







PIERCE COUNTY

March 2016






RETAIL






Building Photo	Building Address	Suite/Floor	± Available SF	Rate/SF/Yr Price	Comments	Contact
	Narrows Plaza 2310 Mildred St W Tacoma, WA		47,472	\$4,500,000	<ul style="list-style-type: none"> Investment opportunity Multi-tenant retail/office building 81% occupied by 12 tenants Value-add shopping center 	Debbie Gallinatti 253.779.2430
	9820-9830 Pacific Ave Tacoma, WA		46,360	\$3,651,270	<ul style="list-style-type: none"> UNDER CONTRACT Great owner/user opportunity with additional income Dollar Tree now occupies 20,328 SF Includes the two additional land parcels to the north of the building 	Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428
	Former Tacoma Art Museum 1123 Pacific Ave Tacoma, WA		26,804 25,000 (Div. to 6,000)	\$5,500,000 \$27.00 Full Service	<ul style="list-style-type: none"> Newly renovated building with historic Class A finishes Can supply 3/1000 parking ratio Within walking distance of public transportation and other amenities 	Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428
	Places in UP 2709, 2805, 2811 Bridgeport Way W University Place, WA		20,573	\$2,800,000	<ul style="list-style-type: none"> UNDER CONTRACT 100% leased retail investment opportunity Located just blocks away from the new Whole Foods development Excellent visibility and frontage on Bridgeport Way West 	Debbie Gallinatti 253.779.2430
	The Drake 734-736 Pacific Ave Tacoma, WA		16,000 Div. to 5,000	<u>Sale Price</u> \$2,600,000 <u>Lease Rate</u> \$12.00-\$16.00	<ul style="list-style-type: none"> New street upgrades with street lights, landscaping and sidewalks Roof and structural improvements New fire sprinkler system throughout Full kitchen and bar on all three floors 	Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428
	38th & Pine Auto Center 3735 S Pine St Tacoma, WA		12,800	\$1,900,000	<ul style="list-style-type: none"> UNDER CONTRACT Investor or owner/user opportunity Rare automotive space in high retail corner in Tacoma Each suite has roll-up garage bays End cap features oil/lube pits 	Nick Ratzke Scott Price Joel Jones 253.779.8400






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	Brown's Flowers 4734 S Tacoma Way Tacoma, WA		11,752	\$845,000	<ul style="list-style-type: none"> 4 buildings total on 2 tax parcels 17,108 SF total lot size Existing florist operation with two rental apartments above business Attached greenhouses and garage Separate rental house Great property for redevelopment/reuse 	Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428
	Kress Building 932 Broadway Tacoma, WA	Atrium	8,500 Divisible to: 600-2,500	\$13.50 NNN	<ul style="list-style-type: none"> Secured parking available Updated lobby restoration Transportation hub across the street Located on Broadway in the center of the Farmer's Market 	Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428
	Mandarin Building 616 St Helens Ave Tacoma, WA	Main Floor	8,500 (Divisible)	\$14.00 NNN	<ul style="list-style-type: none"> 75' of street frontage 6 large arched storefront windows Former Packard Dealership 50' x 50' main showroom Additional offices on mezzanine overlooking showroom Extremely high ceilings 	Tom Brown 253.779.2427
		Mezzanine	2,500 (Divisible)	\$14.00 NNN		Eric Cederstrand 253.779.2428
	Tacoma Financial Center 1145 Broadway Plaza Tacoma, WA	103	6,201	\$24.00 Full Service	<ul style="list-style-type: none"> 15 story building with ample parking In the heart of downtown Tacoma Views of Mt Rainier, Olympics and Cascade mountain ranges and Commencement Bay 	Bruce Valentine 253.779.2400 Denise Davis 253.779.2423
	The Henry Building 1933 Dock St Tacoma, WA		± 5,395 ± 2,075 ± 1,188 ± 1,843	Low-\$20's NNN	<ul style="list-style-type: none"> New construction mixed-use building Completion in Fall 2015 Excellent waterfront location Parking available Custom build-out 	Tom Brown 253.779.2427 Eric Cederstrand 253.779.2428

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	Jeoper's Country Bar & Grill 18823 Pacific Ave S Spanaway, WA		4,800	PRICE REDUCED \$599,000 \$750,000	<ul style="list-style-type: none"> • Building is being used as a bar and grill • Rental income from tenant • Zoned CMUD • Great location off Mountain Hwy (Hwy-7) 	Theron Meier 253.779.2426 Harvey Widman Realty Connections 253.531.4515
	Pioneer Village Shopping Center 215 Whitesell St NW Orting, WA	B109-111	3,999	\$20.00-\$22.00 NNN	<ul style="list-style-type: none"> • Major shopping center in Orting • Across the street from Orting High School • Traffic count of over 18,000 cars per day 	Debbie Gallinatti 253.779.2430 Nick Ratzke 253.779.2414
		B101-102	3,462			
		B110-111	2,666			
		B102	1,584			
		B109	1,333			
	7901 Steilacoom Blvd SW Lakewood, WA	Total Size	3,287	\$749,000	<ul style="list-style-type: none"> • Self-serve car wash provides steady income and state-of-the-art equipment • 4,000 SF fenced yard area • Located in densely populated neighborhood with excellent traffic counts 	Aaron Rosen 253.779.2418 Chris Highsmith 253.779.2402
		Auto Repair Bldg	1,559			
		Car Wash	1,728			
	207-209 N I St Tacoma, WA		3,200 Div. to 900	\$16.00 NNN	<ul style="list-style-type: none"> • Great retail storefront with high visibility • Close to many amenities: restaurants, shopping, 6th Ave, and Wright Park • Located in the Stadium District 	Nick Ratzke 253.779.2414 Briana Hickey 253.779.2424
	Narrows Plaza 2310 Mildred St W Tacoma, WA	119	2,908	\$12.50 NNN	<ul style="list-style-type: none"> • High visibility location • Great mix of retail tenants • TI's available with long-term lease • Strong demographics • Great traffic volume 	Debbie Gallinatti 253.779.2430
		101/102	2,608			
		113/114	2,014			
		102	1,410			
		136	1,209			
		101	1,198			
		114	1,007			
113	1,007					

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	DuPont Medical Clinic 1175 Center Drive DuPont, WA	Suite 120 & 130	2,322	\$31.98 NNN	<ul style="list-style-type: none"> • Sublease through 3/31/2017 • High-end build-out • 6 exam rooms, procedure room, prep area, additional patient & staff areas • Great visibility and parking 	Denise Davis 253.779.2423 Bruce Valentine 253.779.2400
	Domino's Pizza Building 2602 N Stevens St Tacoma, WA		2,016 (2 buildings)	\$425,000	<ul style="list-style-type: none"> • UNDER CONTRACT • Property consists of Domino's Pizza building and adjacent residential house • Both buildings currently leased 	Debbie Gallinatti 253.779.2430
	East Main Attractions 1416 E Main Ave Puyallup, WA	1430-A	2,000	\$13.00 NNN	<ul style="list-style-type: none"> • Ample parking • Great access • Close to freeways • Excellent signage 	Debbie Gallinatti 253.779.2430 Nick Ratzke 253.779.2414
	Linden Park 2102 East Main Avenue Puyallup, WA	Suite 108	1,902	\$16.00-\$18.00 NNN	<ul style="list-style-type: none"> • Suites 108-110 can be combined for up to 5,666 SF of contiguous space • Newly completed brick facility • Potential drive thru available (#112) • Abundant parking • Oversized garage roll-up doors in back of each space 	Debbie Gallinatti 253.779.2430 Nick Ratzke 253.779.2414
		Suite 109	1,869			
		Suite 112	1,860			
		Suite 202	839			
	Umpqua Bank Bldg 1498 Pacific Ave Tacoma, WA	Suite 301	1,686	\$15.00 NNN	<ul style="list-style-type: none"> • Office/retail building in downtown Tacoma • Office portion fully leased • Former Starbucks and Emerald City Smoothie spaces currently available • Secured & covered parking in building 	Chris Highsmith 253.779.2402 Denise Davis 253.779.2423
		Suite 303	1,345	\$15.00 NNN		
		Suite 302	1,130	\$15.00 NNN		

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 	Fife Business Park 5003 Pacific Hwy E Fife, WA	4905 - 2B	1,216	\$1,650/month NNN=\$302/mo	<ul style="list-style-type: none"> • 11-building complex of 290,000 SF • 10' clear height in office • Electric HVAC in office 	Griffin Day Kermit Jorgensen 253.395.4848
		5009 - 17	996	\$850/month \$548/Month* NNN=\$247/mo	<ul style="list-style-type: none"> • Air-conditioned office space • NNN's include water, sewer, garbage, and HVAC maintenance 	Nick Ratzke 253.779.2414
		5013 - 3	994	\$850/month \$556/Month* NNN=\$240/mo	<ul style="list-style-type: none"> • Immediate access to I-5 • Several amenities located nearby 	*Spring Special Valid Through 6/1/16
		4905 - 2B	1,216	\$1,650/month NNN=\$302/mo		
	Trax at DuPont Station 1430/1460 Wilmington DuPont, WA	E-1 / #180	1,397	\$24.00-28.00 NNN = \$5.25	<ul style="list-style-type: none"> • Urban concept retail/multi-family development • New construction retail in 180-unit apartment development • T.I. package for qualified tenants • Parking ratio 4.91/1000 • Adjacent to Joint Base Lewis-McChord 	Briana Hickey 253.779.2424
		E-1 / #190	1,277			
		E-2 / #140	1,198			Kyle Prosser First Western Properties 253.284.3633
		E-2 / #110	1,193			
		D-1 / #150	1,180			
		E-2 / #160	1,103			
	Grand Canyon Plaza 11416 Canyon Rd E Puyallup, WA	D	1,200	\$22.00 NNN	<ul style="list-style-type: none"> • Located off busy Canyon Road • Daily traffic counts over 40,000 cpd • Fast growing area 	Briana Hickey 253.779.2424
	Jerome Center 311 River Road Puyallup, WA	105	1,100	\$29.00 NNN	<ul style="list-style-type: none"> • Mixed-use, two-story building • Retail center anchored by Starbucks; shadow-anchored by Fred Meyer • Located on busy River Road with exposure to approximately 35,000 cars per day • Ample parking 	Bruce Valentine 253.779.2400 Debbie Gallinatti 253.779.2430

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	Old Town Office Building 2112 N 30 th St Tacoma, WA	1 st Floor	965	\$19.00 NNN	<ul style="list-style-type: none">• Café Divino space for lease• Professional office/retail building with attractive brick and glass finish• Exceptional exposure and excellent access to I-5 and downtown• Free on-site parking• High quality interior finishes	Chris Highsmith 253.779.2402 Denise Davis 253.779.2423