

SUB-LEASE OPPORTUNITY

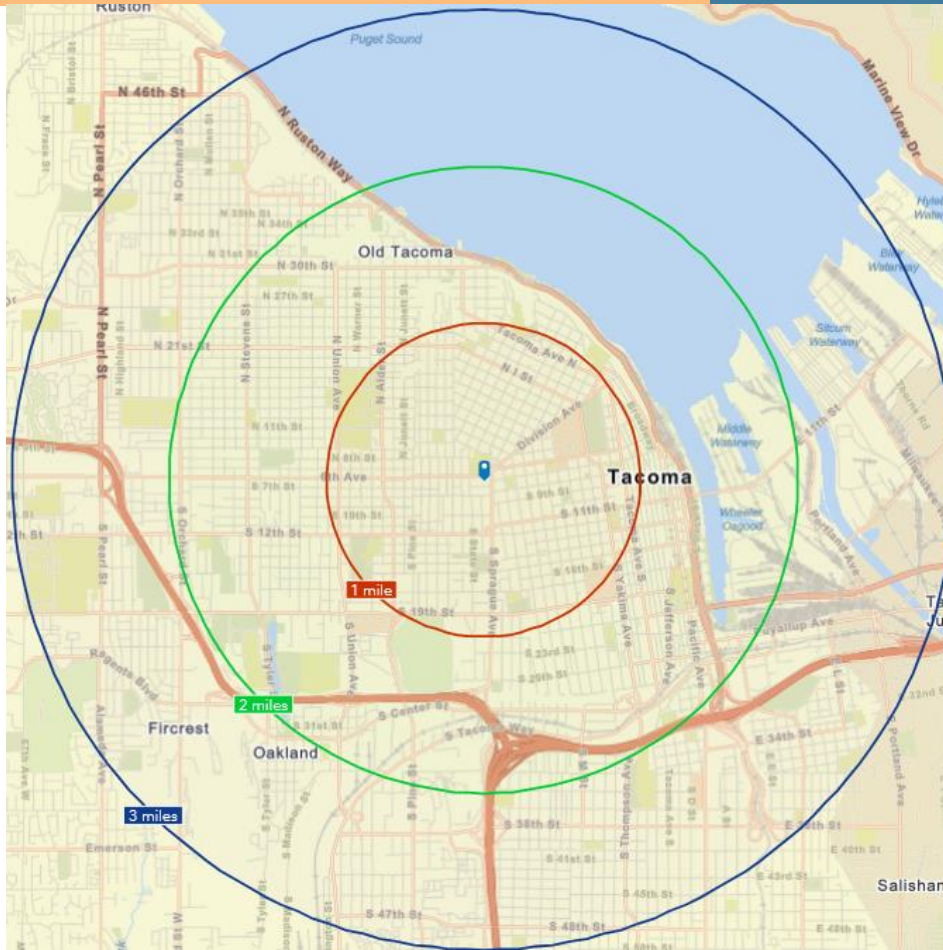
Tacoma, WA



1st Floor | ± 14,330 SF

2024 6th Avenue





Property Overview

Size ±0.544 acre; ± 14,330 SF (1st floor)

Free Standing Building with Drive-thru.

Centrally Located Located in the heart of Tacoma.

Neighboring tenants include Starbucks, KFC, Jack in the Box and many local shops

Opportunity Long-term sublease (9/30/2036), with excellent visibility + access

Major Intersection Nearby. ± 27,483 VPD at intersection

Zoning X

Frontage ±75' on Main Street

±75' on Summer Street

Access. 6th Avenue: FI+FO

S. Sprague Ave: RI/RO+FI/FO

Convenient Location Surrounded by residential housing

Restricted Uses. Retail pharmacy

Signage Dedicated Pylon with electronics + building signage

Parking. ±56 spaces

'22 Estimates	1.00 Mile	2.0 Mile	3.0 Mile
Population	29,622	61,834	109,651
Households	12,525	27,323	47,602
Avg. HH Inc.	\$71,946	\$80,031	\$75,161

SUBLEASE OPPORTUNITY



SUBLEASE OPPORTUNITY







SUBLEASE OPPORTUNITY



SUB-LEASE TERMS

SUGGESTED RENT*	\$186,500/year (\$13.00 PSF) <i>(inclusive of RET ONLY. R&M, insurance, utilities subtenant responsibility)</i>
CO-TERMINUS	12 years. Expires 9/30/2036
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

STEVE MENCH

503.444.9911 steve.mench@menchrecapital.com

THIS IS NOT AN OFFER: VOID WHERE PROHIBITED. NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, WITHDRAW WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR CLIENT AND/OR FIRM PRINCIPALS.

SUBLEASE OPPORTUNITY

