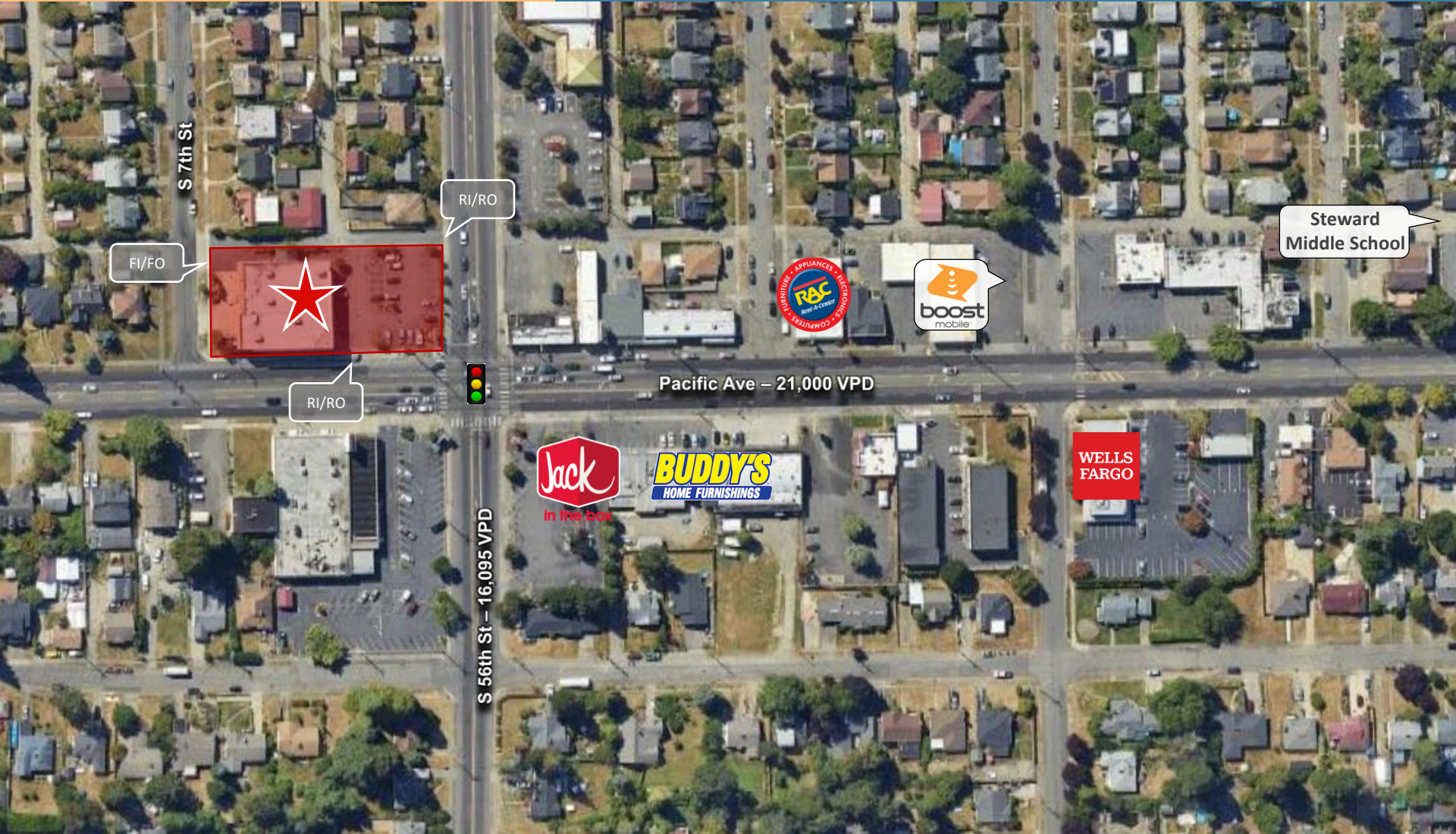


1st Floor | ± 15,000 SF

5602 Pacific Avenue



Property Overview

Size. ± 15,000 SF (1st floor)

Convenient Location. Infill suburban location. Dominated by single-family homes. A variety of commercial property types, including retail, office, and apartments. Other retails in the area include O'Reilly, Jack in the Box, and Rent a Center.

Opportunity. Sublease thru 9/30/2030, with excellent visibility + access

Intersection. Pacific Avenue and S 56th Street.

Zoning. General Community Commercial District C-2 – [USE REGULATION.](#)

Access. Pacific Avenue: RI/RO

S 56th Street: RI/RO

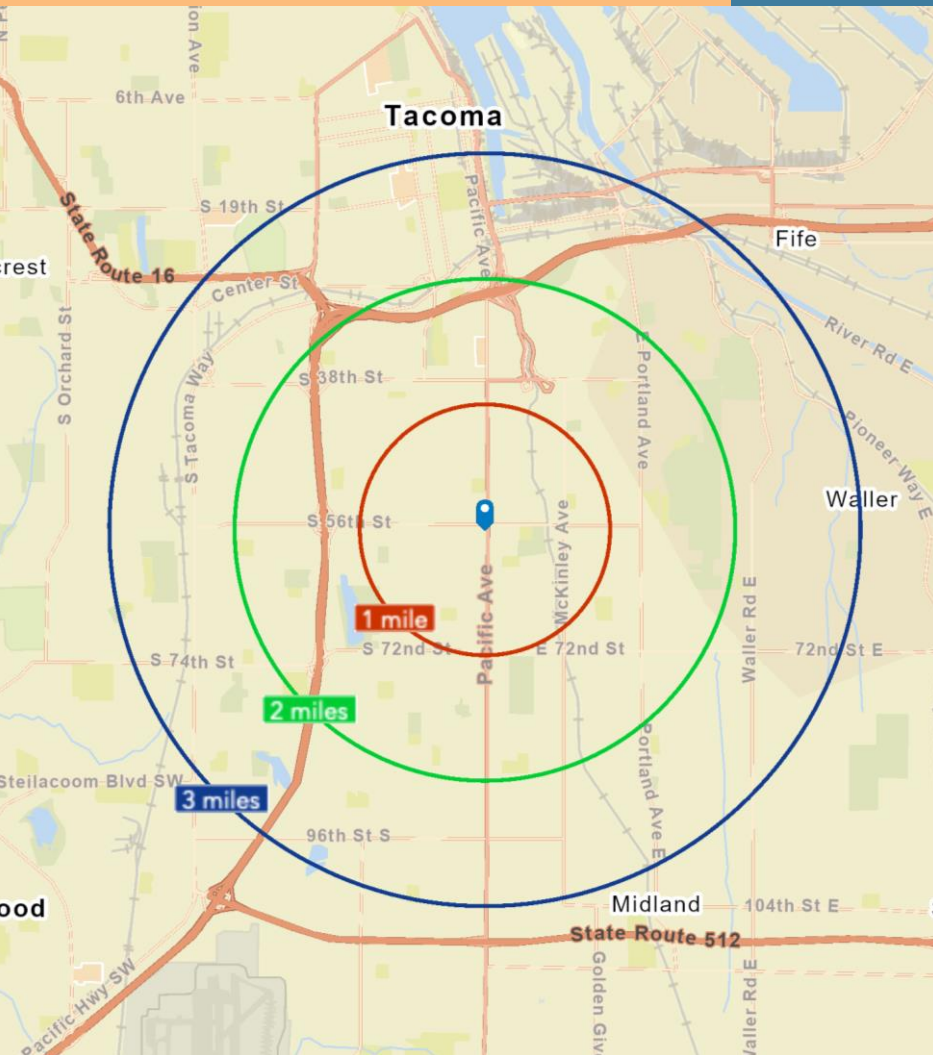
S 7th Street: FI/FO

Restricted Uses. Retail pharmacy + [USE RESTRICTIONS.](#)

Signage. Dedicated pylon with electronics + building.

Drive-thru. Single.

Parking. 34 spaces.





Tacoma, WA

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www.menchrecapital.com

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SUB-LEASE TERMS

SUGGESTED RENT*

\$240,000/year ($\pm$ \$16.00/SF)

(inclusive of RET ONLY. R&M, insurance, utilities subtenant responsibility)

CO-TERMINUS

6 years; maximum term 09/30/2030

DELIVERY

"As-Is"

OFFERS EVALUATED AS RECEIVED

**Final pricing + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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