

JOHNSON
COMMERCIAL



NOW OFFERED FOR SALE
Proctor Mixed-Use Redevelopment Site

2621 N. PROCTOR ST. | TACOMA, WA 98406



11120 Gravelly Lake Dr SW Ste 2
Lakewood, Washington 98499
johnson-commercial.com

Margot Johnson
margot@johnson-commercial.com
(253) 209-9998

Tim Johnson
timothy@johnson-commercial.com
(253) 209-9999



ABOUT THE PROPERTY

The Proctor neighborhood in Tacoma is a dense urban area known for its popular locales, such as as the Metropolitan Market, Olympia Coffee, the Blue Mouse Theater, and many other shops, businesses and restaurants that exude historic Tacoma charm.

This desirable property is located on the corner of Proctor and 27th and includes a 10,447 SF building, which has one vacancy, and a total of 21,000 SF of land. The vacant lot next door is included in the sale, giving this location enormous redevelopment potential. The zoning is Neighborhood Commercial Mixed-Use District (NCX) which allows a mix of residential, retail and commercial uses.

PARCEL 1

Tax ID	747501-2-240
Address	2621 N. Proctor St Tacoma, WA
Lot Size	14,900 SF
Buiding Size	10,447 SF

PARCEL 2

Tax ID	747501-2-180
Address	3810 N. 27th St. Tacoma, WA
Lot Size	6,100 SF

PROPERTY OVERVIEW

Parking	5 dedicated spaces
Zoning	Neighborhood Commercial Mixed-Use (NCX)
Total Land Area	21,000 SF
Price PSF	\$202.38/PSF
Current NOI	\$180,646

The information contained herein has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.



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DETAILED RENT ROLL

SUITE NO.	TENANT	SF	RATE	ANNUAL RENT	LEASE TYPE	LEASE COMM.	LEASE EXP.	TERM NOTES
3814	Curran Karate Studio	2,508	\$15.50	\$38,871	NNN	5/1/2018	5/1/2025	Lease extension under review
3820	Strategy 3	1,160	\$18.53	\$21,489	NNN	3/1/2020	2/28/2028	
2621-A	New Era Cleaners	2,785	\$25.98	\$72,358	NNN	1/1/2017	12/31/2028	One 5-year option to extend with increases based on CPI
2621-B	Tacoma Glassblowing Studio	3,994	\$12.00	\$47,928	NNN	2/1/2024	1/31/2027	25% increase in year 2, 20% increase in year 3
		10,447		\$180,646				

**All Leases have Development Clause*

EXPENSES

EXPENSE TYPE	ANNUAL COST	PSF	
Real Estate Tax	\$27,589.73	\$2.64	
Property Insurance	\$6,556.00	\$0.63	
Property Management	\$12,000.00	\$1.15	
Electricity	\$137.76	\$0.01	Tenants pay their own NNN. Landlord pays for one common area light
Garbage	\$911.86	\$0.09	
Water/Sewer	\$2,397.89	\$0.23	Water, sewer and surface water for both lots
Landscaping	\$4,800.00	\$0.46	\$600.00 per month during growing season
Repairs & Maintenance	\$15,000.00	\$1.44	
Total Annual Expenses	\$69,393.24	\$6.64	

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Property Photos



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DEMOGRAPHIC SUMMARY

2621 N Proctor St, Tacoma, Washington, 98407

Ring of 1 mile

KEY FACTS

17,119

Population



6,581

Households

39.5

Median Age

\$110,736

Median Disposable Income

EDUCATION

1.7%

No High School Diploma



11.6%

High School Graduate



23.4%

Some College/
Associate's Degree



63.3%

Bachelor's/Grad/
Prof Degree

INCOME



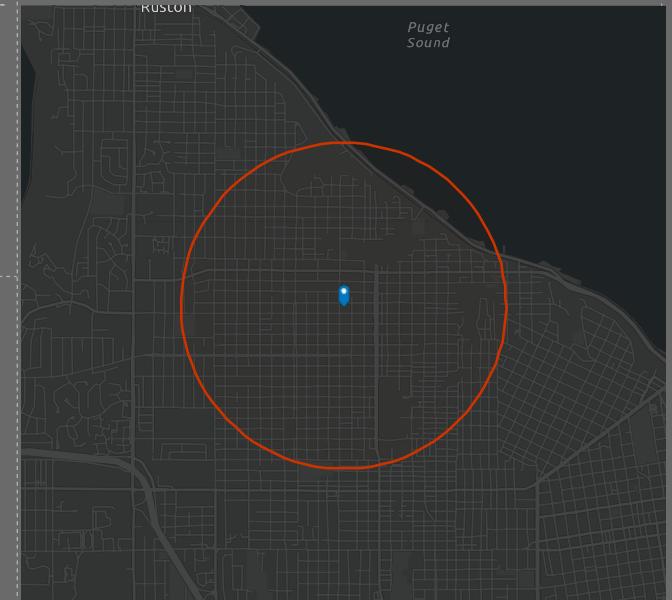
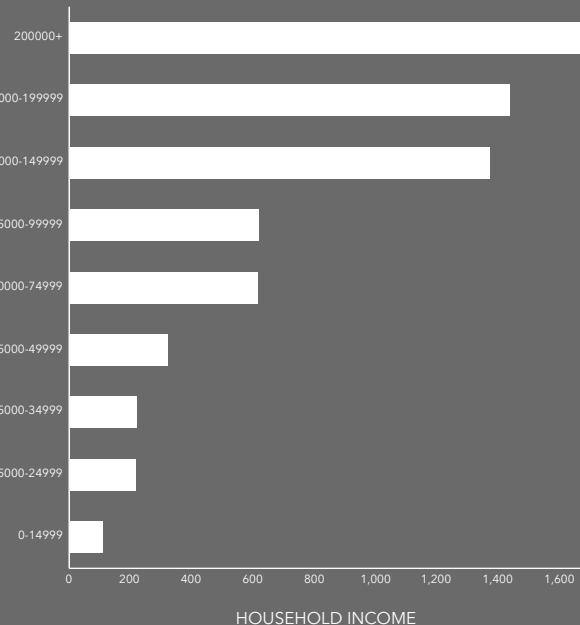
\$140,880
Median Household Income



\$67,931
Per Capita Income



\$657,493
Median Net Worth



EMPLOYMENT

White Collar 73.4%

Blue Collar 15.4%

Services 12.6%

2.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri



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Summary of Trade Area



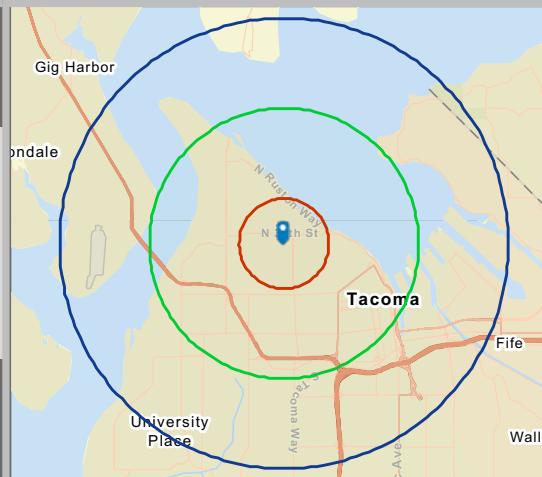
Trade Area Summary

A trade area summary refers to a geographical region or area within which businesses or retailers operate and target customers.

It's a critical concept in retail and business planning, as it helps organizations understand their market and customer base better.

RESGCO

Email: rvneri@resgco.com * WebSite: RESGCO.COM * Voice\Text: 216.539.0791



Demographics 1 mile

17,119 Population	39.5 Median Age
2.4 Average Household Size	\$140,880 Median Household Income

Average Household Income 1 mile

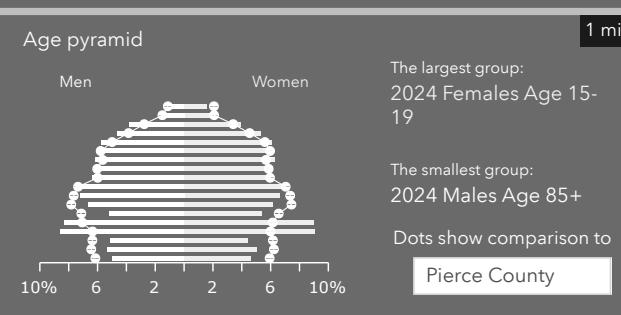
172,595 2022 Average Household Income	67,931 2022 Per Capita Income	124,036 2022 Average Disposable Income	39.5 2022 Median Age	2,363,742 2022 Average Net Worth
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Full Service Restaurant Sales 1 mile

 N/A Breakfast at Full Service Restaurants	 N/A Lunch at Full Service Restaurants	 N/A Dinner at Full Service Restaurants
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DAYTIME POPULATION 1 mile

 12,710 2022 Total Daytime Population	 5,160 2022 Daytime Pop: Workers	 7,550 2022 Daytime Pop: Residents
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Quick Service Restaurant Sales 1 mile

 N/A Breakfast at Fast Food Restaurants	 N/A Lunch at Fast Food Restaurants	 N/A Dinner at Fast Food Restaurants
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