

Share Complex



12202 Pacific Ave S Tacoma Wa 98444



C & J REALTY
COMMERCIAL REAL ESTATE

BUILDING BASICS

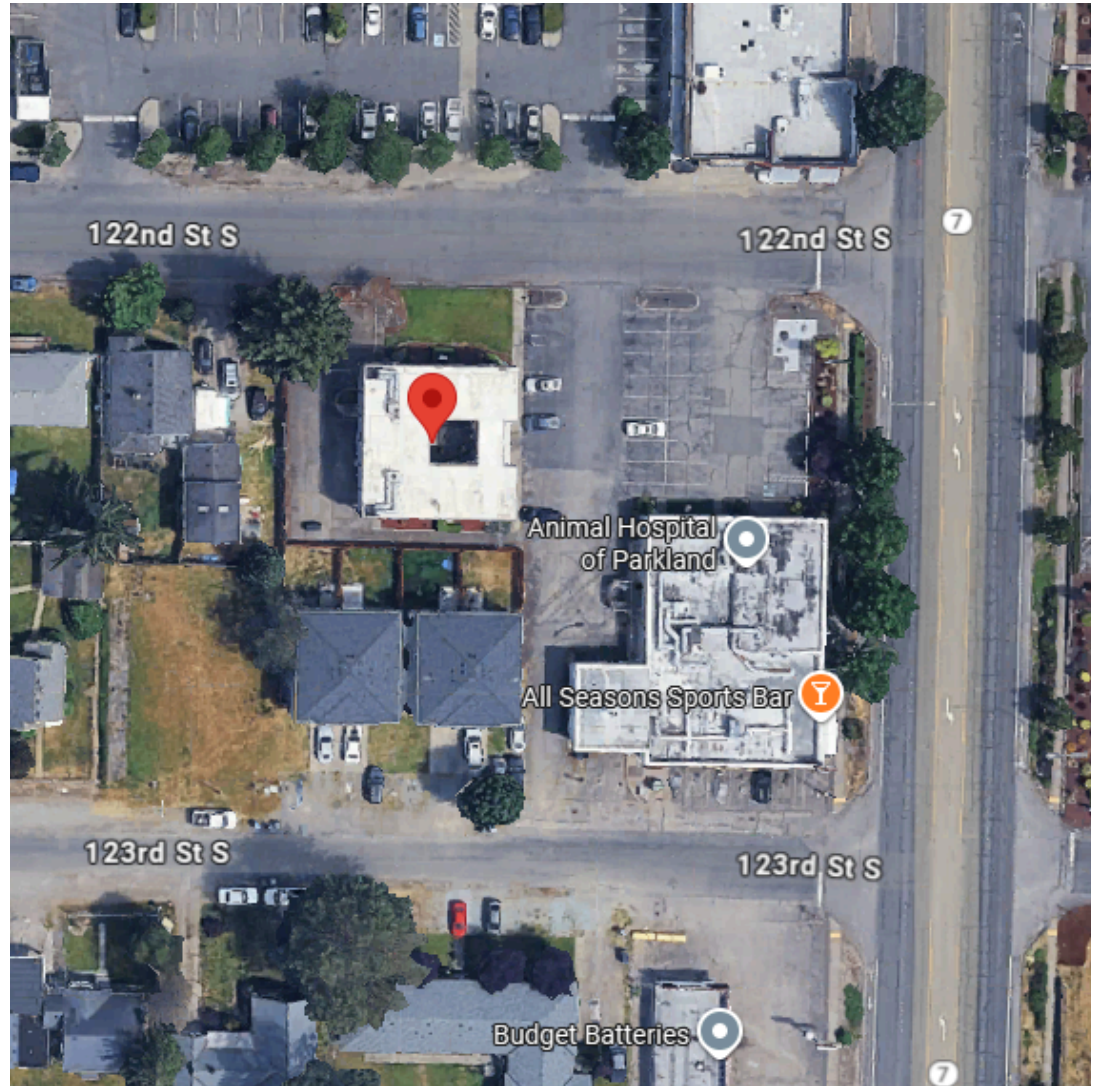
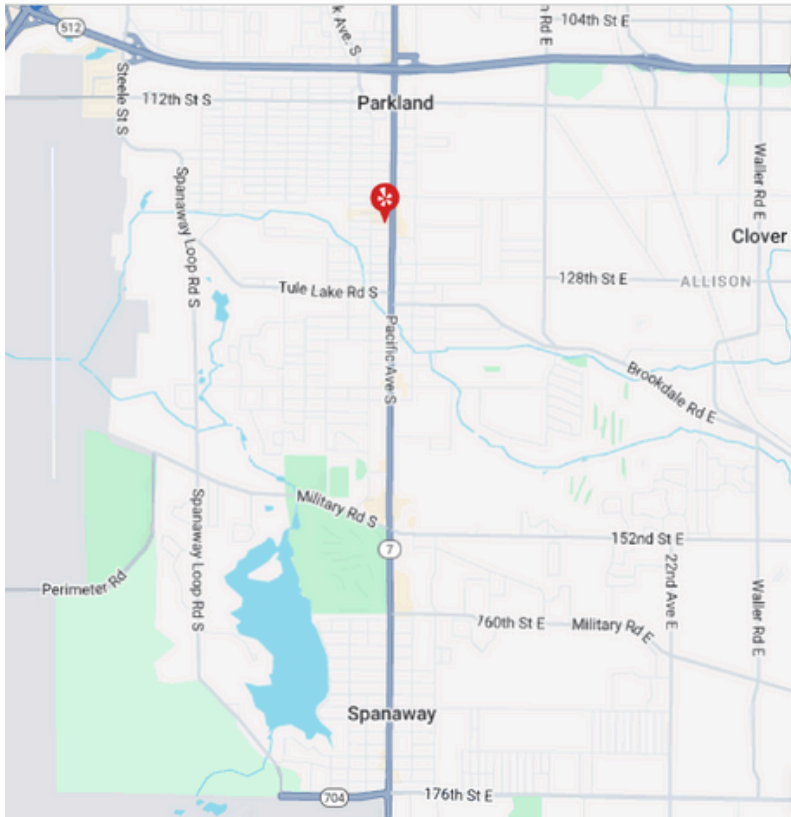
Site Address 12202 Pacific Avenue S
Tacoma Wa 98444

Tax Parcel 67620002240

Building Sq Ft	5938
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Year Built 1964-1999-2022

Zoning Towne Center



BUILDING HIGHLIGHTS

LOCATION

Conveniently situated just off Pacific Avenue with quick access to Hwy 512 and I-5.

DESCRIPTION

Fully occupied, professionally maintained office complex in a prime Pacific Avenue corridor location. Stable income, diverse tenant mix, and excellent freeway access deliver an approximate 6.75% in-place cap rate, making this a true turn-key investment.

SITE IMPROVEMENTS

Recent improvements include a fully painted exterior, updated landscaping, a new front-to-back walk path, and new building signage. In 2024 alone, the property benefited from over \$650,000 in capital improvements and updates. Approximately half of the building has been freshly remodeled, including a +1,800 SF Class B office suite that comes fully furnished with built-in desks and features four private offices, a conference room, and a dedicated storage room.

SALE PRICE

\$2,200,000



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PROPERTY PHOTOS



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