

# Tacoma Town Center

DEVELOPMENT SITE

Prime Transit-Oriented  
Development  
Opportunity Ideally  
Located in  
Downtown Tacoma

WR ZONING • TOTAL 221,720 SF SITE

506 S 21st St; 2120-2142 Fawcett Ave; 2112 Jefferson Ave;  
2105 & 2117 Tacoma Ave S, Tacoma, WA

**CBRE**



PARCELS AVAILABLE  
INDIVIDUALLY

**Downtown Tacoma**

200+ Eateries/Bars/Shops • Walkable



UNIVERSITY of WASHINGTON

**Tacoma Campus**

5,000+ Students

**SITE**

Tacoma Ave S

EXCLUSIVELY LISTED BY THE **CBRE PNW MULTIFAMILY TEAM**

## THE OFFERING

# Prime Transit-Oriented Development Opportunity Ideally Located in Downtown Tacoma

CBRE is pleased to offer the opportunity to acquire the Tacoma Town Center Development Site (“the Property”), a unique 5.09-acre development site located in Downtown Tacoma, WA. Adjacent to the University of Washington Tacoma campus, the Property offers access to over 5,300 students and staff. Walking distance to Downtown Tacoma, the Property benefits from its proximity to a growing list of excellent restaurants, breweries, bars and shopping options. An eight-minute walk from the Tacoma’s Link Light Rail, the Tacoma Town Center Development site offers connectivity to the Stadium District, Hilltop, Downtown Tacoma and the Tacoma Dome. From the Tacoma Dome, commuters can connect to Seattle via the Sounder Heavy Rail or numerous other locations via bus.

The Property’s convenient location offers easy access to the region’s largest employment centers as well as some of the region’s best outdoor amenities including Wright Park, Point Ruston, and Point Defiance Park, Zoo & Aquarium. With a limited forward development pipeline, an improving demographic base, strong employment and historically tight submarket vacancy, the developer of the Tacoma Town Center Development is poised to benefit from continued outsized rent growth.

# Tacoma Town Center

## DEVELOPMENT SITE

### SITE DETAIL

**Addresses** 506 S 21st St  
2120-2142 Fawcett Ave  
2112 Jefferson Ave  
2105 & 2117 Tacoma Ave S  
Tacoma, WA

**Submarket** Downtown Tacoma

**Pierce County Parcels** 2021110132, 2021110133, 2021100144,  
2021100143, 2021090112

**Total Site Size** 221,720 SF | 5.09 AC

**Zoning** Warehouse Residential (WR)

**MFTE Eligible** Yes, City of Tacoma 8-, 12-  
and 20- Year Programs

**HUD QCT Eligible** Yes

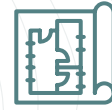
**Opportunity Zone Eligible** Yes

**Parcels Available Individually** Yes





# Investment Highlights



**Rare site of scale** that can be purchased in its entirety or subdivided



**Transit-oriented location** with nearby access to Tacoma Link Light Rail with stops in the Stadium District, Hilltop, Downtown Tacoma & the Tacoma Dome



**Eligible for City of Tacoma's MFTE program** (-8, -12 or -20 year options)



**Situated in a HUD Qualified Census Tract (QCT)**



**Located in a Qualified Opportunity Zone (QOZ)**



Four blocks from I-705 / I-5 on-ramp



**Adjacent to University of Washington Tacoma Campus** with over 5,300 students and staff



**Proximity to major employers, education and employment centers:** Boeing, Blue Origin, Amazon Distribution, Kent Valley, Joint Base Lewis-McChord, St. Joseph Medical Center, Seattle, Bellevue & Olympia



**Strong projected rent growth** averaging more than 5% over the next three years



**2.5x as expensive to own vs. rent in Tacoma** (\$2,098 avg. new construction rent versus \$5,251 mortgage payment in Tacoma)



Downtown Tacoma



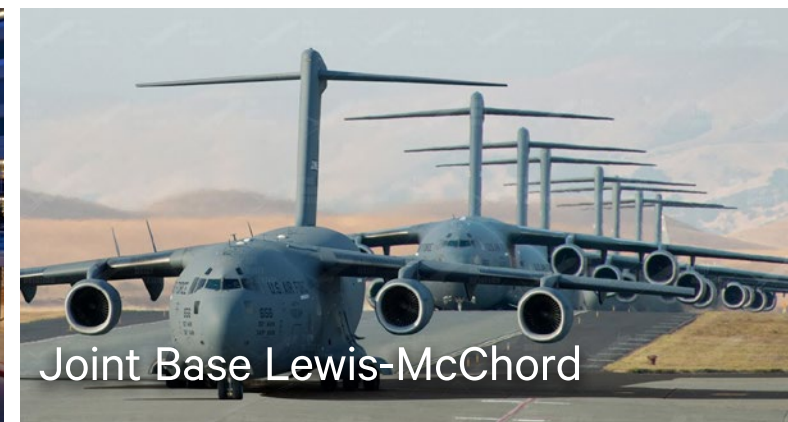
UW Tacoma



Boeing



MultiCare Tacoma General Hospital



Joint Base Lewis-McChord



**Redmond**  
90,000 Jobs • 45-Min

**World HQ**  
Microsoft

**Bellevue**  
149,000 Jobs • 40-Min

amazon SAP Concur  
Meta T-Mobile  
Expedia OVERLAKE

**Renton**  
62,000 Jobs • 28-Min

PACCAR BOEING

**Kent Valley / Sumner**  
252,000 Jobs • 24-Min

OBERTO OMAX Sysco  
HEXCEL MIKRON EXOTIC METALS FORMING

Google

48,000+ Students

W  
UNIVERSITY of WASHINGTON

90

5

405

BLUE ORIGIN

167

BOEING

amazon  
Fulfillment Center

BOEING

SAFeway  
Distribution Center

COSTCO  
Distribution Center

Starbucks

amazon  
Fulfillment Center

Distribution Center

5

167

SEA Seattle-Tacoma International Airport  
24,000+ Jobs • 22-Min

**Seattle**  
620,000+ Jobs • 35-Min

amazon 50,000 Jobs World HQ  
f5 NORDSTROM Zillow Apple  
Starbucks REDFIN Port of Seattle Expedia  
DocuSign Meta Microsoft BILL & MELINDA GATES foundation

**Tacoma**  
40,000+ Jobs

Port of Tacoma UNIVERSITY of WASHINGTON TACOMA

**Tacoma Town Center**  
DEVELOPMENT SITE

MultiCare

JOHN BASE LEWIS-MCHORD  
45,000+ Active Duty Jobs

45,000+ Active Duty Jobs

# Dynamic South Sound Location

PROXIMATE TO MAJOR EMPLOYERS IN SEATTLE, RENTON AND KENT VALLEY

# Tacoma Town Center

## DEVELOPMENT SITE

PNW MULTIFAMILY INVESTMENT SALES

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For more information, visit the website below:

[www.CBRE-TacomaTownCenter.com](http://www.CBRE-TacomaTownCenter.com)

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