#### ORCHARD PROFESSIONAL CENTER

5314-5316 ORCHARD ST W, UNIVERSITY PLACE, WA 98467



#### INVESTMENT SALES TEAM

#### **CLAYTON J. BROWN**

Senior Managing Director 206.826.5787 D 253.569.4338 C clayton.brown@marcusmillichap.com

#### **DYLAN WOLF**

Associate Director Investments 206.826.5728 D 253.334.3761 C dylan.wolf@marcusmillichap.com

#### Marcus & Millichap BROWN RETAIL GROUP

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# O1. EXECUTIVE OVERVIEW

- INVESTMENT OVERVIEW
- INVESTMENT HIGHLIGHTS



## INVESTMENT OVERVIEW

BROWN RETAIL GROUP is pleased to present the well-established, mixed-use property in the University Place neighborhood of Tacoma, WA. Positioned on the corner of 53rd St W and South Orchard Street, the property benefits from strong traffic exposure, with nearly 21,000 vehicles passing daily.

The multi-tenant building offers 10,097 SF of flexible space, featuring a first-floor office, a finished basement/ warehouse, and one residential apartment unit. The offering's strategic location and diverse tenancy provide a unique opportunity for investors or businesses looking to expand their footprint in an ever-growing market.



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## OPPORTUNITY WITH EXISTING INCOME

In-place income offers businesses an immediate opportunity to generate income while owning their own space.

## STRATEGIC LOCATION

Located on the corner of 53rd and South Orchard Street, the property benefits from excellent visibility, proximity to amenities, and access to transit.

#### DEDICATED PARKING

The offering includes 27 dedicated parking stalls, providing accommodation for both tenants and clients.

#### FLEXIBLE SPACE

The property features a versatile mix of office, basement, and residential space, allowing for a variety of uses and income streams.

## RECENT CAPITAL EXPENDITURES

Previous ownership invested nearly \$100,000 into capital improvements, ensuring limited near-term capital expenditures.

#### STRONG DEMOGRAPHICS

The area is home to over 306,502 residents in a 5-mile radius, offering an extensive consumer base and workforce for businesses.

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# O2. PROPERTY SUMMARY

- PROPERTY OVERVIEW
- SITE PLANS

## PROPERTY OVERVIEW

Pricing		
List Price	\$1,755,000	
Price Per Square Foot	\$173.81	
Price Per Land SF	\$80.49	

Location	
Property Street Address	5314-5316 Orchard St W
City, State, Zip	University Place, WA 98467
Parcel Number(s)	022023-5010
Product Type	Mixed Use - Office / Residential
Zoning	MU - Mixed Use

Construction Overview	
Construction	Wood Frame
Roof	Metal

10,097 SF
6,800SF
1,500 SF
1,797 SF
21,805 SF (0.50 Acres)
33%

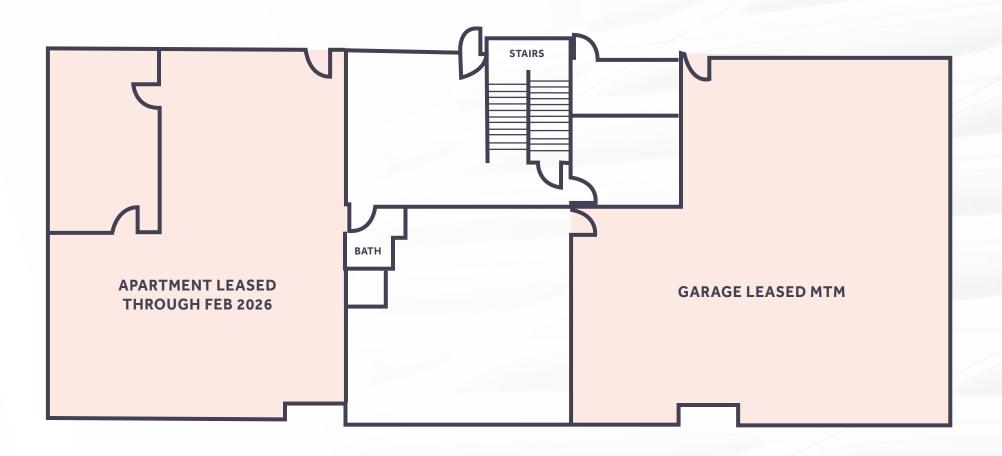
1983/2002
27 Stalls
2.38 / 1,000 SF

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#### SITE PLAN: MAIN LEVEL

# BATHROOM BATHROOM IT ROOM

#### SITE PLAN: BASEMENT LEVEL













# FINANCIAL SUMMARY

- RENT ROLL
- OPERATING STATEMENT
- PRICING DETAILS

# RENT ROLL AS OF OCTOBER 2025

Tenant Name	Suite	Square Feet	Lease Comm.	Lease Exp.	Annual Rent/Sf	Total Rent/Mo.	Total Rent/Yr.	Pro Forma Rent/Yr.	Lease Type
Vacant Office	Floor 1 A + BSMT	4,100 SF			\$0.00	\$0	\$0	\$67,710	NNN
Vacant Office	Floor 1 B	2,700 SF			\$0.00	\$0	\$0	\$58,320	NNN
Joshuan Thomas	Garage	1,797 SF	1/1/21	MTM	\$6.68	\$1,000	\$12,000	\$16,173	Gross
Apartment	Apartment	1,500 SF	1/27/25	1/26/26	\$14.40	\$1,800	\$21,600	\$25,200	Modified Gross
Total		10,097 SF			\$10.19	\$2,800	\$33,600	\$167,403	



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## OPERATING DATA

FOR THE PERIOD 10/1/2025 - 9/30/2026

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	\$33,600		\$3.33	\$167,403		\$16.58
Expense Reimbursement Income						
CAM	\$2,625		\$0.26	\$27,040		\$2.68
Insurance	\$0		\$0.00	\$1,896		\$0.19
Real Estate Taxes	\$0		\$0.00	\$21,461		\$2.13
Management Fees	\$0		\$0.00	\$7,123		\$0.71
Total Reimbursement Income	\$2,625	4.6%	\$0.26	\$57,520	87.2%	\$5.70
Potential Gross Revenue	\$36,225		\$3.59	\$224,923		\$22.28
General Vacancy	\$0		\$0.00	(\$11,246)	5.0%	(\$1.11)
Effective Gross Revenue	\$36,225		\$3.59	\$213,676		\$21.16

Operating Expenses	Current		Per SF	Pro Forma		Per SF
Utilities	\$13,037		\$1.29	\$13,429		\$1.33
R&M	\$14,713		\$1.46	\$15,155		\$1.50
Insurance	\$2,162		\$0.21	\$2,227		\$0.22
Real Estate Taxes	\$24,471		\$2.42	\$25,205		\$2.50
Management Fee	\$1,680 5	.0%	\$0.17	\$8,370	5.0%	\$0.83
Reserves	\$1,515		\$0.15	\$1,560		\$0.15
Total Expenses	\$57,578		\$5.70	\$65,945		\$6.53
Expenses as % of EGR	158.9%			30.9%		
Net Operating Income	(\$21,353)		(\$2.11)	\$147,731		\$14.63

#### PRICING DETAILS

	The Property	
	Price	\$1,755,000
	Pro Forma Cap Rate	7.65%
	Rentable Building Area	10,097 SF
	Price Per SF	\$173.81
	Price Per Land SF	\$80.49
	Suites	4
	Occupancy	33%
-	Year Built	1983/2002

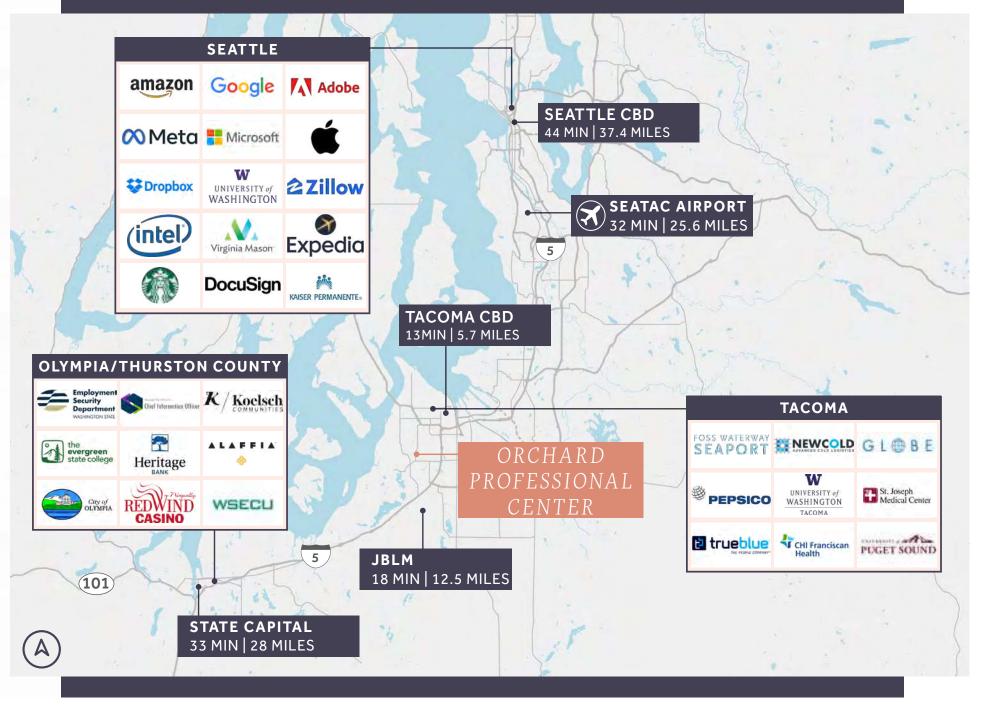
Income		Year 1		Pro Forma
Base Rental Income		\$33,600		\$167,403
Reimbursement Income	4.6%	\$2,625	87.2%	\$57,520
Potential Gross Revenue		\$36,225		\$224,923
Less: General Vacancy	0%	\$0	5.0%	(\$11,246)
Effective Gross Revenue		\$36,225		\$213,676
Less: Operating Expenses	158.9%	(\$57,578)	30.9%	(\$65,945)
Net Operating Income		(\$21,353)		\$147,731
Less: Debt Service		(\$113,759)		(\$113,759)
Net Cash Flow After Debt Service	-38.49%	(\$135,112)	9.7%	\$33,972
Principal Reduction		\$23,181		\$24,734
Total Return	-31.89%	(\$111,931)	16.7%	\$58,706

Operating Expenses	Year 1	Pro Forma
CAMS	\$27,751	\$28,583
Insurance	\$2,162	\$2,227
Real Estate Taxes	\$24,471	\$25,205
Management Fee	\$1,680	\$8,370
Reserve	\$1,515	\$1,560
Total Expenses	\$57,578	\$65,945
Expenses Per Foot	\$5.70	\$6.53

# 04. MARKET OVERVIEW

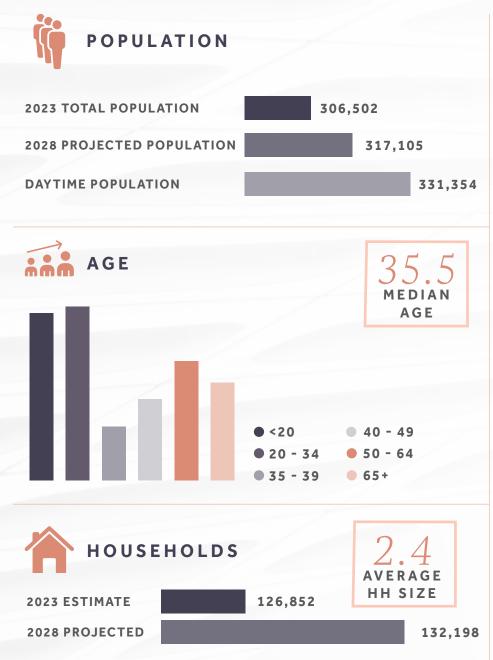
- REGIONAL DRIVE TIMES
- LOCAL DEMOGRAPHICS
- NEARBY DEVELOPMENTS
- LOCAL AREA MAP

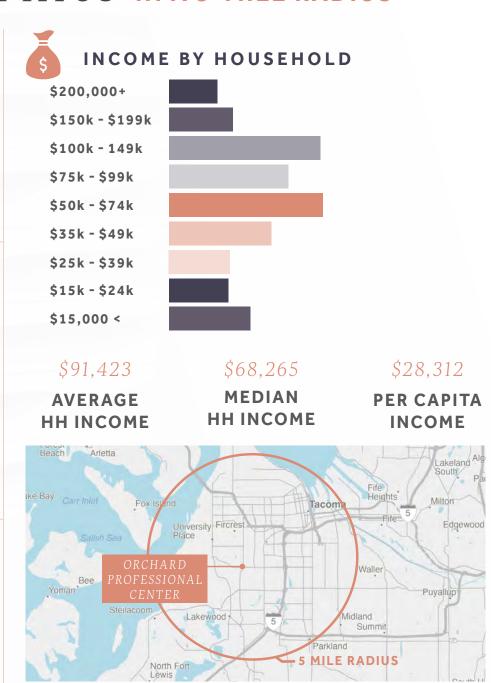
#### REGIONAL MARKET DRIVERS & DRIVE TIMES



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#### LOCAL DEMOGRAPHICS IN A 5-MILE RADIUS





#### NEARBY DEVELOPMENTS





**LEGACY AT** UNIVERSITY PLACE

THE MEADOWLARK **APARTMENTS** 

**BRIDGE POINT** TACOMA 2MM











**BUILDING SIZE** 175,000 SF



**BUILDING SIZE** 38,000 SF









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