

FOR SALE

Tacoma Mall Area Infill Development

4810 S Wilkeson St, Tacoma WA



LISTING BROKER

4810 S Wilkeson St, Tacoma WA

ANDY JESSBERGER

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EXECUTIVE SUMMARY

4810 S Wilkeson St, Tacoma WA

First Western Properties is pleased to present to present the opportunity to acquire 3.89 acres with 600 feet of frontage directly on I-5, adjacent to the Tacoma Mall.

THIS EXCEPTIONAL 3.89-acre site is located in the dynamic city of Tacoma, offering easy access to I-5 and the rapidly expanding, 1.3 million square foot Tacoma Mall. With its C-2 zoning, this property offers investors the opportunity to build a high density multifamily community with up to 475 units. Boasting great visibility due to its location on I-5, this property is a rare find. With its convenient location and versatile zoning, this property is ideal for a wide range of commercial ventures. Take advantage of this unique opportunity to secure a prime location in a thriving market.



| | |
|------------------|--|
| Price: | Market Pricing |
| Bid Date: | TBD |
| Terms: | Conventional Purchase |
| Total Land Area: | ± 3.89 acres / ± 169,448 SF |
| Address: | 4810 S Wilkeson St, Tacoma WA 98408 |
| Parcels: | 2110000294, 2110000285, 2110000271, 2110000310, 2110000331 |
| Zoning: | C-2 |
| City Incentives: | 8- and 12-year Multifamily Tax Exemption (MFTE) |
| Height Limit: | 45' |

PROPERTY OVERVIEW

4810 S Wilkeson St, Tacoma WA

ACROSS THE STREET from the Tacoma Mall, the largest retail center in Pierce County 1.3 million square feet of retail

TRANSIT ORIENTED design with close freeway access and Tacoma Mall Transit Station

EASY ACCESS to I-5 and great visibility

OPPORTUNITY to build a high-density multifamily community with up to 475 units.

VERSATILE C-2 zoning allows a variety of high intensity commercial and residential uses

FRONTAGE on I-5 (600 feet)



LOCATION OVERVIEW

4810 S Wilkeson St, Tacoma WA



TJ-MAXX
PETSMART
TARGET
Office DEPOT
HOBBY LOBBY

Michaels
OUTBACK STEAKHOUSE
K&G FASHION SUPERSTORE
BURGER KING
TACO BELL
ROSS DRESS FOR LESS
Marlene's MARKET & DELI

Starbucks
JARED The Gallery of Jewelry
WING STOP
BIG 5
at&t
S SNEAKERS

COSTCO WHOLESALE

SKI MART
BevMo! FedEx Kinkos

38TH STREET - 44K CPD

NORDSTROM
JCPenney
sears
macy's
FOREVER 21
H&M

TACOMA MALL

47TH STREET

200K CPD

DOLLAR TREE
SAFEWAY
HALF PRICE BOOKS
Red Robin
Bright Now!
REI
verizon

WORLD MARKET
JO-ANN
ALBERT LEE
petco

48TH STREET

BEST BUY

AZTECA

OYSTER OYSTER



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

ANDY JESSBERGER

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