORTUNITY

TACOMA ABSOLUTE NNN RESTAURANT

6812 Tacoma Mall Blvd | Tacoma, WA 98409



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Property Summary: Investment Highlights

TACOMA ABSOLUTE NNN RESTAURANT

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\$3,305,000

Current NNN Lease

6.79% Cap

\$18,700/mo

Net Rentable Area 8,696 SF

Land Area 0.99 AC

Year Built 1969

Price 3,305,000

Price SF \$380.07

Construction Wood Frame

Zoning CPN

Parcel Numbers 032030-5035

Number of Suites 1

Parking 80 - Surface

Property Highlights:

- ±8,696 SF restaurant – all leased to a single tenant with over 5y remaining of firm term, before renewal options.
- Immediate access to I-5 and strong highway visibility
- Multiple Location chain with strong social media presence
- Year 1 NOI: \$224,400

Why It Works:

- 6.79% Cap rate on in place rent
- Absolute NNN allows fully passive investment opportunity



Investment Highlights

6812 Tacoma Mall Boulevard is a 0.99-acre retail property fully leased to La Perla del Mar VIP, a well-established upscale Mexican restaurant with multiple locations. The 8,969 SF building has been recently renovated, featuring modern infrastructure and minimal near-term capital requirements. **The lease provides more than five years of remaining term with a true NNN structure and scheduled rent increases less than six months away**, ensuring predictable and growing income. With strong parking capacity of over 75 stalls and efficient site layout, the property is positioned as a secure, income-producing investment delivering both stability and long-term value.



Neighborhood Highlights

6812 Tacoma Mall Boulevard sits in Tacoma's growing "date night corridor," a cluster of upscale restaurants with brand recognition that attracts strong evening and weekend traffic. The property offers 8,969 square feet of space with over 75 dedicated parking stalls, delivering rare convenience for a full service restaurant. With excellent visibility along Tacoma Mall Boulevard and immediate access to I-5, the site benefits from steady regional traffic. Its proximity to Tacoma Mall and the highway reinforces this location as a proven retail and dining hub.



Community Breakdown: Who's Living Here

Population:

State: Washington	8,035,700
County: Pierce County	933,130
MSA: Seattle-Tacoma-Bellevue MSA	4,145,494
City: Tacoma	219,346

1 mile **3 Miles** **5 Miles**

Population	14,770	141,982	302,270
Total Households	5,267	52,886	121,550
Average Household Income	\$88,289	\$79,937	\$87,593
Total Consumer Spending	\$174M	\$1.5B	\$3.7B



Walkability Score:

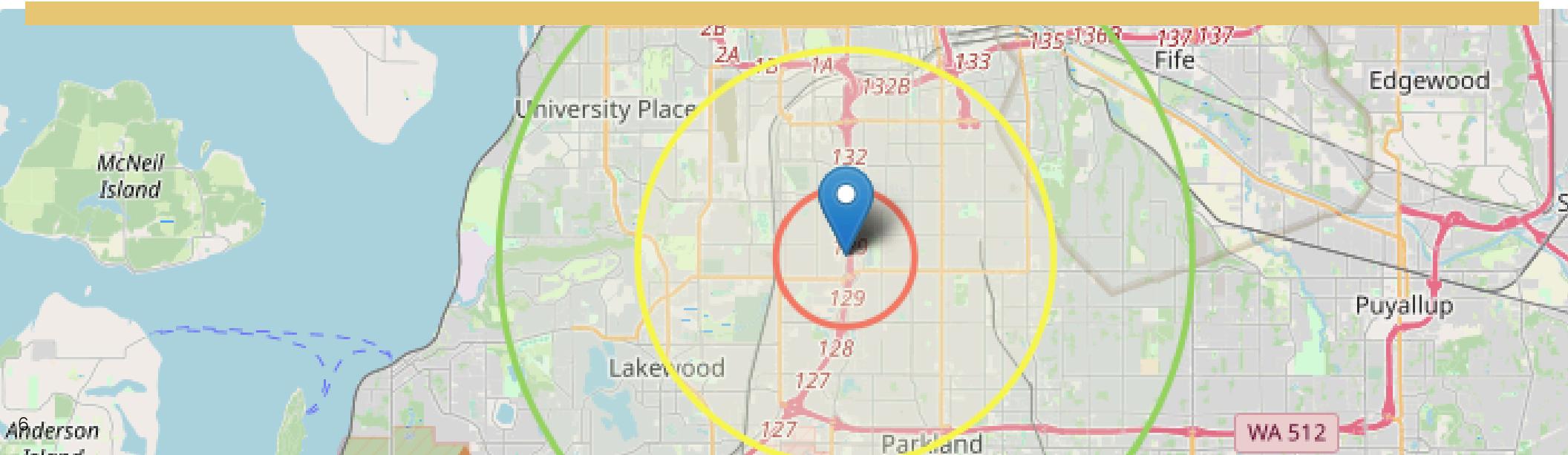
Somewhat Walkable (59)

Transportation:

- Commuter Rail: South Tacoma Station - 2.4mi
- Lakewood Station - 3.7mi
- Airport: SeaTac International - 25.5mi

Daily Car Count: (VPD)

I-5 & 4th St S N - 190,306
Tacoma Mall Blvd & S 66th St NW - 204,081



Community Breakdown: Who's Living Here

★ 6812 Tacoma Mall Blvd | Tacoma, WA 98409

● Bus Stops / Transit



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