

4916 CENTER ST

Tacoma, WA 98409

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Prime West End Location along high-traffic Center St with excellent visibility and direct access to Hwy-16.
- Established Multi-Tenant Retail Center serving a dense residential and commuter trade area.
- Strong Traffic Counts and consistent customer flow driven by major arterials and surrounding commercial synergy.
- Diverse Tenant Mix suitable for retail, service, food, and professional office, offering long-term leasing flexibility.
- Stable Income Stream with opportunity to increase rents to market and improve tenant mix.
- Ample Surface Parking with easy ingress/egress supporting high customer capture rate.
- Hard-to-Find Tacoma Retail Asset in a tight market with strong demographics and long-term growth projections.

OFFERING SUMMARY

Sale Price:	\$9,000,000
Number of Units:	15
Lot Size:	82,142 SF
Building Size:	20,810 SF
NOI:	\$555,306.60
Cap Rate:	6.17%

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	1,359	4,813	24,359
Total Population	3,367	11,539	57,658
Average HH Income	\$91,251	\$95,536	\$103,676

Tia Yeo

tia@realestate-tia.com
WA #25008859



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ADDITIONAL PHOTOS



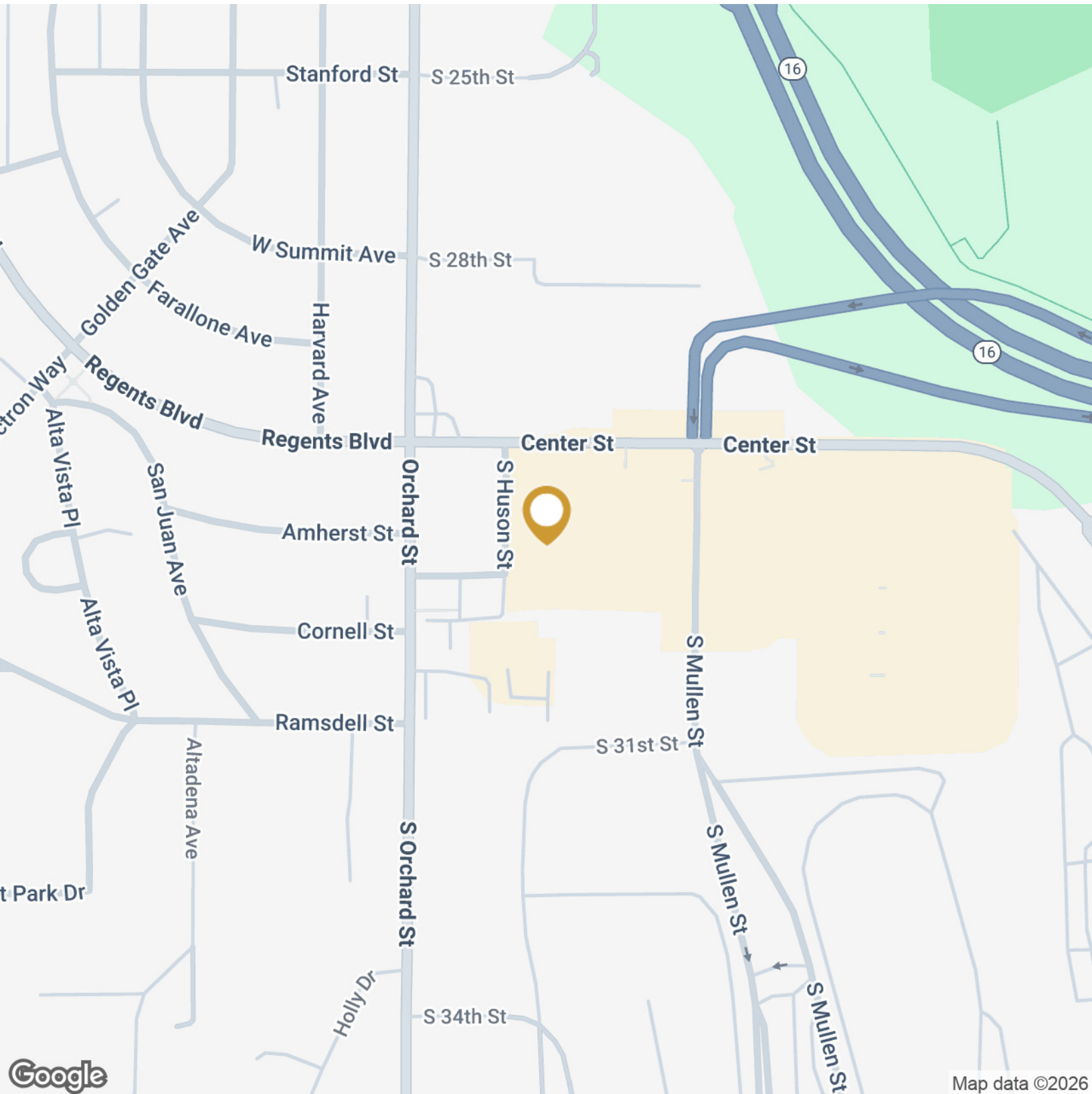
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LOCATION MAP



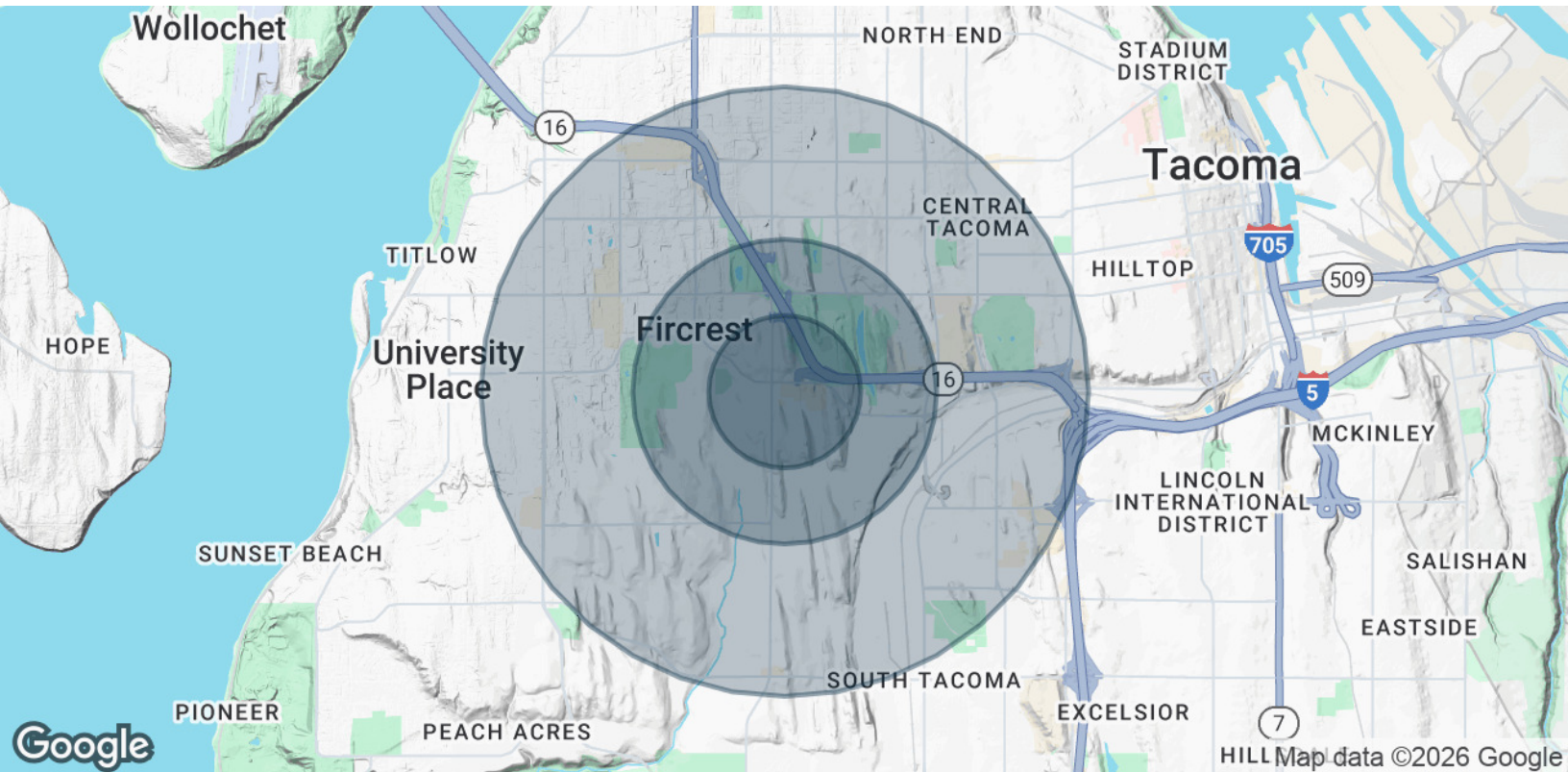
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	3,367	11,539	57,658
Average Age	38	40	40
Average Age (Male)	36	38	38
Average Age (Female)	39	41	41
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	1,359	4,813	24,359
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$91,251	\$95,536	\$103,676
Average House Value	\$352,545	\$450,223	\$530,710

Demographics data derived from AlphaMap

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