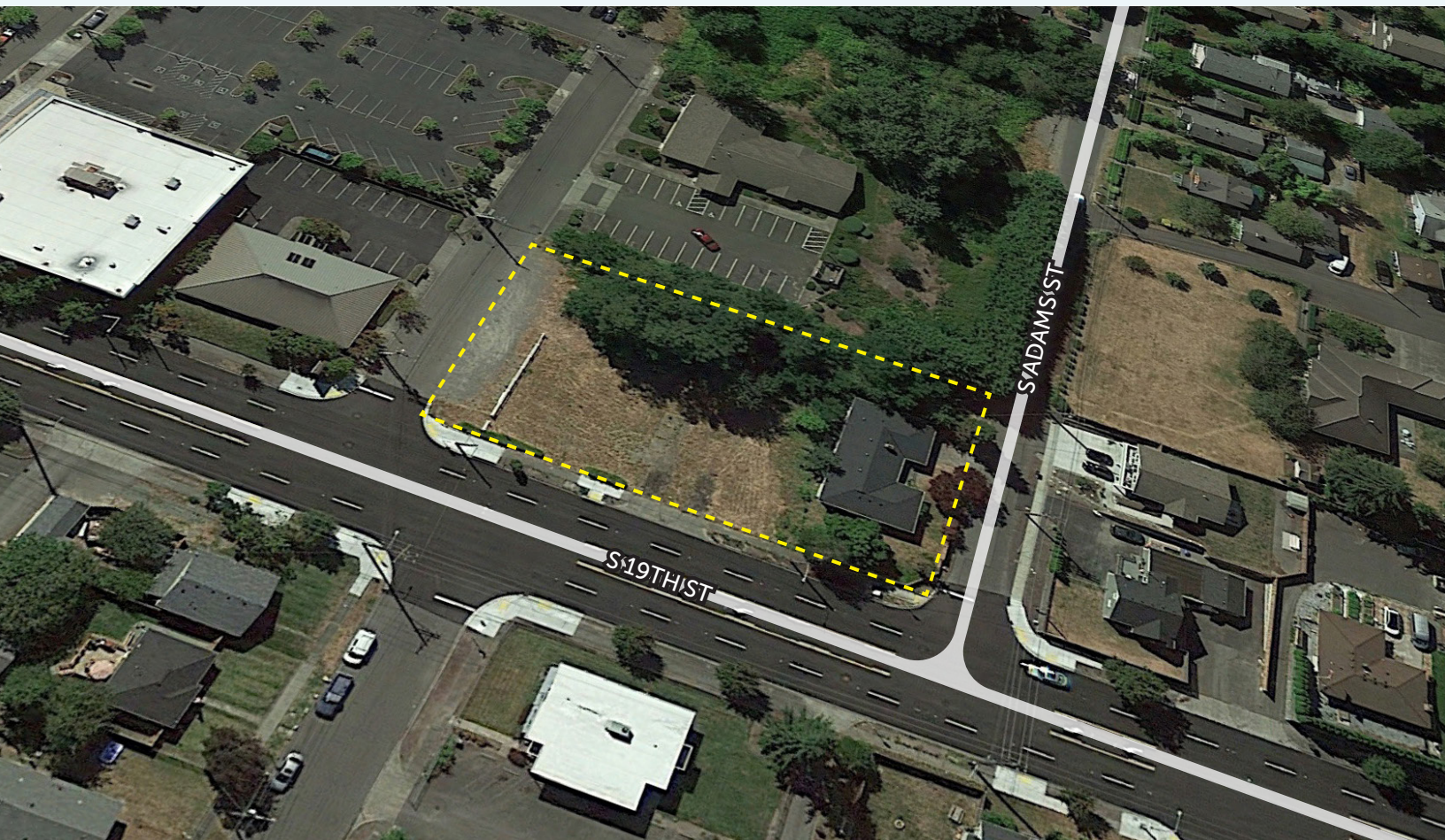


3628 S 19TH ST

TACOMA, WA 98045

PRIME, HIGH-TRAFFIC DEVELOPMENT OPPORTUNITY

ZONED FOR MULTIFAMILY, TOWNHOMES & OFFICE DEVELOPMENT



SALE INFORMATION

Land Size:	29,070 SF
Building Size:	1,672 SF
Year Built:	1957
# of Floors:	1
Sale Price:	\$1,475,000

PROPERTY HIGHLIGHTS

- Proposed light rail access
- Proximity to Allenmore Medical Complex and shopping centers including Starbucks, McDonalds, Jimmy Johns, Walmart, Office Depot & more
- Adjacent to 19th Street, just down the road from Bellarmine Preparatory School and Life Christian Academy, minutes off Highway 16 Union Exit
- Home on parcel has lease agreement in place, term expires March 31, 2023
- Current zoning = T-STGPD & R-2-STGPD; T-STGPD permits multifamily, townhomes & office



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NEIL WALTER
COMPANY



DEMOGRAPHICS

Population	2 Mile	5 Mile	10 Mile
2022 Population:	69,953	268,799	623,733
2027 Population Projection:	75,530	289,372	670,516
Households	2 Mile	5 Mile	10 Mile
2022 Households:	28,057	108,027	243,654
2027 Household Projection:	30,279	116,220	261,938
Income	2 Mile	5 Mile	10 Mile
Average Household Income:	\$83,787	\$87,814	\$93,330
Median Household Income:	\$66,997	\$69,310	\$73,651

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