



 3519 6th Ave Tacoma, WA 98406

MODERN RETAIL PROPERTY ON 4 WAY INTERSECTION

PRICE: \$1,750,000

CAP RATE: 6%



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OWNER USER OPPORTUNITY

The property at 3519 6th Ave in Tacoma, WA presents a compelling opportunity for investors or owner-users seeking a modern retail building in a high-visibility location.

Positioned on a prominent four-way intersection in North Tacoma, the property benefits from strong vehicle traffic, excellent visibility, and proximity to major transportation corridors.

The building was fully remodeled in 2025–2026, delivering a modern retail environment with updated systems and infrastructure.

Highlights



Prime corner retail location



Owner-user or investment opportunity



Newly remodeled modern building



Located in the Sixth Ave Business District



Excellent street visibility



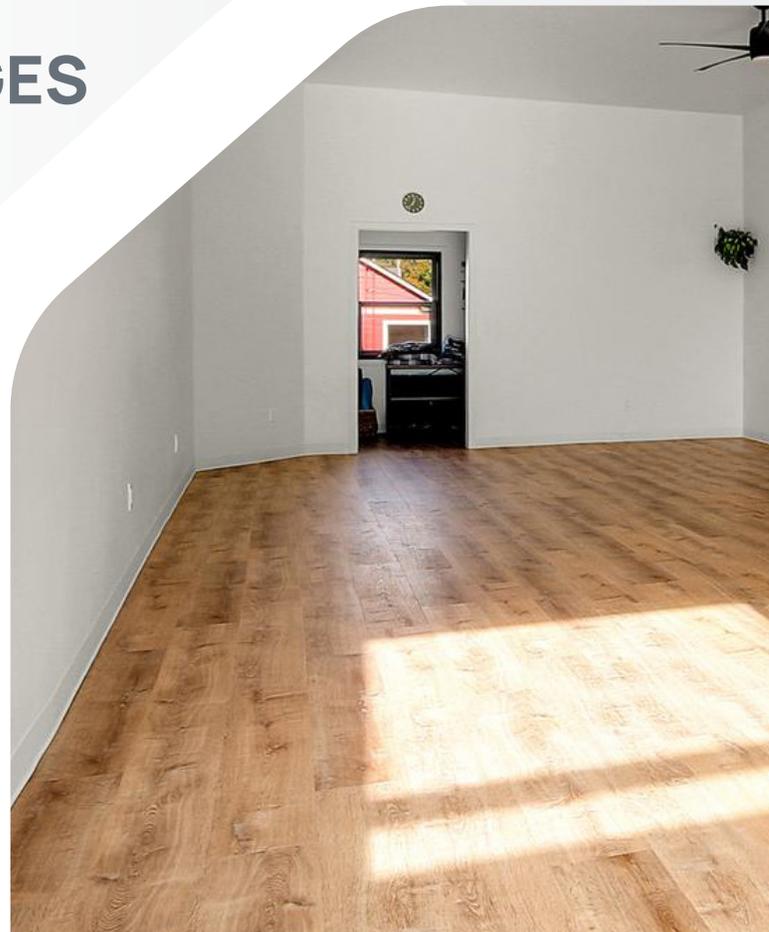
Close to major highways and University of Puget Sound

RECENT IMPROVEMENTS

 New electrical	 New windows and doors	 New parking lot
 New plumbing	 New flooring	 New LED lights
 New roof	 New HVAC	 New insulation
 New siding	 New water heater	 15 Parking Stalls

LOCATION ADVANTAGES

-  Three blocks from University of Puget Sound
-  Strong retail corridor along 6th Avenue
-  Minutes from Highway 16
-  High visibility intersection





INVESTMENT HIGHLIGHTS



PRIME CORNER LOCATION

- ✓ Located at a busy four-way intersection with visibility from both 6th Ave and Union Ave.



STRONG TRAFFIC COUNTS

- ✓ 16,700 vehicles per day on 6th Ave
- ✓ 10,700 vehicles per day on Union Ave



STRONG DEMOGRAPHICS

- ✓ High household incomes and strong surrounding population base.



EXCELLENT ACCESSIBILITY

- ✓ Minutes from Highway 16
- ✓ 2.6 miles from Interstate 5



PROPERTY SUMMARY

- Address** : 3519 6th Ave Tacoma, WA 98406
- Price** : \$1,750,000
- Cap Rate** : 6%
- Parking** : 15 Stalls
- Zoning** : C-2 General Community Commercial
- Additional Use** : I-502 Cannabis Retail Allowed
- Location** : Sixth Ave Business District

DEMOGRAPHICS

Mile 1

Population
23,010

Avg HH Income
\$126,833

Daytime Population
12,158

Mile 3

Population
122,881

Avg HH Income
\$113,969

Daytime Population
103,665

Mile 5

Population
239,689

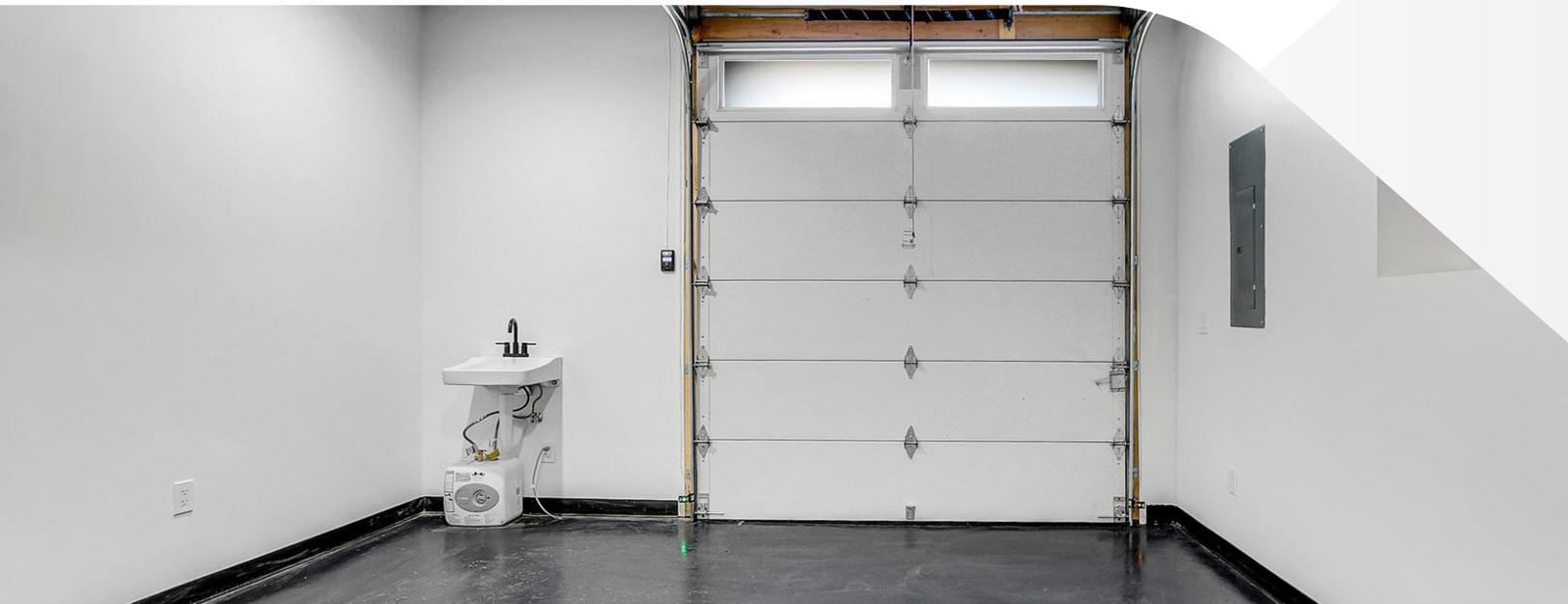
Avg HH Income
\$117,462

Daytime Population
167,140



RENT ROLL

TENANT	TULADHARA YOGA	TULADHARA YOGA	VACANT	LAMAR ADVERTISING	Total
SUITE	A	B	C	BILLBOARD	
SQ FT	1,119	723	1,611	0	3,453
TENANT SINCE	4/4/2025	4/4/2025		2004	
LEASE START	4/4/2025	4/4/2025	N/A	10/6/2025	
LEASE EXPIRE	3/31/2030	3/31/2030	N/A	10/6/2035	
ANNUAL RENT/SF	\$28.00	\$28.00	\$25.00		
MONTHLY RENT	\$2,611.00	\$1,687.00		\$1,145.84	\$5,443.84
ANNUAL RENT	\$31,332.00	\$20,244.00		\$13,750.08	\$65,326.08
PRO-FORMA	\$31,332.00	\$20,244.00	\$40,275.00	\$13,750.08	\$105,601.08
LEASE TYPE	NNN	NNN	NNN		



OPERATING STATEMENT

INCOME	CURRENT	PROFORMA
BASE RENT	\$65,326.08	\$105,601.08
CAM	\$0	\$5,000
PROPERTY INSURANCE	\$4,778	\$4,922
REAL ESTATE TAXES	\$5,823	\$5,998
MANAGEMENT FEE	\$12,000	\$12,000
EFFECTIVE GROSS REVENUE	\$87,927.51	\$133,520.55

OPERATING EXPENSES	CURRENT	PROFORMA
CAM	\$0	\$5,000
PROPERTY INSURANCE	\$4,778	\$4,922
REAL ESTATE TAXES	\$5,823	\$5,998
MANAGEMENT FEE	\$12,000	\$12,000
TOTAL EXPENSES	\$22,601	\$27,919
EXPENSES AS % OF EGR	25.7%	20.9%
NET OPERATING INCOME	\$65,326.08	\$105,601.08

ASKING PRICE \$1,750,000.00

CAP RATE 6%



CONTACT & DISCLAIMER

For More Information:

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