

FOR SALE

# INCOME PRODUCING PROPERTY

6706 24TH ST W & 6711 REGENTS BLVD  
TACOMA, WA



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Mathews



AVAILABLE FOR SALE

## *2 Fully Leased Office Buildings*

Prime intersection, with signal

Abundant parking

Excellent frontage

Multiple curb cuts

Well maintained property

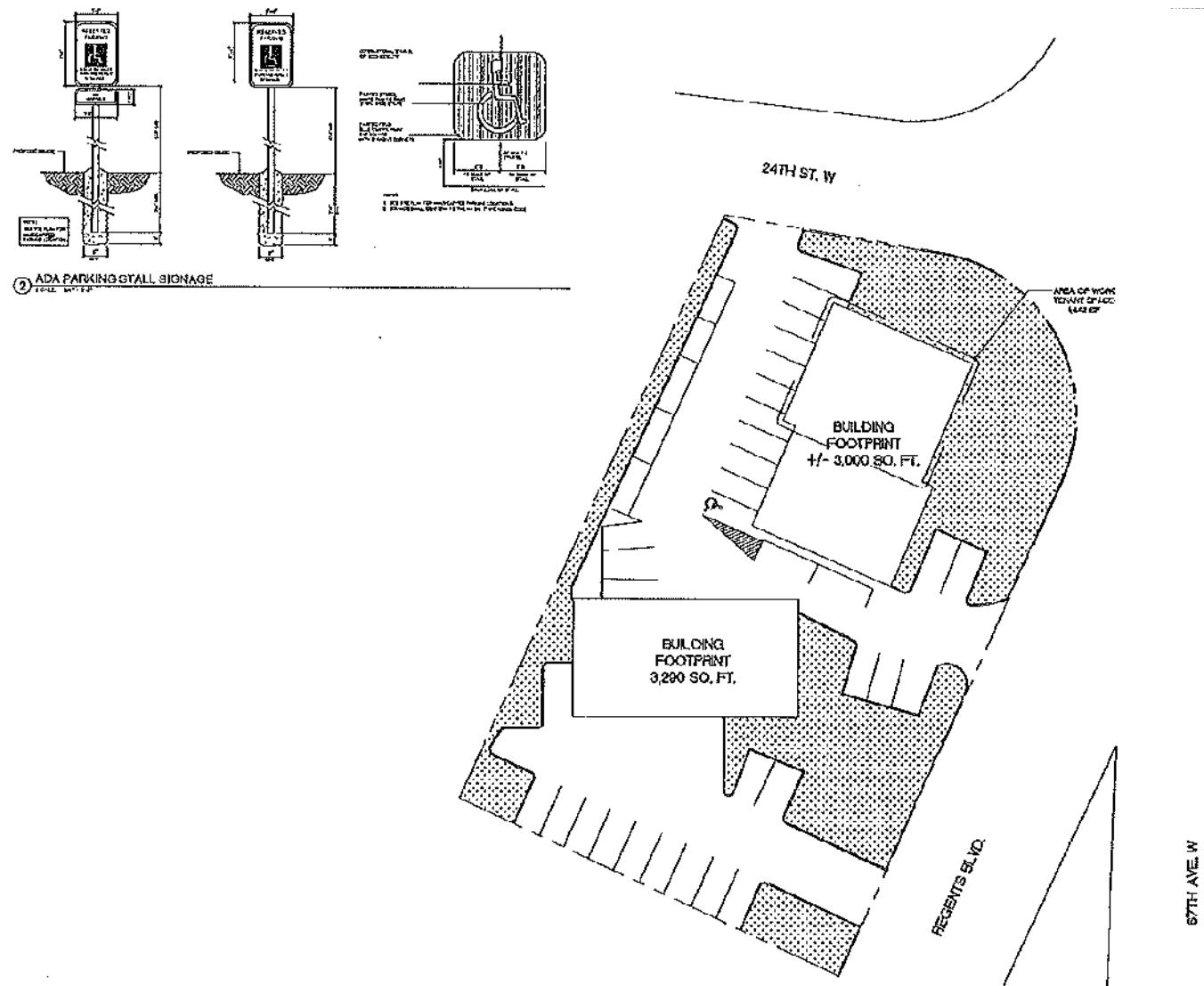
### PROPERTY CHARACTERISTICS

	Bldg 6706	Bldg 6711
LAND SIZE	15,716 SF	17,071 SF
BUILDING SIZE	3,364 SF	2,880 SF
CONDITION	Very good	

*\$1.995M*  
SALE PRICE

KIDDER MATHEWS

## SITE PLAN



# VALUATION SUMMARY

## ACTUAL RENTAL INCOME (BUILDING 6706 & 6711 COMBINED)

Tenant	Suite	Annual Rent	Monthly Rent	Lease Expiration
6711-B	BMBH	\$17,736.00	\$1,478.00	5/31/2031
6711 - A	BCR	\$33,000.00	\$2,750.00	10/31/2026
6706 - B	Grimmett	\$33,078.96	\$2,756.58	5/31/2028
6706 - A	Beauty Bar	\$30,000.00	\$2,500.00	3/31/2027
<b>Total Rent</b>		<b>\$113,814.96</b>	<b>\$9,484.58</b>	

## Vacancy & Credit Loss Rate

Less Vacancy	5%	\$5,690.75
Less Reserves	2%	\$2,276.30
Less Management	0%	\$0.00
<b>Total</b>		<b>\$7,967.05</b>
<b>Effective Gross Income</b>		<b>\$105,847.91</b>

## NET OPERATING INCOME

Approximate Net Operating Income \$105,847.91

Cap Rate: 5.25%	Est. Value: \$2,016,150.72	Per SF Value: \$322.89 PSF
Cap Rate: 5.50%	Est. Value: \$1,924,507.51	Per SF Value: \$308.22 PSF
Cap Rate: 5.75%	Est. Value: \$1,840,833.27	Per SF Value: \$294.82 PSF



## DEMOGRAPHICS

### POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	13,044	49,111	94,942
2020 CENSUS	14,431	54,169	106,130
2025 ESTIMATED	14,770	55,297	105,926
2030 PROJECTED	15,397	55,861	106,213

### MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	38.4	39.2	38.2
% FEMALE	51.6%	51.7%	50.7%
% MALE	48.4%	48.3%	49.3%

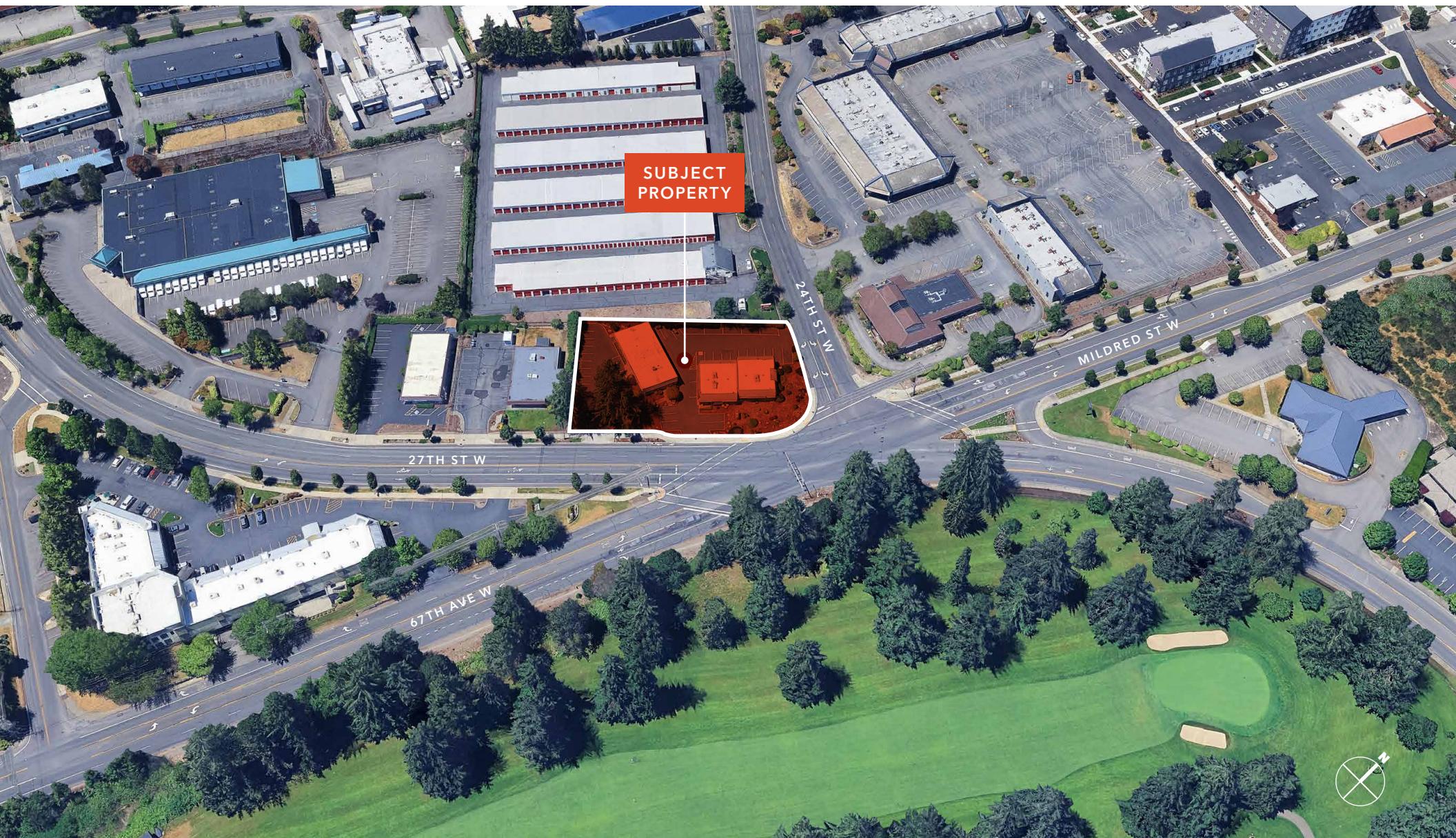
### HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$83,771	\$92,236	\$92,921
2030 MEDIAN PROJECTED	\$83,326	\$91,826	\$92,477
2025 AVERAGE	\$118,054	\$129,376	\$126,251
2030 AVERAGE PROJECTED	\$116,586	\$127,765	\$124,792

Data Source: ©2025, Sites USA



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*For more information on  
this property, please contact*

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