


FOR SALE

# 14423 PACIFIC AVE S

TACOMA, WA 98444





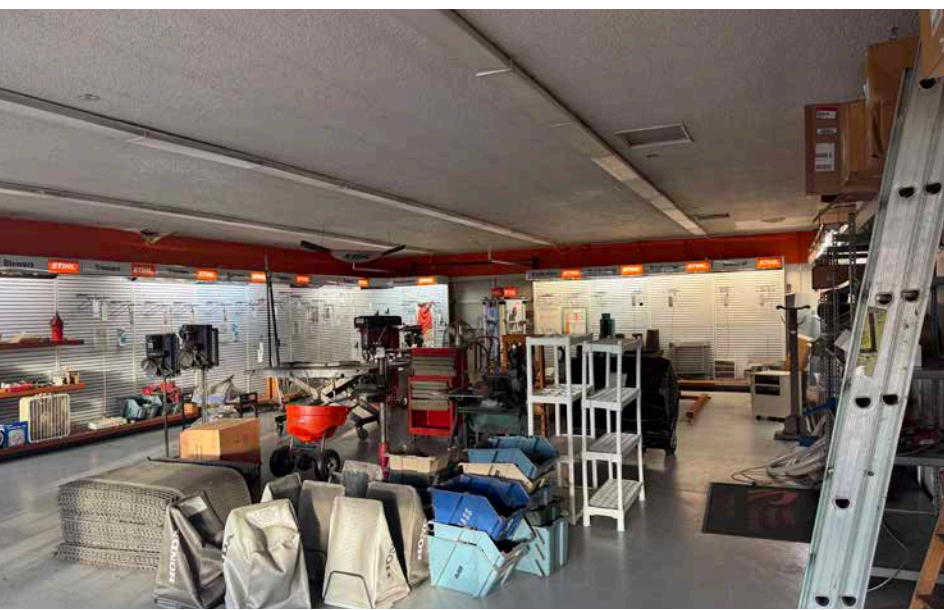
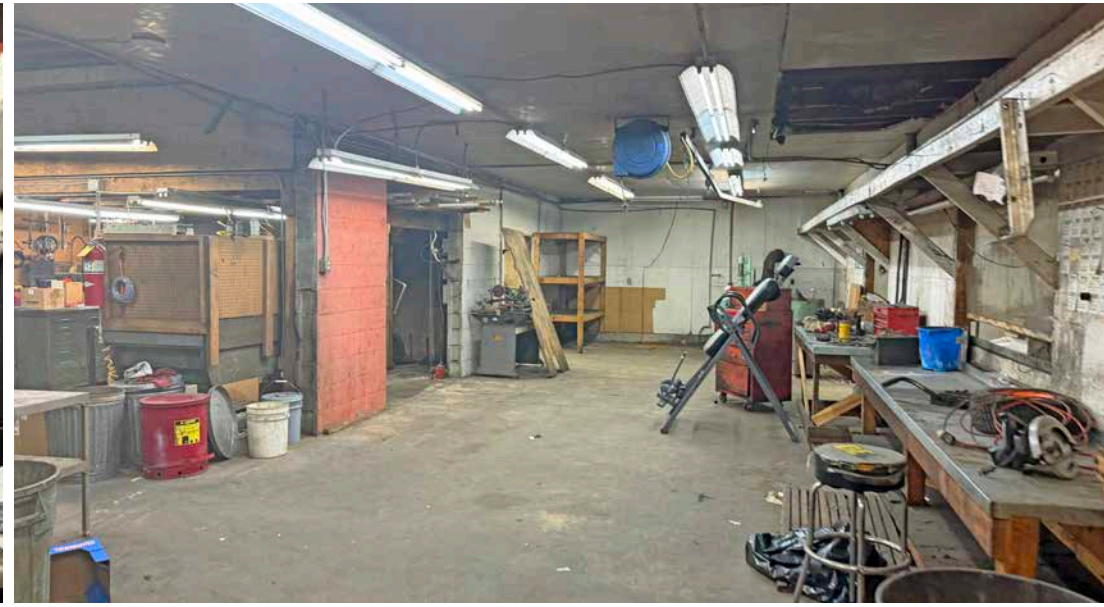
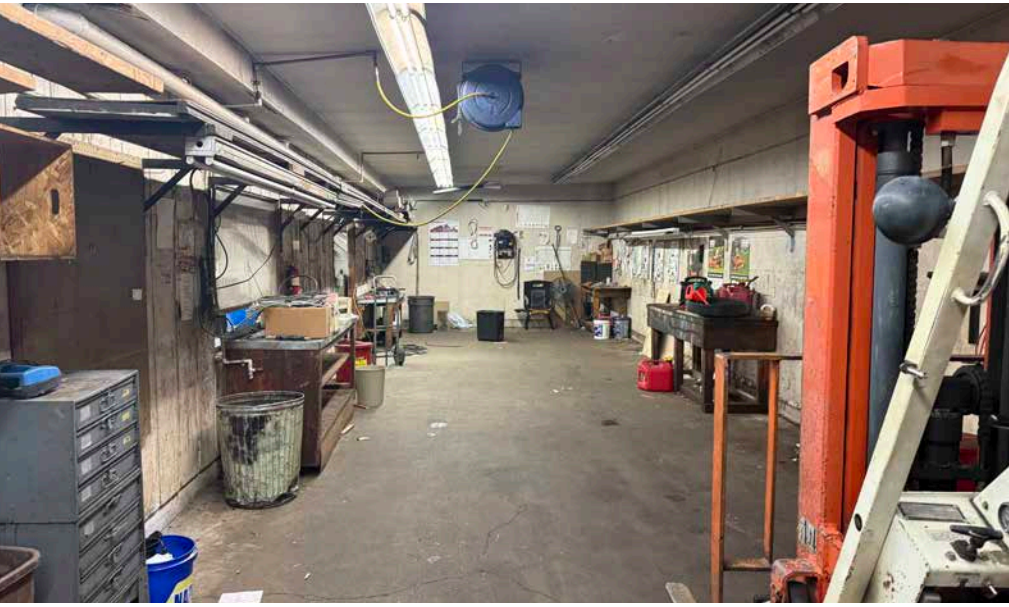
 **33,892+ VEHICLES**  
Average Daily Traffic

**SUBJECT  
PROPERTY**

PACIFIC AVE S

|                         |   |
|-------------------------|---|
| PROPERTY TYPE           | Commercial Retail   |
| TAX PARCEL              | 0319212003  |
| LAND AREA               | 0.63 AC (27,621 SF)   |
| RETAIL BUILDING SF      | 6,875 SF  |
| RESIDENTIAL BUILDING SF | 1,250 SF  |
| GARAGE                  | 720 SF  |
| YEAR BUILT              | 1952  |
| PARKING RATIO           | 1.16/1,000 SF   |
| PARKING SPACES          | 8 surface spaces  |
| LOADING                 | 2 drive-in on retail building; 1 drive-in on garage building  |
| SIGNAGE                 | Branded awing signage in place  |
| ZONING                  | Town Center (TCTR)  |
| ZONING USES             | This zone classification allows for a mix of high-density, multi-family residential, local retail, grocery, restaurants, office, civic uses, and other amenities and services in order to create a compact community with high-density housing within walking distance of goods, services, and amenities. The Towne Center should provide a sense of place within the community, conveniently accessible by multiple modes of transportation. |
| SALE PRICE              | \$1,100,000   |





# DEMOGRAPHICS

## POPULATION

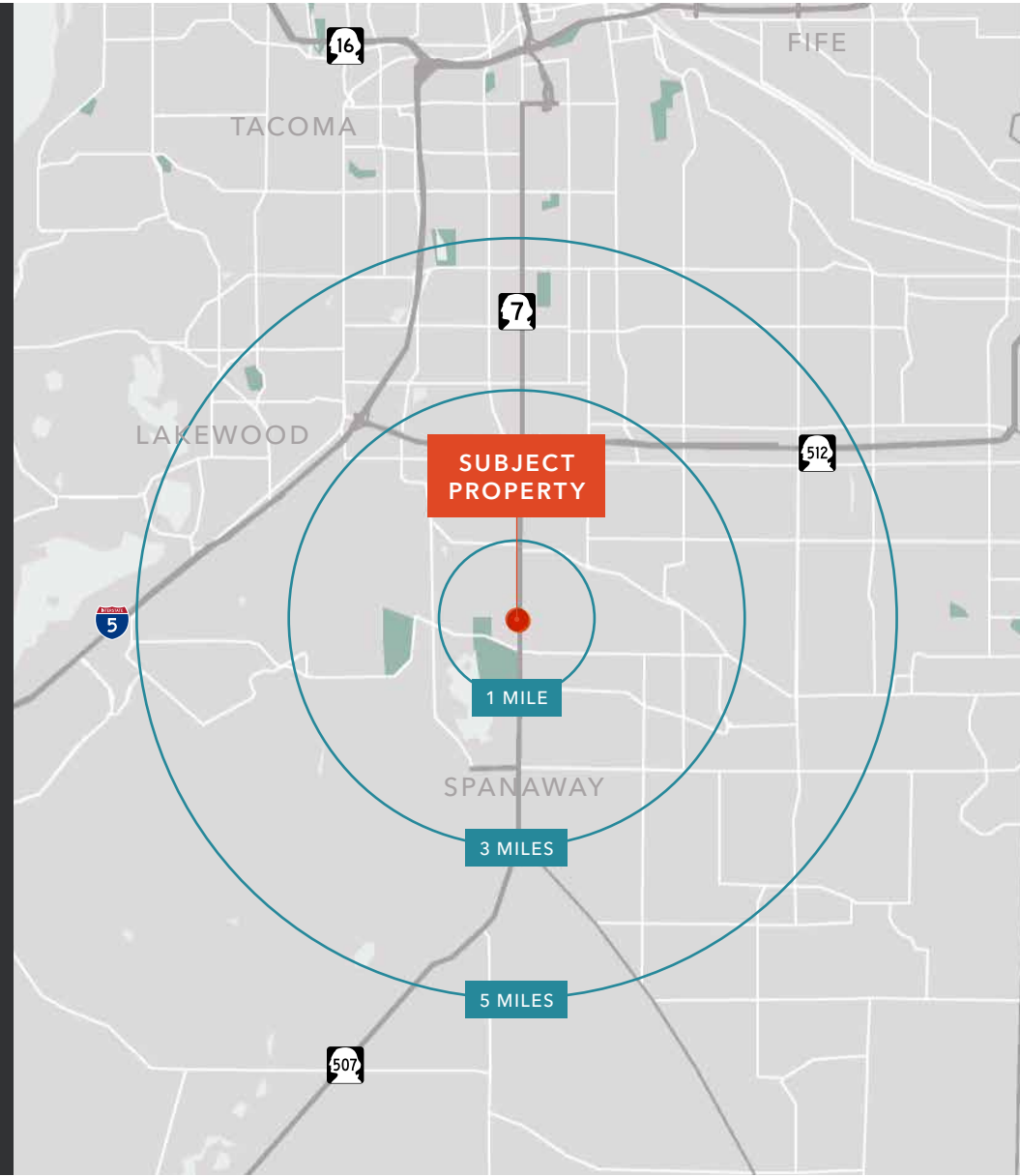
|                | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| 2010 CENSUS    | 8,470  | 71,831  | 178,753 |
| 2020 CENSUS    | 7,864  | 63,475  | 153,466 |
| 2025 ESTIMATED | 8,826  | 70,438  | 178,949 |
| 2030 PROJECTED | 9,001  | 70,575  | 179,812 |

## MEDIAN AGE & GENDER

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 37.6   | 34.6    | 34.3    |
| % FEMALE   | 50.1%  | 49.6%   | 49.8%   |
| % MALE     | 49.9%  | 50.4%   | 50.2%   |

## HOUSEHOLD INCOME

|                        | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------------|-----------|-----------|-----------|
| 2025 MEDIAN            | \$97,356  | \$89,093  | \$87,696  |
| 2030 MEDIAN PROJECTED  | \$97,943  | \$89,321  | \$87,766  |
| 2025 AVERAGE           | \$111,920 | \$108,917 | \$111,030 |
| 2030 AVERAGE PROJECTED | \$112,680 | \$109,294 | \$111,303 |







*Exclusively listed by*

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