

SANDBERG ON THE AVE

1423 Pacific Ave
Tacoma, WA

FOR LEASE - \$24/SF + NNN

Ground Floor Retail Opportunity at New Multi-Family Redevelopment

SANDBERG ON THE AVE reimagines the historic 1907 Sandberg Building - once home to Schoenfeld's Furniture and, more recently, Davita - into a modern, amenity-rich residential community featuring 75 apartment homes ranging from 800 to 1,350 SF with onsite parking, ground-floor retail, fitness center and rooftop amenity space. There is a total of ±5,636 SF available in the Annex Building and ±5,331 SF available in the Tower Building.

This highly anticipated transformation of one of Tacoma's most iconic buildings is scheduled for completion around April, 2026.



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LOCATION HIGHLIGHTS

At the corner of the two I-705 exits into downtown Tacoma, and adjacent to the Tacoma Super Block development site, the building has adjacent parking, and highway entrance access just around the corner off of A Street, leading to both directions on I-5. Extensive transportation improvements help provide the perfect confluence for this major market hub.



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MARKET HIGHLIGHTS

The mix of residential, nearby offices, museums, transit, dining, shopping, university, and cultural institutions create an ideal destination environment, generating strong foot traffic and fostering a strong synergy for retail tenants.



Drive Directly adjacent to the I-705 entrance and 2 exits, and within 1/4 mile of bi-directional access to and from I-5.



Ride: 1-block from the Convention Center Light Rail Station; access from Sounder Light Rail via Tacoma Link Light Rail



Walk: WalkScore of 91. Nearby trails include the Prairie Line Trail into Tacoma's Brewery District, and the Thea Foss Esplanade along the Waterway.

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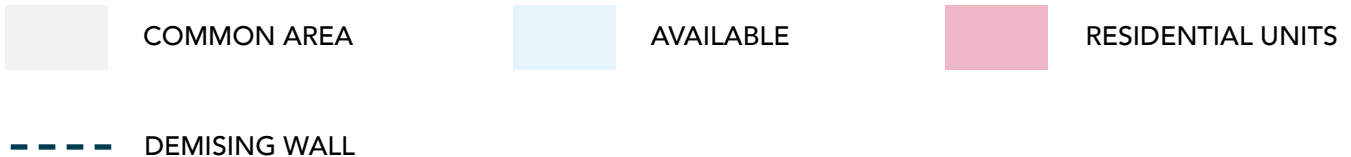
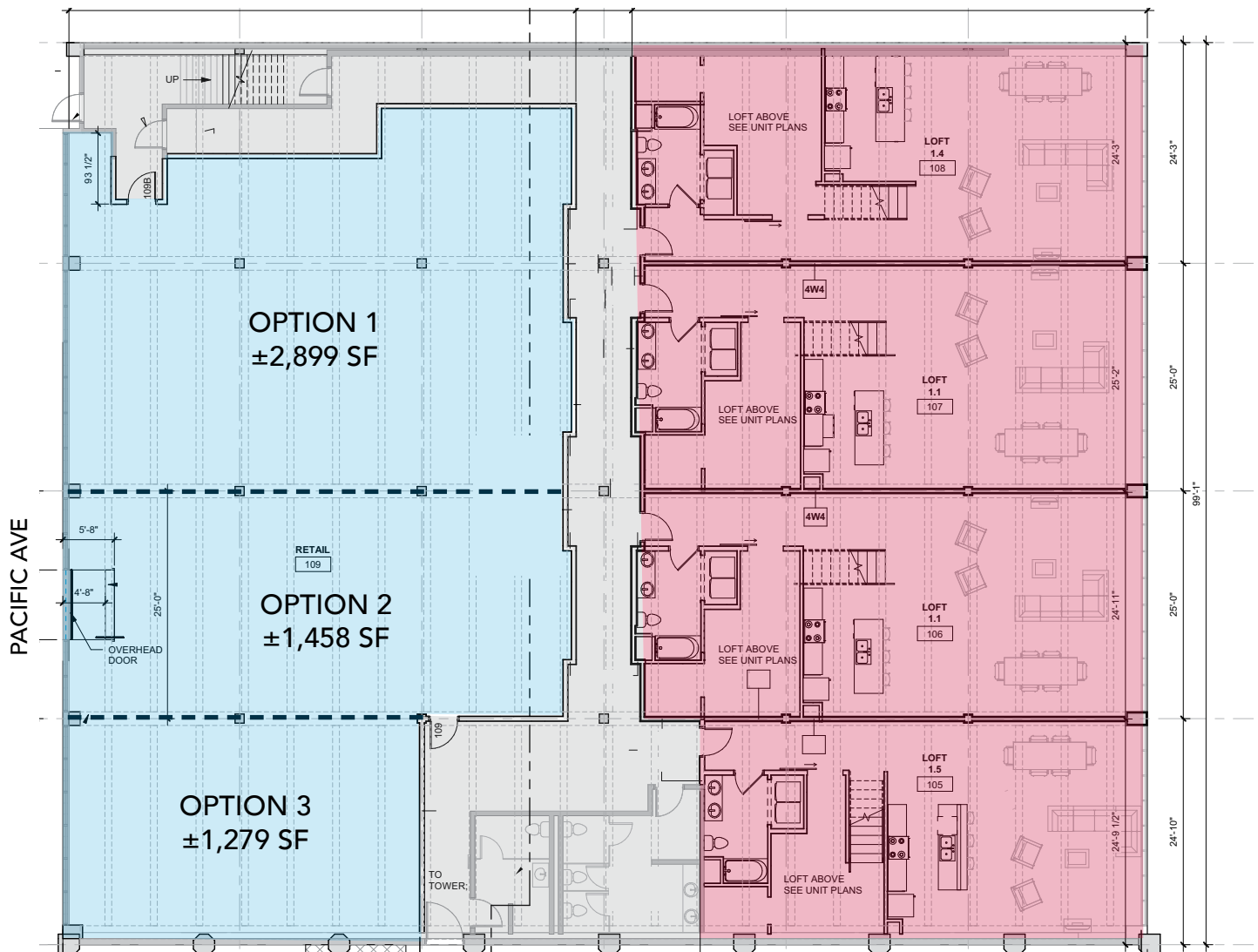
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RETAIL FLOOR PLAN - ANNEX

- ±5,636 SF available in the Annex Building
- Can be demised to ±1,279 SF - 5,636
- We have ability for a vent shaft for a restaurant as well



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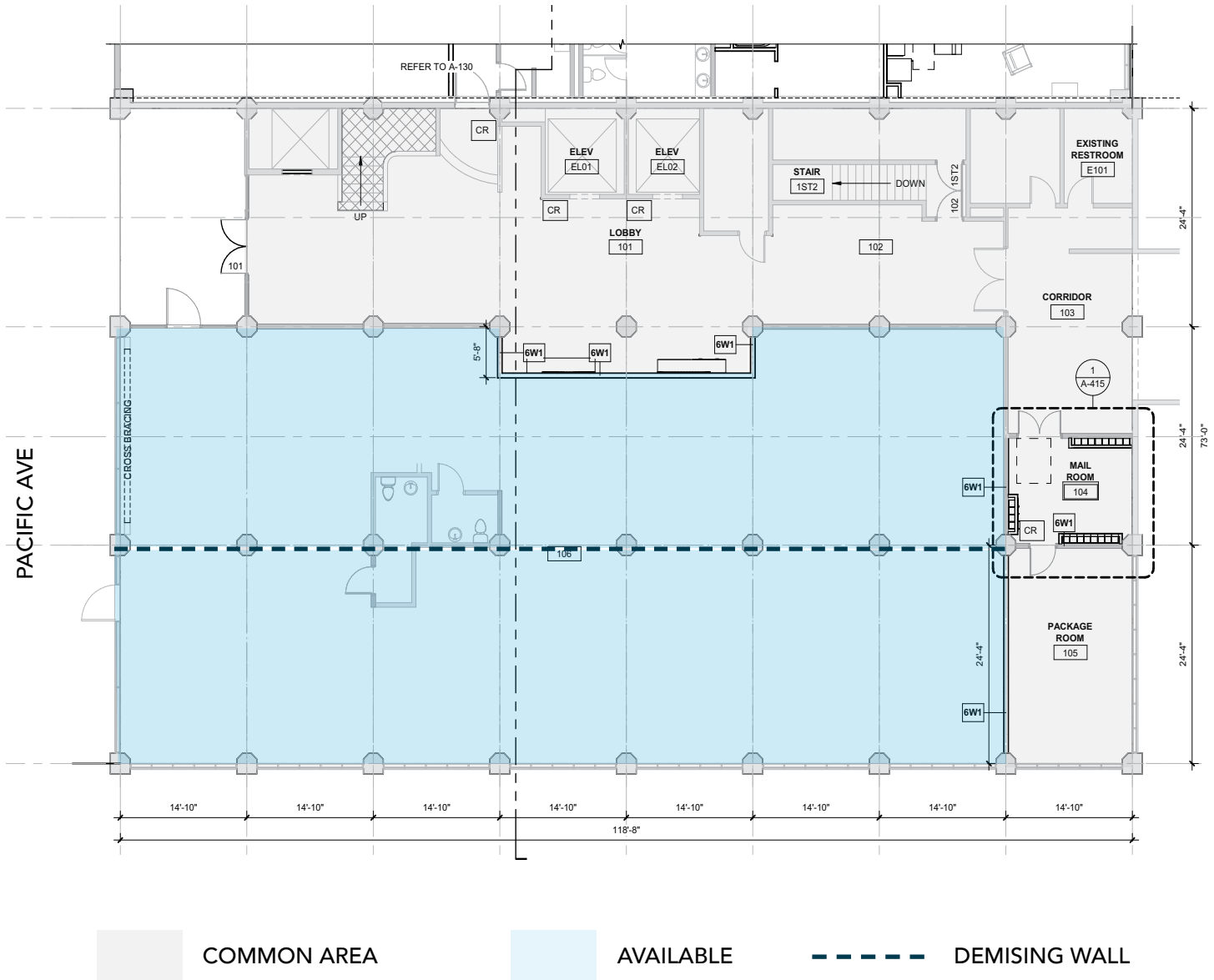
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RETAIL FLOOR PLAN - TOWER

- ±5,331 SF available in the Tower Building
- Can be demised to ±2,600 SF
- Existing coffee/sandwich/restaurant build-out



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