

JOHNSON  
COMMERCIAL



NOW OFFERED FOR SALE

# Proctor Mixed-Use Redevelopment Site

2621 N. PROCTOR ST. | TACOMA, WA 98406



11120 Gravelly Lake Dr SW Ste 2  
Lakewood, Washington 98499  
johnson-commercial.com

**Margot Johnson**  
margot@johnson-commercial.com  
(253) 209-9998

**Andrea Anderson**  
andrea@johnson-commercial.com  
(253) 444-7801

**Tim Johnson**  
timothy@johnson-commercial.com  
(253) 209-9999



## ABOUT THE PROPERTY

The Proctor neighborhood in Tacoma is a dense urban area known for its popular locales, such as the Metropolitan Market, Olympia Coffee, the Blue Mouse Theater, and many other shops, businesses and restaurants that exude historic Tacoma charm.

This desirable property is located on the corner of Proctor and 27th and includes a 10,447 SF building, which has one vacancy, and a total of 21,000 SF of land. The vacant lot next door is included in the sale, giving this location enormous redevelopment potential. The zoning is Neighborhood Commercial Mixed-Use District (NCX) which allows a mix of residential, retail and commercial uses.

### PARCEL 1

<b>Tax ID</b>	747501-2-240
<b>Address</b>	2621 N. Proctor St   Tacoma, WA
<b>Lot Size</b>	14,900 SF
<b>Building Size</b>	10,447 SF

### PARCEL 2

<b>Tax ID</b>	747501-2-180
<b>Address</b>	3810 N. 27th St.   Tacoma, WA
<b>Lot Size</b>	6,100 SF

### PROPERTY OVERVIEW

<b>Parking</b>	5 dedicated spaces
<b>Zoning</b>	Neighborhood Commercial Mixed-Use (NCX)
<b>Total Land Area</b>	21,000 SF
<b>Price PSF</b>	\$202.38/PSF
<b>Current NOI</b>	\$180,646

### EXCELLENT DEMOGRAPHICS

Located in the center of the Proctor District, one of the most attractive neighborhoods in Tacoma.

### 100% LEASED

Four tenants occupy the building on NNN leases, allowing rental income while redevelopment plans are permitted. Each lease contains a redevelopment clause.

**\$4.25m**

PRICE

**\$202**

\$/PSF

**\$180.6k**

CURRENT NOI

The information contained herein has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.





### DETAILED RENT ROLL

SUITE NO.	TENANT	SF	RATE	ANNUAL RENT	LEASE TYPE	LEASE COMM.	LEASE EXP.	TERM NOTES
3814	Curran Karate Studio	2,508	\$15.50	\$38,871	NNN	5/1/2018	5/1/2025	Lease extension under review
3820	Strategy 3	1,160	\$18.53	\$21,489	NNN	3/1/2020	2/28/2028	
2621-A	New Era Cleaners	2,785	\$25.98	\$72,358	NNN	1/1/2017	12/31/2028	One 5-year option to extend with increases based on CPI
2621-B	Tacoma Glassblowing Studio	3,994	\$12.00	\$47,928	NNN	2/1/2024	1/31/2027	25% increase in year 2, 20% increase in year 3
		<b>10,447</b>		<b>\$180,646</b>				
<i>*All Leases have Development Clause</i>								

### EXPENSES

EXPENSE TYPE	ANNUAL COST	PSF	
Real Estate Tax	\$27,589.73	\$2.64	
Property Insurance	\$6,556.00	\$0.63	
Property Management	\$12,000.00	\$1.15	
Electricity	\$137.76	\$0.01	Tenants pay their own NNN. Landlord pays for one common area light
Garbage	\$911.86	\$0.09	
Water/Sewer	\$2,397.89	\$0.23	Water, sewer and surface water for both lots
Landscaping	\$4,800.00	\$0.46	\$600.00 per month during growing season
Repairs & Maintenance	\$15,000.00	\$1.44	
<b>Total Annual Expenses</b>	<b>\$69,393.24</b>	<b>\$6.64</b>	

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## Demographics – 1 Mile Ring

### DEMOGRAPHIC SUMMARY

2621 N Proctor St, Tacoma, Washington, 98407

Ring of 1 mile

#### KEY FACTS

17,119

Population



6,581

Households

39.5

Median Age

\$110,736

Median Disposable Income

#### EDUCATION

1.7%

No High School Diploma



11.6%

High School Graduate



23.4%

Some College/  
Associate's Degree



63.3%

Bachelor's/Grad/  
Prof Degree

#### INCOME



\$140,880

Median Household Income



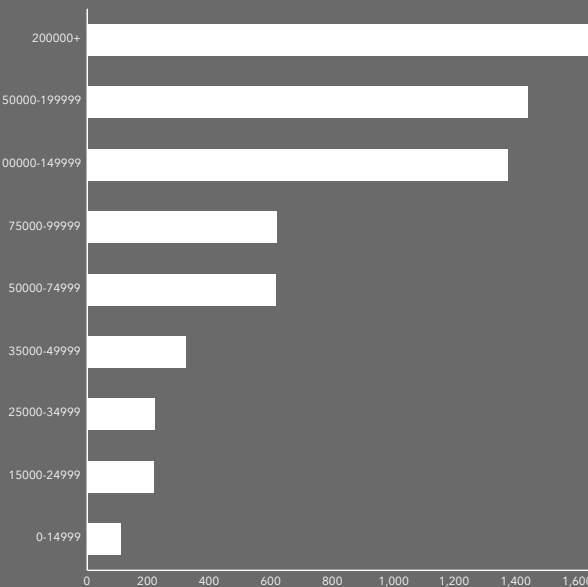
\$67,931

Per Capita Income

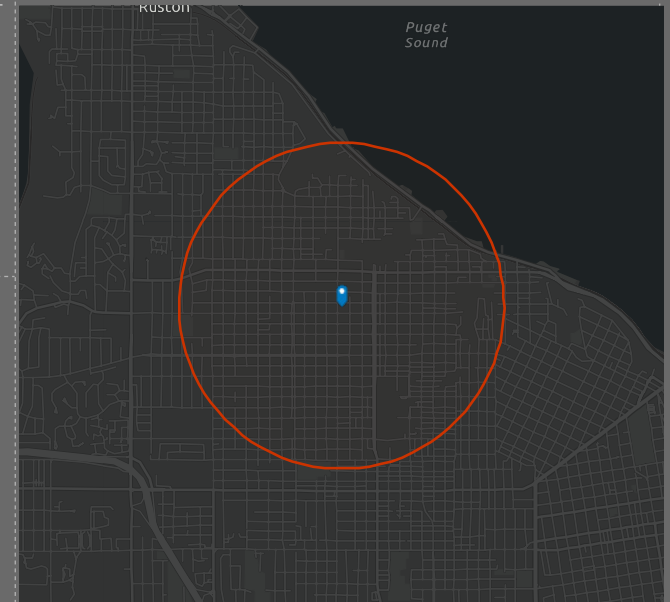


\$657,493

Median Net Worth



HOUSEHOLD INCOME



#### EMPLOYMENT



White Collar

73.4%



Blue Collar

15.4%



Services

12.6%

2.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri



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## Summary of Trade Area

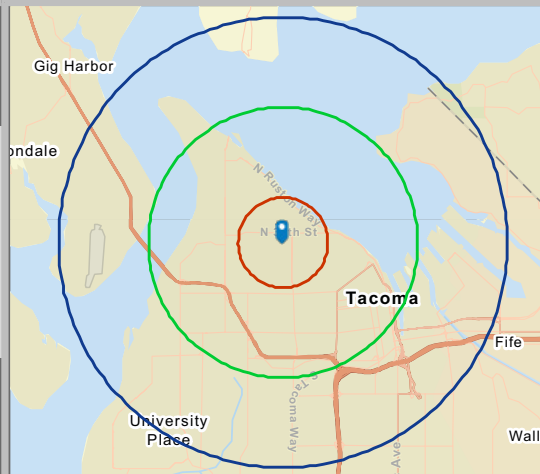
### Trade Area Summary

A trade area summary refers to a geographical region or area within which businesses or retailers operate and target customers.

It's a critical concept in retail and business planning, as it helps organizations understand their market and customer base better. :

#### RESGCO

Email: [rvneri@resgco.com](mailto:rvneri@resgco.com) \* WebSite: RESGCO.COM \* Voice\Text: 216.539.0791



### Shopping and Spending

1 mile



\$969,629,953

2023 Annual Budget  
Expenditures



\$310,837,479

2023 Retail Goods

### Demographics

1 mile

17,119

Population

2.4

Average Household  
Size

39.5

Median Age

\$140,880

Median Household  
Income

### Average Household Income

1 mile



172,595

2022 Average  
Household  
Income



67,931

2022 Per  
Capita  
Income



124,036

2022  
Average  
Disposable  
Income



39.5

2022  
Median Age



2,363,742

2022  
Average  
Net Worth

### Full Service Restaurant Sales

1 mile



N/A

Breakfast at Full  
Service Restaurants



N/A

Lunch at Full  
Service Restaurants



N/A

Dinner at Full  
Service Restaurants

### DAYTIME POPULATION

1 mile



12,710

2022 Total Daytime  
Population



5,160

2022 Daytime Pop:  
Workers



7,550

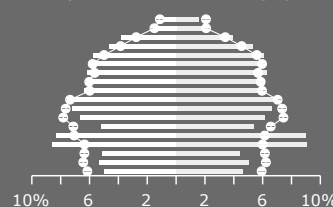
2022 Daytime Pop:  
Residents

### Age pyramid

1 mile

Men

Women



The largest group:  
2024 Females Age 15-  
19

The smallest group:  
2024 Males Age 85+

Dots show comparison to

Pierce County

### Quick Service Restaurant Sales

1 mile



N/A

Breakfast at Fast  
Food Restaurants



N/A

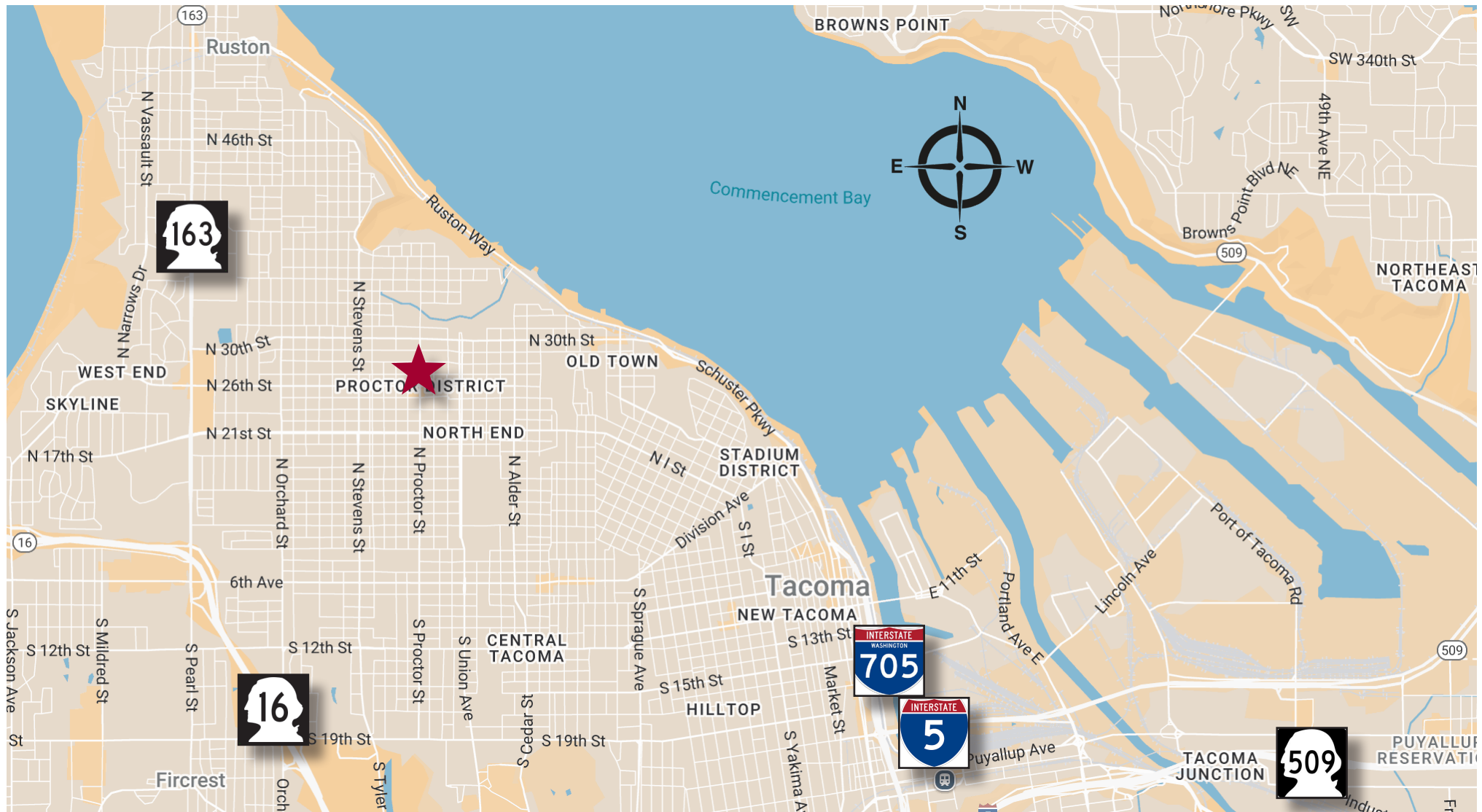
Lunch at Fast Food  
Restaurants



N/A

Dinner at Fast Food  
Restaurants





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