

# RETAIL INVESTMENT OPPORTUNITY

## TACOMA ABSOLUTE NNN RESTAURANT

6812 Tacoma Mall Blvd | Tacoma, WA 98409



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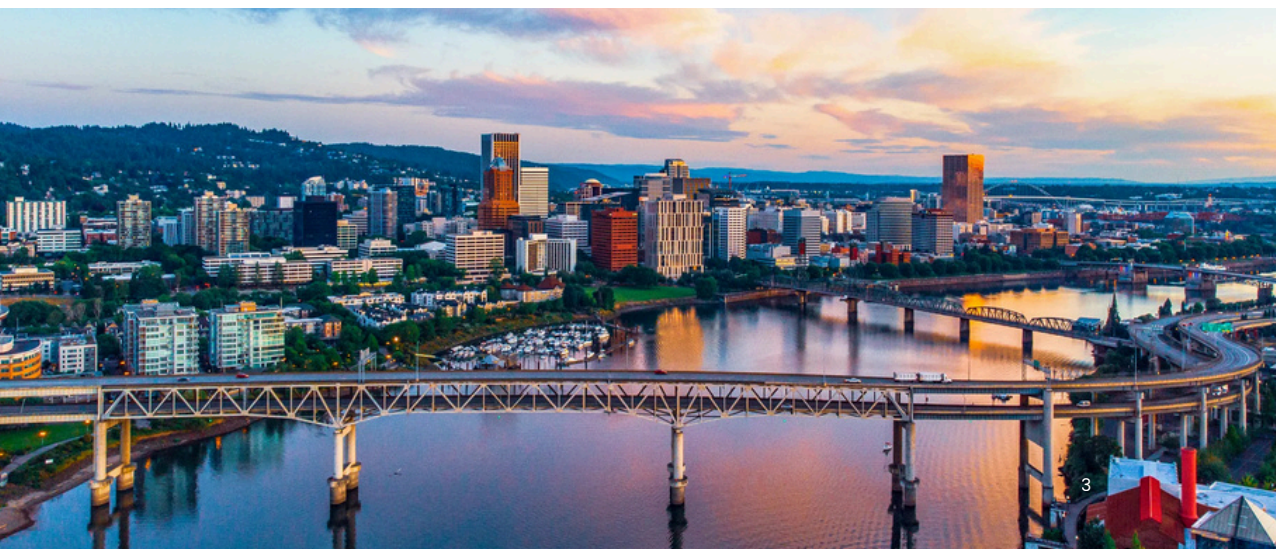
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# Property Summary: Investment Highlights

## TACOMA ABSOLUTE NNN RESTAURANT

6812 Tacoma Mall Blvd | Tacoma, WA 98409

\$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

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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, peering 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

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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:

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

	1 mile	3 Miles	5 Miles
<b>Population</b>	14,770	141,982	302,270
<b>Total Households</b>	5,267	52,886	121,550
<b>Average Household Income</b>	\$88,289	\$79,937	\$87,593
<b>Total Consumer Spending</b>	\$174M	\$1.5B	\$3.7B



### Walkability Score:

Somewhat Walkable (59)



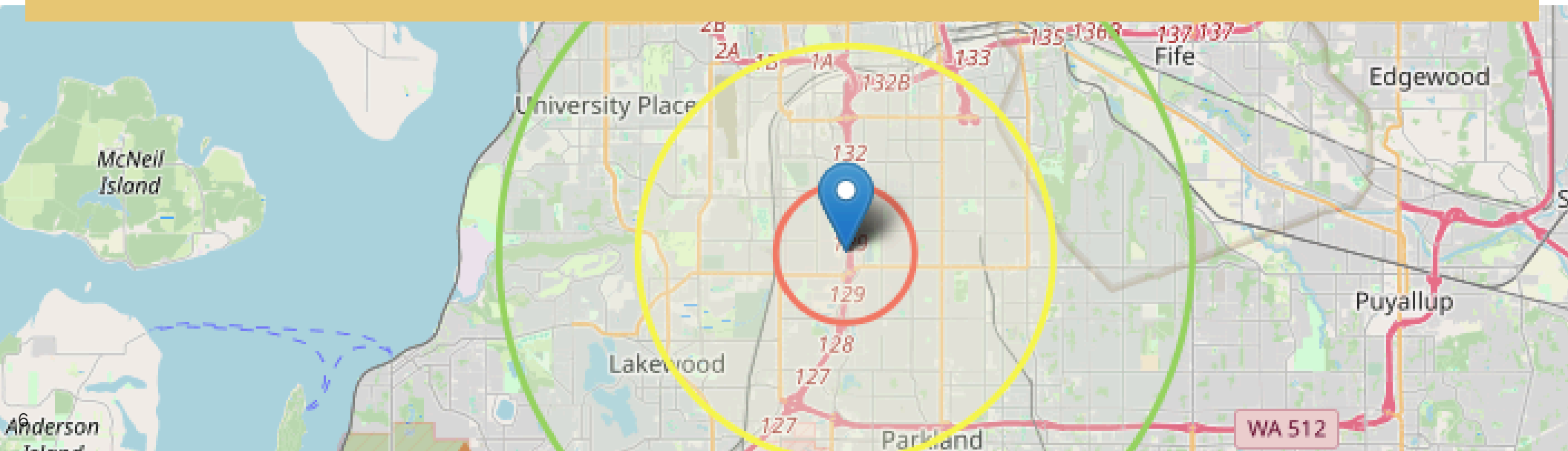
### Transportation:

- 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



Baker Middle School



Bates Technical  
College - South  
Campus

Little  
Wapato Lake

Wapato Lake

**WinCo**  
**FOODS**



**RED LOBSTER**  
FRESH FISH • LIVE LOBSTER

Olive  
Garden  
ITALIAN KITCHEN



Applebee's

LA FITNESS

Subject Property



I-5

190,306 VPD

Sound Christian  
Academy - Best private...



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