

# FOR SALE

3710 Grandview Street  
Gig Harbor, WA 98335



## GRANDVIEW STREET OFFICE

Jamie Firth | Lisa Tallman

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com



# FOR SALE

▶ 1,920 SF + 960 SF FINISHED BASEMENT

PRICE: \$1,200,000

- Built – 1992, adjusted in 2000
- 0.257 Acre lot (11,209 SF)
- Located in the City of Gig Harbor
- *Please do not disturb tenant*
- Monument signage on Grandview St
- Great access to downtown Gig Harbor & Highway 16.
- Great investment or future owner/user opportunity!



SPACE OCCUPIED  
BY TENANT

TERMINATION DATE: 2027

## Financial Analysis - Actual 2024

Income	Annual
Rent	\$52,452
NNN Reimbursement	\$10,162.82
<b>Total Income:</b>	<b>\$62,614.82</b>
Expenses	
Repairs, Maintenance, Insurance, Cam & Taxes	
<b>Total Expenses:</b>	<b>\$10,162.82</b>
<b>NOI :</b>	<b>\$52,452</b>





Regis - 2025

## DEMOGRAPHICS

### POPULATION

Mile 1	Mile 3	Mile 5
6,493	28,070	66,749

### AVERAGE HH INCOME

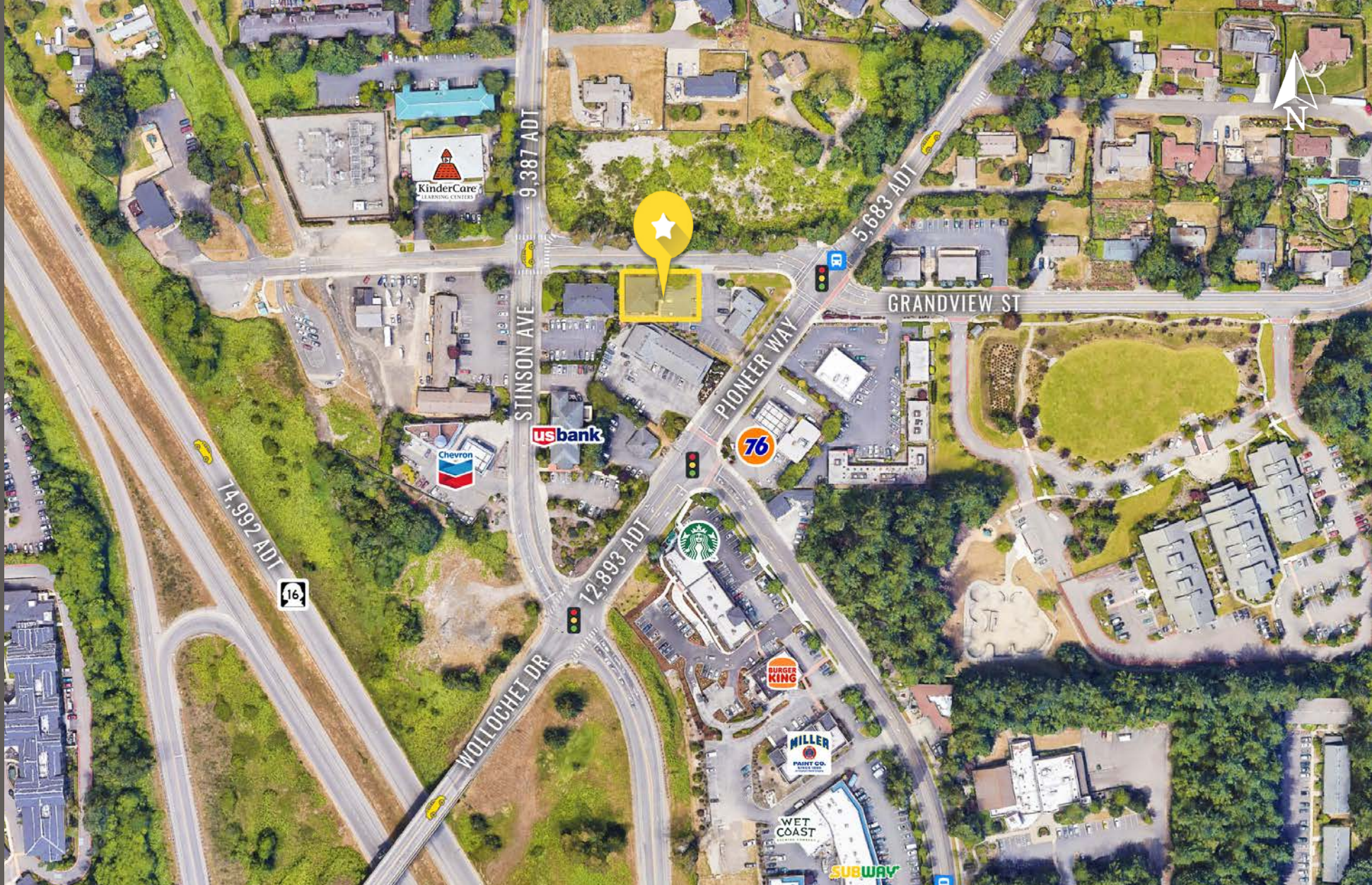
Mile 1	Mile 3	Mile 5
\$161,387	\$184,562	\$180,615

### DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
6,319	21,781	42,610



# LOCATION DETAILS



Downtown Gig Harbor  
Retail & Dining Nearby



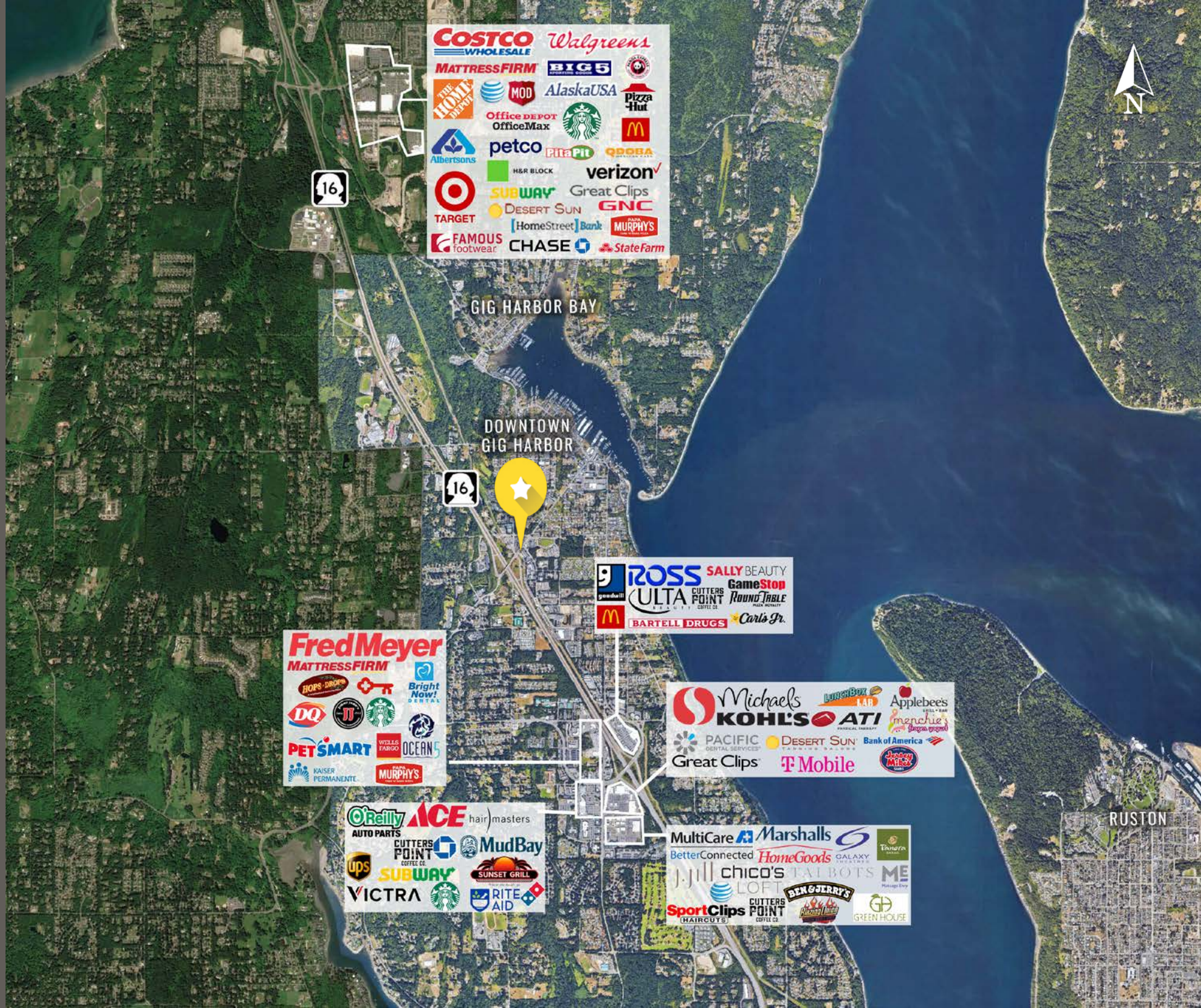
Moments from  
Freeway Access



Bus Route 100 Service from  
Gig Harbor to Tacoma



# LOCATION AERIAL



**COSTCO WHOLESALE** **Walgreens**  
**MATTRESS FIRM** **BIG 5**  
**THE HOME DEPOT** **MOD** **AlaskaUSA** **Pizza Hut**  
**Office DEPOT** **OfficeMax** **Starbucks** **McDonald's**  
**Albertsons** **petco** **Petco** **QDOBA**  
**H&R BLOCK** **verizon**  
**TARGET** **SUBWAY** **Great Clips**  
**DESERT SUN** **GNC**  
**FAMOUS Footwear** **CHASE** **State Farm**

GIG HARBOR BAY

DOWNTOWN  
GIG HARBOR

**Fred Meyer**  
**MATTRESS FIRM**  
**HOPS & DRINKS** **Bright Now! DENTAL**  
**DQ** **TI** **Starbucks**  
**PET SMART** **WILCO FARGO** **OCEAN 5**  
**KAISER PERMANENTE** **MURPHY'S**

**ROSS** **SALLY BEAUTY** **GameStop**  
**CUTTERS POINT** **ROUND TABLE**  
**McDonald's** **BARTELL DRUGS** **Carl's Jr.**

**Michaels** **KOHL'S** **ATI** **Applebee's**  
**PACIFIC DENTAL SERVICES** **DESERT SUN** **Bank of America**  
**Great Clips** **T Mobile** **Jason's Deli**

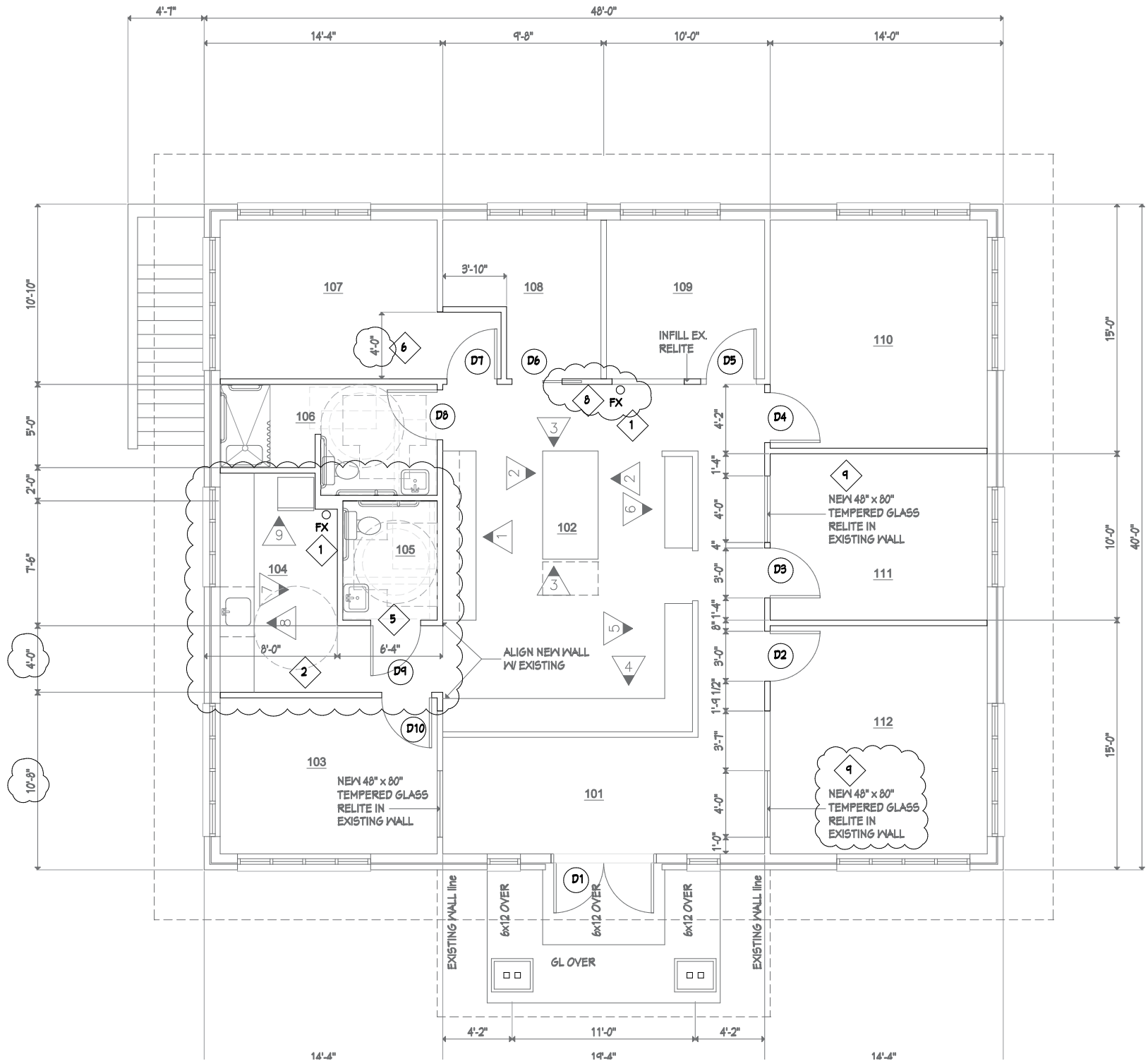
**O'Reilly** **ACE** **hair masters**  
**AUTO PARTS** **CUTTERS POINT** **MudBay**  
**UPS** **SUBWAY** **SUNSET GRILL**  
**VICTRA** **Starbucks** **RITE AID**

**MultiCare** **Marshalls** **HomeGoods** **Galaxy**  
**BetterConnected** **chico's** **TALBOTS** **ME**  
**LOFT** **Ben & Jerry's** **GREEN HOUSE**  
**Sport Clips** **CUTTERS POINT**

RUSTON



# FLOOR PLAN





TACOMA | KIRKLAND | PORTLAND | SEATTLE

# RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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