

RETAIL SPACE AVAILABLE

Pierce County

January 2012






Building Photo	Building/Address	Suite/Floor	± Available SF	Rate PSF/Price	Comments	Contact
	Mountain Hwy East 20100 Mountain Hwy E Spanaway, WA		731,000	\$6,500,000	<ul style="list-style-type: none"> • Land for sale or ground lease • Rapidly growing retail/residential area • Great visibility & access • Ample parking • Pads available • High traffic volume site 	Bruce Valentine 253.779.2400
		Pad 1	43,560	\$750,000		Stephanie Clabaugh 253.779.2403
		Pad 2	43,560	\$750,000		
		Pad 3	43,560	\$750,000		
	Stadium District Properties 633 Division Ave Tacoma, WA		59,595 (3 buildings)	\$7,200,000	<ul style="list-style-type: none"> • 3 retail buildings plus large parking lot • Excellent location in Historical North Tacoma • High concentration of households within the immediate area • Conceptual development layout 	Joel Jones Scott Price Mike Hickey 253.779.8400
	Historic Post Office Court & Custom House 1102 A St Tacoma, WA		50,000	<u>Sale Price</u> \$5,000,000	<ul style="list-style-type: none"> • 4-story building with basement • Up to 10,000 SF ground floor retail • USPS existing retail tenant • 200 parking stalls within 1/2 block radius • Easy access to I-705 	Theron Meier Briana Hickey 253.779.8400
			Div to 1,000	17,500 SF Floorplates		<u>Lease Rate</u> \$16.00 NNN
	Fife Square 1412 – 54 th Ave E Fife, WA		26,026 (Div. to 1,560, 3,970 or 20,496)	\$14.00 NNN	<ul style="list-style-type: none"> • Fife's #1 retail location • Same complex as the Poodle Dog Restaurant • Great exposure • Easy access to I-5 • Ample parking 	Briana Hickey 253.779.2424 Scott Price 253.395.3130

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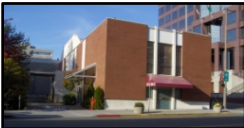

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 <ul style="list-style-type: none"> • Busy retail center • Shadow anchored by Home Depot • Ample parking • Great signage and visibility • Pad site also for lease appx 18,000 sf 	Spanaway Plaza 14906 Pacific Ave S Spanaway, WA		20,625 - 10,000	\$12.00 NNN	<ul style="list-style-type: none"> • Big box retail space • Dock-high doors 	Stephanie Clabaugh 253.779.2403
			3,750	\$16.00 NNN	<ul style="list-style-type: none"> • General retail space 	
			2,120	\$17.00 NNN	<ul style="list-style-type: none"> • Turn-key restaurant • Fully equipped kitchen 	
			1,880	\$16.00 NNN	<ul style="list-style-type: none"> • General retail space 	
			1,600	\$16.00 NNN	<ul style="list-style-type: none"> • General retail space 	
			1,280	\$16.00 NNN	<ul style="list-style-type: none"> • General retail space 	
			1,200	\$16.00 NNN	<ul style="list-style-type: none"> • General retail space 	
	Liquidation Warehouse 105 – 112 th St S Tacoma, WA		18,000	\$2,250,000	<ul style="list-style-type: none"> • 1 GL & 1 DH door; 18' clear height • Ample parking (4.5/1,000) • Frontage on 112th St S • Located next to Cash & Carry and Lakewood Ford of Parkland • Excellent visibility with signage visible to SR-512 • Immediate access to/from SR-512 	Bruce Valentine 253.779.2400
				\$12.00 NNN	Chris Highsmith 253.779.2402	
	Action Business Furniture 3520 South Pine Street Tacoma, WA		14,400 7,000 Office 7,400 Warehouse	\$2,200,000	<ul style="list-style-type: none"> • 120' x 120' shell size • 20' ceiling height • Zoned light industrial/retail • Good visibility • Quick access to I-5, Tacoma CBD and Tacoma Mall • Ability to expand to 30,000 SF 	Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428

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	Russell Fitness Center 914 A Street Tacoma, WA		12,000	\$1,100,000	<ul style="list-style-type: none"> • UNDER CONTRACT • 6,000 SF ground floor fitness center • 6,000 SF upper level storage with drive-in capability • Excellent opp. for office conversion • Subject to underlying ground lease • Exercise equipment may be available 	Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428
	Ninth & Broadway Bldg 302 South 9th Street Tacoma, WA	940-912 906 912 910 904	11,500 4,000 3,816 2,225 1,485	\$14.00-\$18.00 NNN	<ul style="list-style-type: none"> • New storefront awnings • Ample parking available/private secure garage • One block from Theatre Link Light Rail Station • Small & large retail/restaurant storefronts 	Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428
	Russell Annex 101 S 10 th St Tacoma, WA		11,240	\$2,000,000	<ul style="list-style-type: none"> • Freestanding building with drive-thru window • On-site parking • Easy access to I-705 and I-5 	Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428
	1601/1617 Stone Dr NW Gig Harbor, WA		10,484 1.09 Acres Land	\$1,350,000	<ul style="list-style-type: none"> • Mixed use office/warehouse/retail building on three parcels • Annual income of \$115,344 from four tenants, including additional income from cell tower and billboard • All tenants are month-to-month • Spectacular view of Tacoma Narrows Bridge and freeway exposure • Great freeway access via 24th Street NW 	Joel Jones 253.779.2422 Scott Price 253.395.3130

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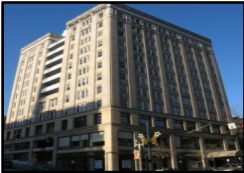



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	South Hill Park <i>(former Pierce College space)</i> 716 South Hill Park Dr Puyallup, WA	Suite B Suite D	10,000 3,370	\$16.00 NNN	<ul style="list-style-type: none"> • Access to loading doors • SR-512 frontage with electrical pylon signage • Next to Bally's Total Fitness 	Scott Price 253.395.3130
	Hi-Strength Bolt Bldg 3828 – 100th St SW Lakewood, WA		8,640 (3,000 Office)	\$855,000 BRING ALL OFFERS!	<ul style="list-style-type: none"> • New roof in 2009 • 26 free parking stalls • Break room and 2 restrooms 	Briana Hickey 253.779.2424 Scott Price 253.395.3130
	6304 6th Avenue Tacoma, WA		8,002 40,583 SF Land	\$1,441,000	<ul style="list-style-type: none"> • Multi-tenant retail building with land • Ample parking available • Easy access to Hwy-16 • Near Tacoma Community College • Shadow-anchored by Safeway 	Briana Hickey 253.779.2424
	Hertz Rental Building 4405 20 th St E Fife, WA		3,000	\$15.00 Gross	<ul style="list-style-type: none"> • 20,000 SF Land size • Showroom space with glass storefront • 3 grade-level doors • Easy access to I-5 	Joel Jones 253.779.2422
	Hertz Rental Building 4405 20 th St E Fife, WA		8,000	\$1.00, NNN	<ul style="list-style-type: none"> • 20,000 SF Land size • Showroom space with glass storefront • 3 grade-level doors • Easy access to I-5 	Theron Meier 253.779.2426
	115 W Meeker Ave Puyallup, WA		7,500 Main: 6,000 Loft: 1,500	\$1,280,000	<ul style="list-style-type: none"> • 1 grade-level door (10'x10') • 5 restrooms • 2 locker rooms • 2 kitchenettes • 2 offices, with potential for more • Rooftop loft with deck • Free parking across street (40 stalls) 	Joel Jones 253.779.2422 Debbie Gallinatti 253.779.2430

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	1244 S Sprague Ave Tacoma, WA		6,916	\$450,000 \$.70 NNN	<ul style="list-style-type: none"> • Small owner/user industrial building • 3 grade-level doors; 14' clear height • Retail exposure on Sprague Ave (a major thoroughfare) • Former cabinet shop with paint booth • Easy access to SR-16 and I-5 • ±21,000 cars per day on S Sprague 	Chris Highsmith 253.779.2402 Debbie Gallinatti 253.779.2430
	Commerce Building 950 Pacific Ave Tacoma, WA	Suite 105	6,300	\$18.00 MG	<ul style="list-style-type: none"> • Available now • Espresso Café and on-site banking • Excellent downtown office space • Parking available through outside vendor • Views of City & Commencement Bay 	Denise Davis 253.779.2423 Briana Hickey 253.779.2424
	Pine Street Plaza 3820 S Pine St Tacoma, WA		± 6,000 (± 5,500 RSF)	\$1,195,000	<ul style="list-style-type: none"> • Abundant free surface parking on two lots • Immediate access to I-5 and WA-16 • Several amenities nearby including the Tacoma Mall and restaurants 	Briana Hickey 253.779.2424 Scott Price 253.395.3130
	622-632 St Helens Ave Tacoma, WA	622-632 622 626	±6,000 SF 1,457 1,457	\$1,450,000 Rates Starting at \$14.00 NNN	<ul style="list-style-type: none"> • New storefronts and paint • New bathrooms, electrical, HVAC and sheetrock • In the heart of new condo development • Ideal for retail, professional office, or bar/restaurant use 	Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428
	Canyon Road Shopping Ctr 11515 Canyon Road E Puyallup, WA		4,364 Div. to 2,000	\$16.00-\$18.00 NNN	<ul style="list-style-type: none"> • NEW • Office build-out ideal for real estate • Ample parking; access to Hwy-512 • Located next door to Walgreens and nearby McLendon's Hardware • Tenant Improvement dollars available 	Debbie Gallinatti 253.779.2430 Bruce Valentine 253.779.2400

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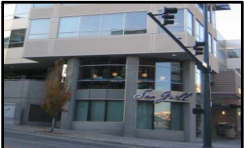



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	East Main Attractions 1416 E Main Ave Puyallup, WA	1416-F	4,000	\$15.00 NNN	<ul style="list-style-type: none"> • Ample parking • Great access • Close to freeways • Excellent signage 	Stephanie Clabaugh 253.779.2403
		1430-C	2,000	\$15.00 NNN		
		1430-A	2,000	\$15.00 NNN		
	3720 Center St Tacoma, WA		2,346	\$15.00 NNN	<ul style="list-style-type: none"> • Can be combined with a 5,000 SF warehouse building • Center Street exposure • Access to I-5 and Nalley Valley • Ample parking • Great for any retail/office business 	Joel Jones 253.779.2422 Scott Price 253.395.3130
	Gayle Rieber Studio 1121 A Street Tacoma, WA		2,296	\$395,000 \$2,800/mo Modified Gross	<ul style="list-style-type: none"> • Large storefront windows • Great ownership opportunity • Will consider lease w/ purchase option • Immediate access to/from I-705 via A Street • Across from Historical Post Office 	Debbie Gallinatti 253.779.2430 Denise Davis 253.779.2423
	Pacific Avenue Building 3713 Pacific Ave Tacoma, WA	Suite E	2,000 Divisible to 1,0000 SF	\$16.00 NNN	<ul style="list-style-type: none"> • Central location to Pacific & 38th St • Adjacent to Albertsons and Walgreens • Excellent traffic counts and visibility • Close to Tacoma Dome District and I-5 • Perfect location for retail or office use 	Joel Jones 253.779.2422 Stephanie Clabaugh 253.779.2403
	Tacoma Financial Center 1145 Broadway Plaza Tacoma, WA	150	1,962	\$24.00 Full Service	<ul style="list-style-type: none"> • 15 story building • Ample parking • Located in the heart of downtown Tacoma • Views of Mt Rainier, the Olympics and Cascade mountain ranges and Commencement Bay 	Bruce Valentine 253.779.2400
		120	928			Denise Davis 253.779.2423

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	Umpqua Bank Bldg 1498 Pacific Ave Tacoma, WA	Suite 301	1,686	\$20.00 NNN	<ul style="list-style-type: none"> Former Starbucks space Adjacent to Convention Center Light Rail stop at the building 	Chris Highsmith 253.779.2402 Denise Davis 253.779.2423
	Orting Depot 211 Washington Ave N Orting, WA	Suite 101	1,600	\$24.00 NNN	<ul style="list-style-type: none"> Join H&R Block, Pizza Hut and Herfy's Burgers Newly completed retail building Adjacent to trail Rapidly expanding population 5/1000 parking ratio 	Chris Highsmith 253.779.2402
	DuPont Station 1520-1595 Wilmington Dr DuPont, WA	1570, Suite 100 1520, Suite 120	1,202 900	\$25.00 NNN	<ul style="list-style-type: none"> Population of over 5,700 in DuPont Adjacent to two large military bases Daytime populations of almost 3,400 and growing 	Briana Hickey 253.779.2424 Stephanie Clabaugh 253.779.2403
	Grand Canyon Plaza 11416 Canyon Rd E Puyallup, WA	C F	1,200 1,200	\$22.00 NNN	<ul style="list-style-type: none"> End cap space available Located off busy Canyon Road Daily traffic counts over 40,000 cpd Fast growing area 	Stephanie Clabaugh 253.779.2403 Briana Hickey 253.779.2424