

# 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!



## 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>

# DEMOGRAPHICS



## DEMOGRAPHICS

### POPULATION

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

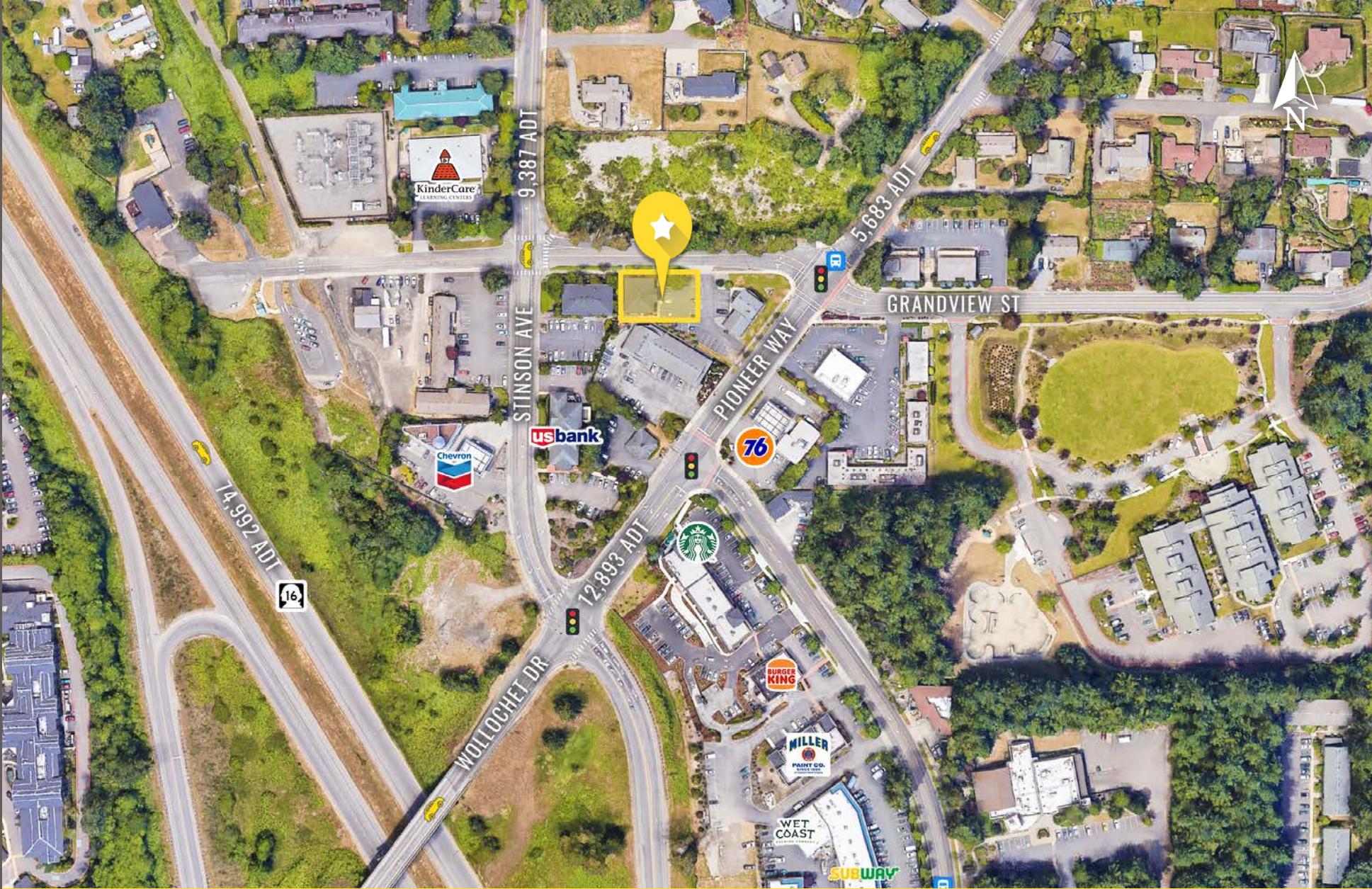
### AVERAGE HH INCOME

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

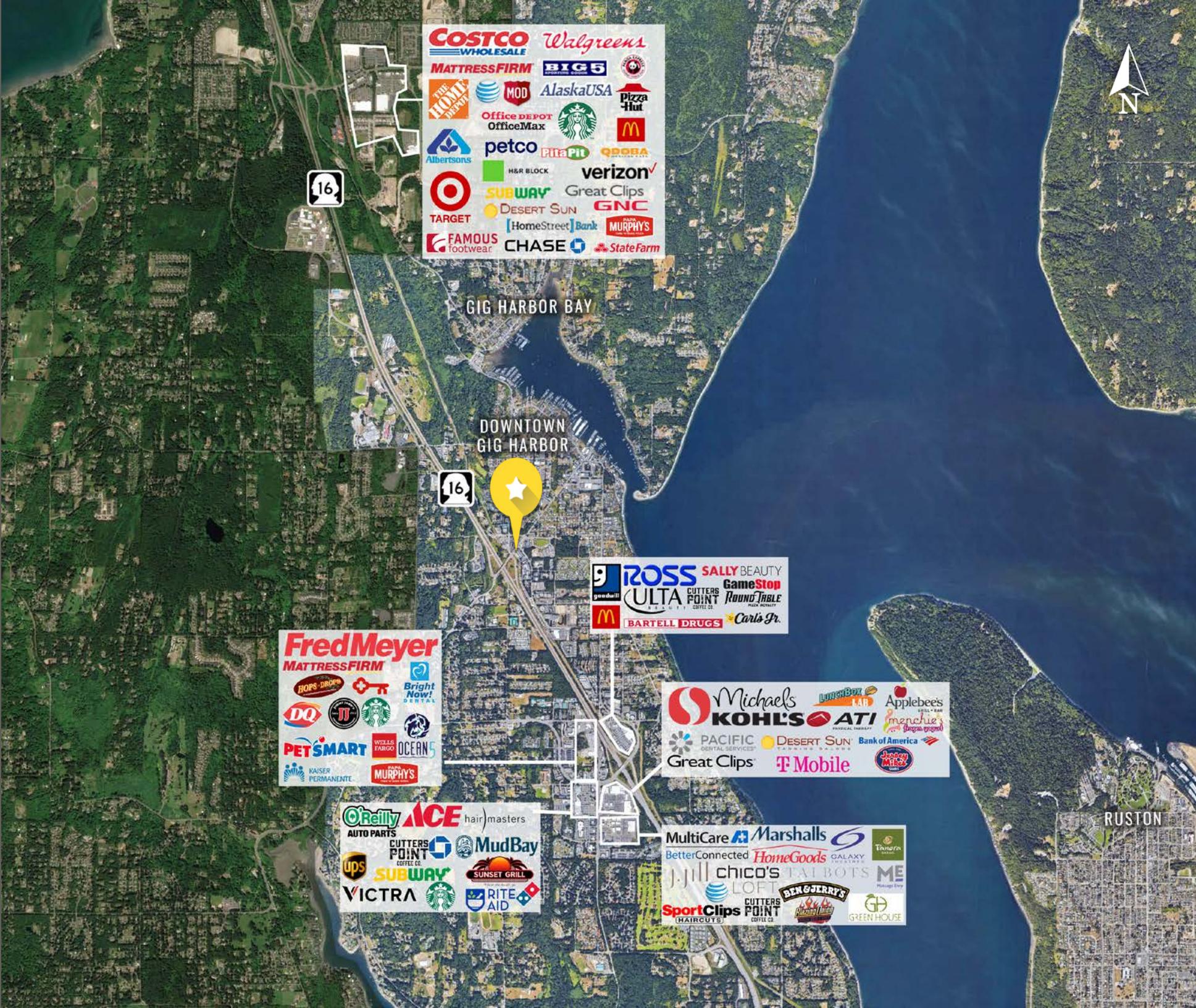


## Moments from Freeway Access

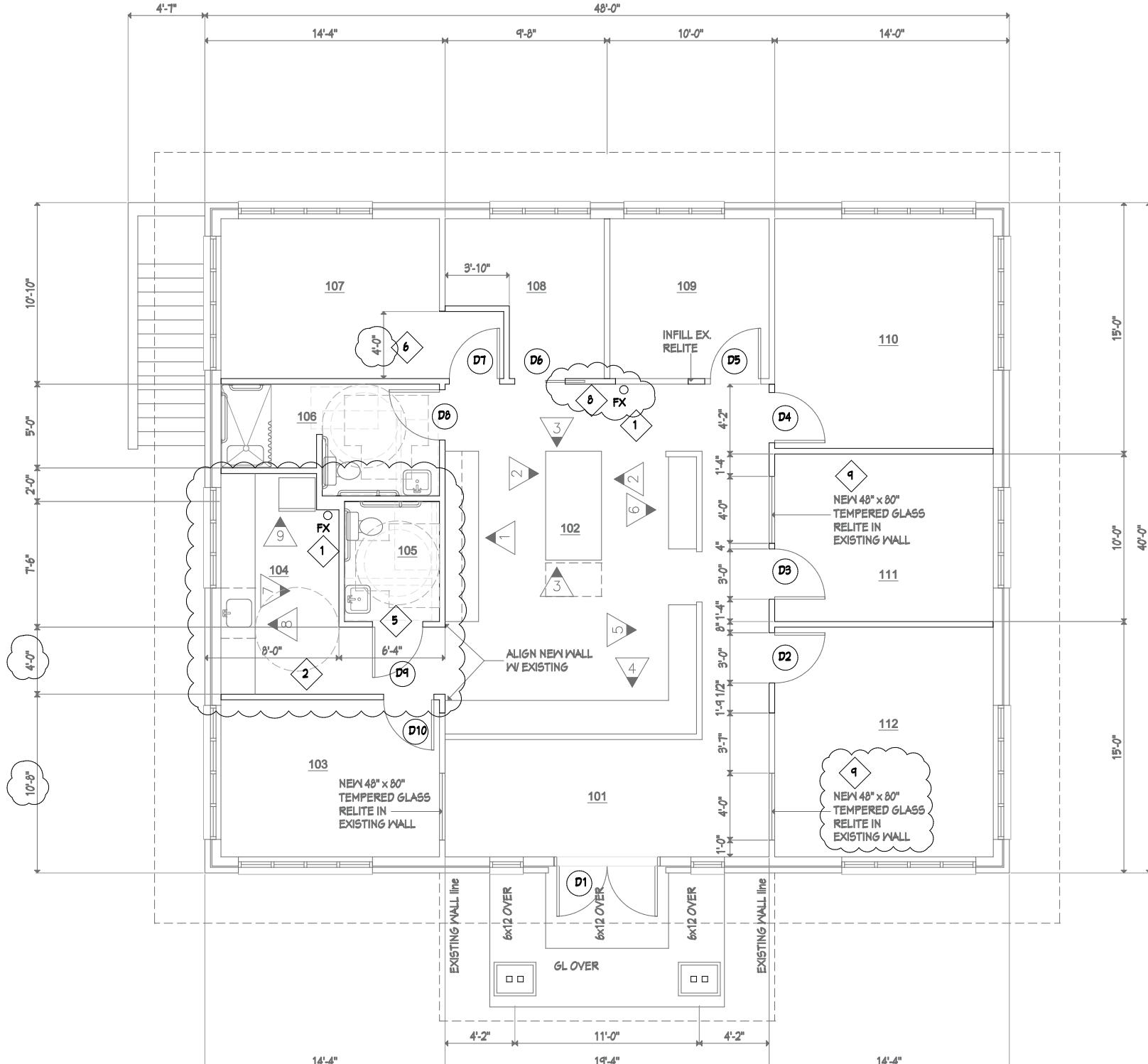


## Bus Route 100 Service from Gig Harbor to Tacoma

# LOCATION AERIAL



## FLOOR PLAN



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.



**FIRST  
WESTERN  
PROPERTIES**

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