

# 7041 PACIFIC AVENUE

## FOR SALE OR LEASE

TACOMA, WA 98408

### STAND ALONE RETAIL BUILDING FOR SALE OR LEASE AT BUSY INTERSECTION



#### SALE OR LEASE INFO

|                 |             |
|-----------------|-------------|
| Available Size: | 16,708 SF   |
| Lot Size:       | 1.57 Acres  |
| Zoning:         | CCX         |
| Sale Price:     | Call Broker |
| Lease Rate:     | \$22/SF/YR  |

#### PROPERTY HIGHLIGHTS

- Highly visible location
- Average traffic count E-W is 20,600 and N-S is 23,751 vehicles per day
- Easy Access to I-5
- Nearby prominent businesses include Fred Meyer, McDonald's, and other popular locations
- Urban in-fill location with increasing population trend
- Rite Aid lease in place until December 31, 2027



**BRUCE VALENTINE**  
253.779.2400  
bvalentine@neilwalter.com

**NICK RATZKE, SIOR**  
253.779.2414  
nratzke@neilwalter.com

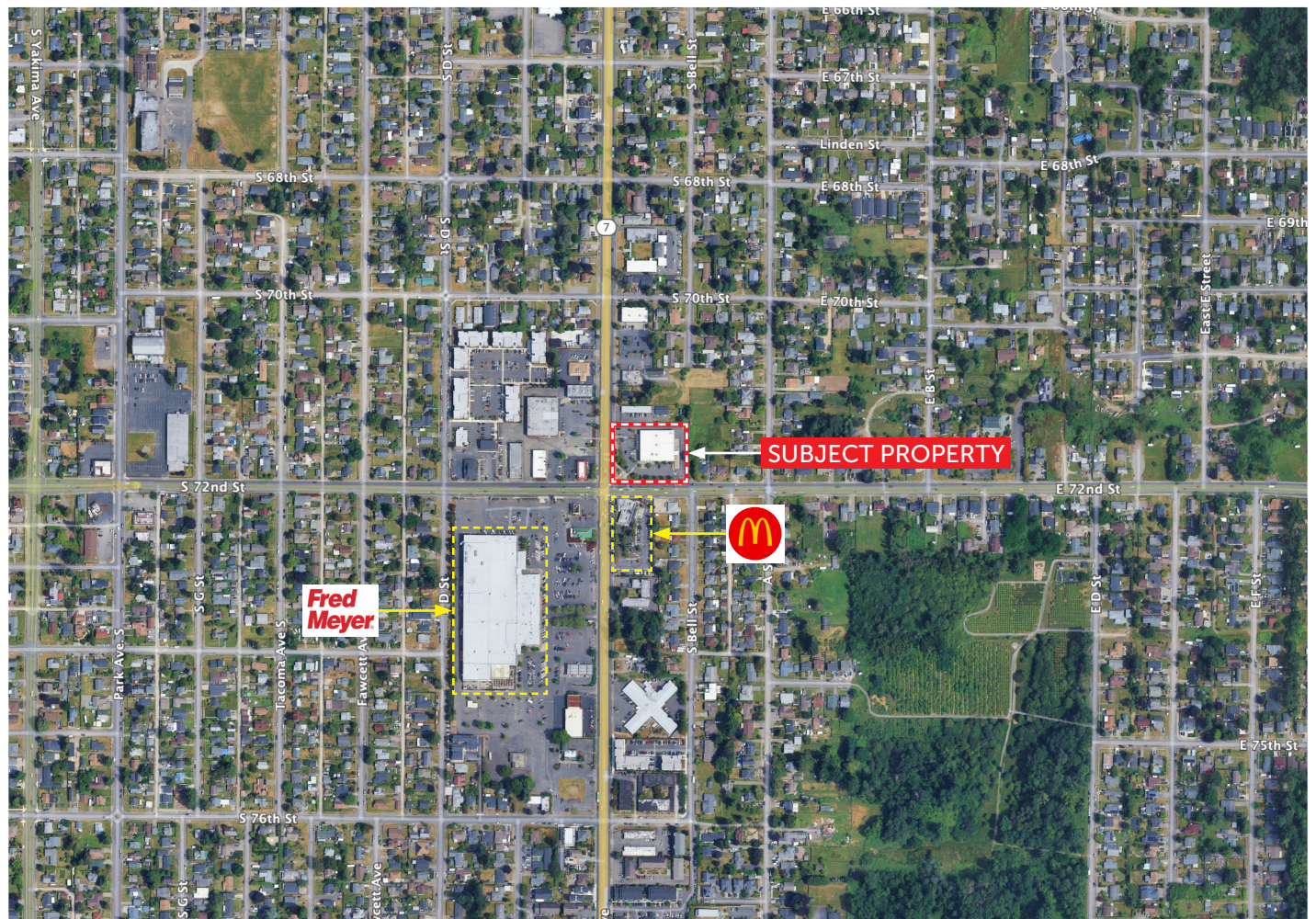
**CAMERON VALENTINE**  
206.787.2427  
cvalentine@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.



# 7041 PACIFIC AVENUE

TACOMA, WA 98408



**BRUCE VALENTINE**  
253.779.2400  
bvalentine@neilwalter.com

**NICK RATZKE, SIOR**  
253.779.2414  
nratzke@neilwalter.com

**CAMERON VALENTINE**  
206.787.2427  
cvalentine@neilwalter.com

550 S Michigan St  
Seattle, WA 98108  
206.787.1800  
www.neilwalter.com