

OFFICE FOR LEASE

PACIFIC AVENUE OFFICE BUILDING

7642 PACIFIC AVENUE, TACOMA, WA 98408



KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN

Commercial Broker

O: (253) 840-5574

C: (253) 617-9460

rickbrown@kw.com

Lic: 27026, WA

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7642 PACIFIC AVENUE



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EXECUTIVE SUMMARY

7642 PACIFIC AVENUE



OFFERING SUMMARY

LEASE RATE:	\$18.00 - \$20.00/SF + NNN
LEASE TERM:	36 - 60 Months
BUILDING SF:	4,234
RENTABLE SF:	1,861
AVAILABLE SF:	1,861
YEAR BUILT:	1959
BUILDING CLASS:	C
FLOORS:	2
PARKING RATIO:	1.89
ZONING:	RCX, Tacoma

PROPERTY OVERVIEW

Two suites available for lease. Well designed layout, offering many amenities. Suite A consists of 761 SF and Suite B consists of 1,100 SF. This property has excellent exposure with large pylon signage. 22,000+ VPD on Pacific Avenue.



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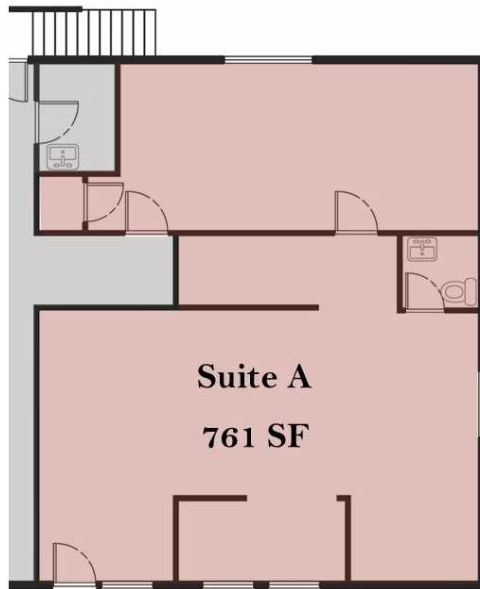
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AVAILABLE SPACES

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FOR LEASE



Available Spaces

Suite	Size	Rate	Term	Use	Available
Suite B	1,100	\$18.00 - \$20.00/SF/YR + NNN	36 - 60 Months	Office	Now
Suite A	761	\$18.00 - \$20.00/SF/YR + NNN	36 - 60 Months	Office	Now

Suite Description

Two suites available for lease. Well designed layout, offering many amenities. Suite A consists of 761 SF and Suite B consists of 1,100 SF. This property has excellent exposure with large pylon signage. 22,000+ VPD on Pacific Avenue.

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LOCATION & HIGHLIGHTS

7642 PACIFIC AVENUE



Suite A



Suite B



LOCATION INFORMATION

Building Name: Pacific Avenue Office Building

Street Address: 7642 Pacific Avenue

City, State, Zip: Tacoma, WA 98408

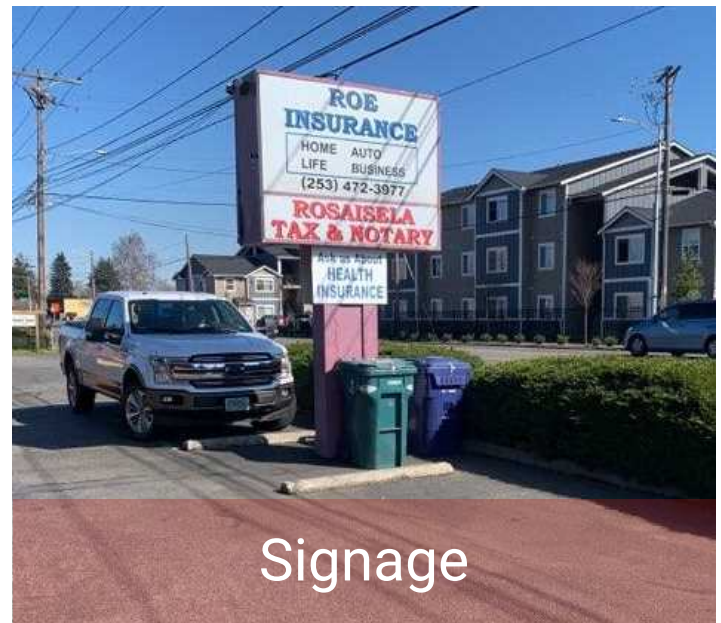
County: WA - Pierce

Market: Pierce County

Sub-market: Tacoma

PROPERTY HIGHLIGHTS

- Private Offices
- Reception Area
- Excellent Exposure
- Pylon Signage
- 22,000+ VPD on Pacific Avenue



Signage

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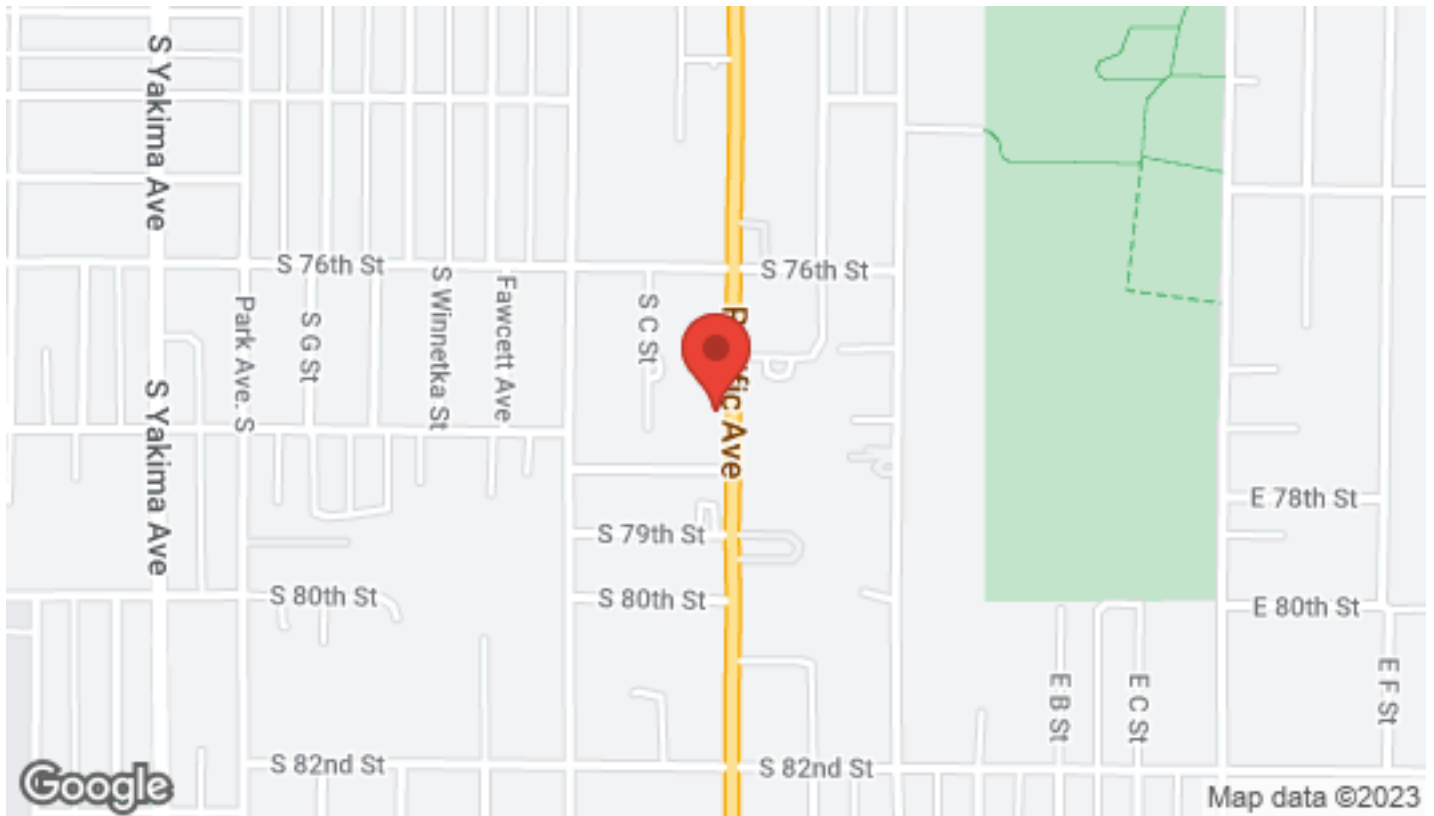
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LOCATION MAPS

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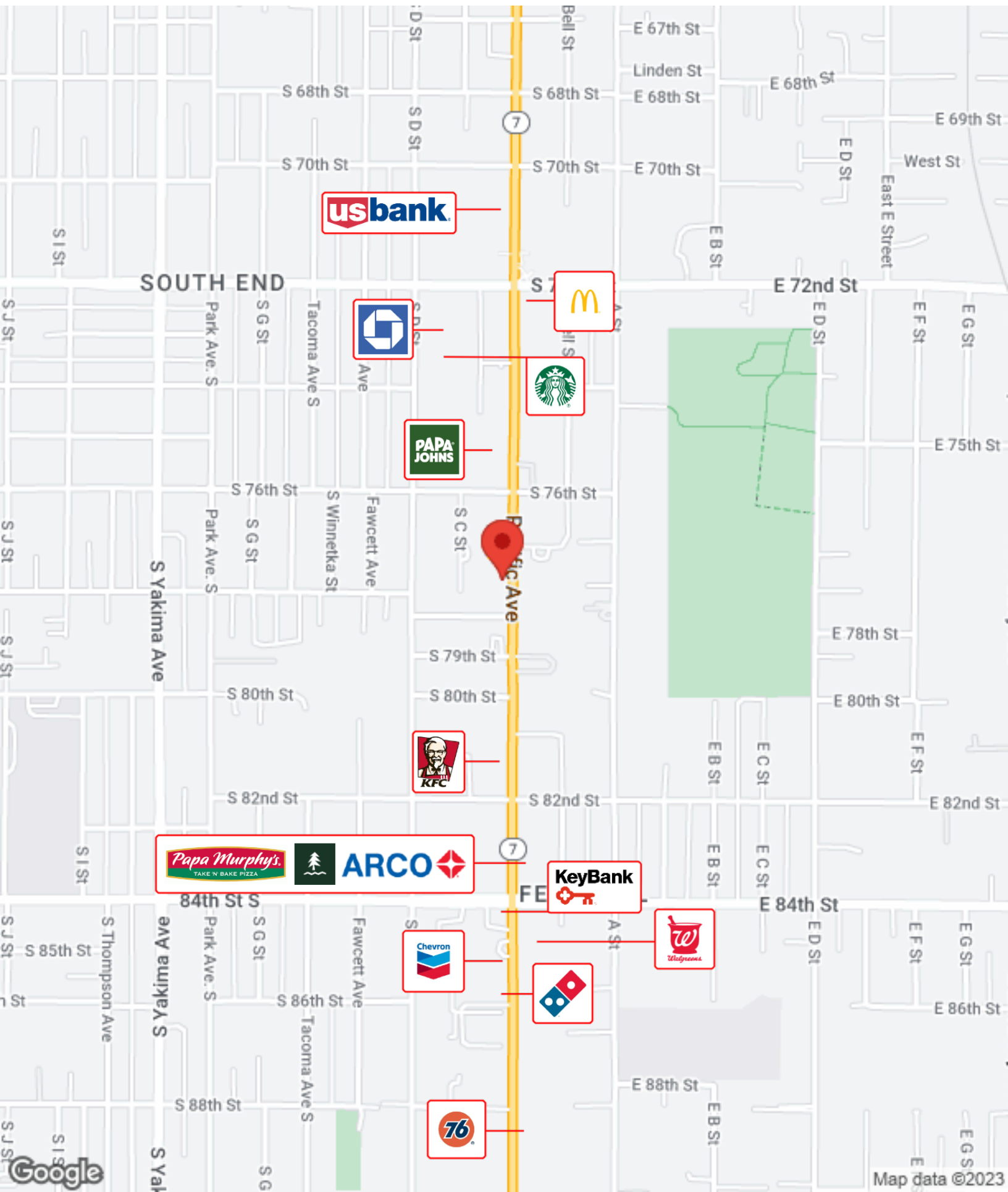
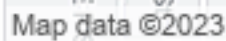
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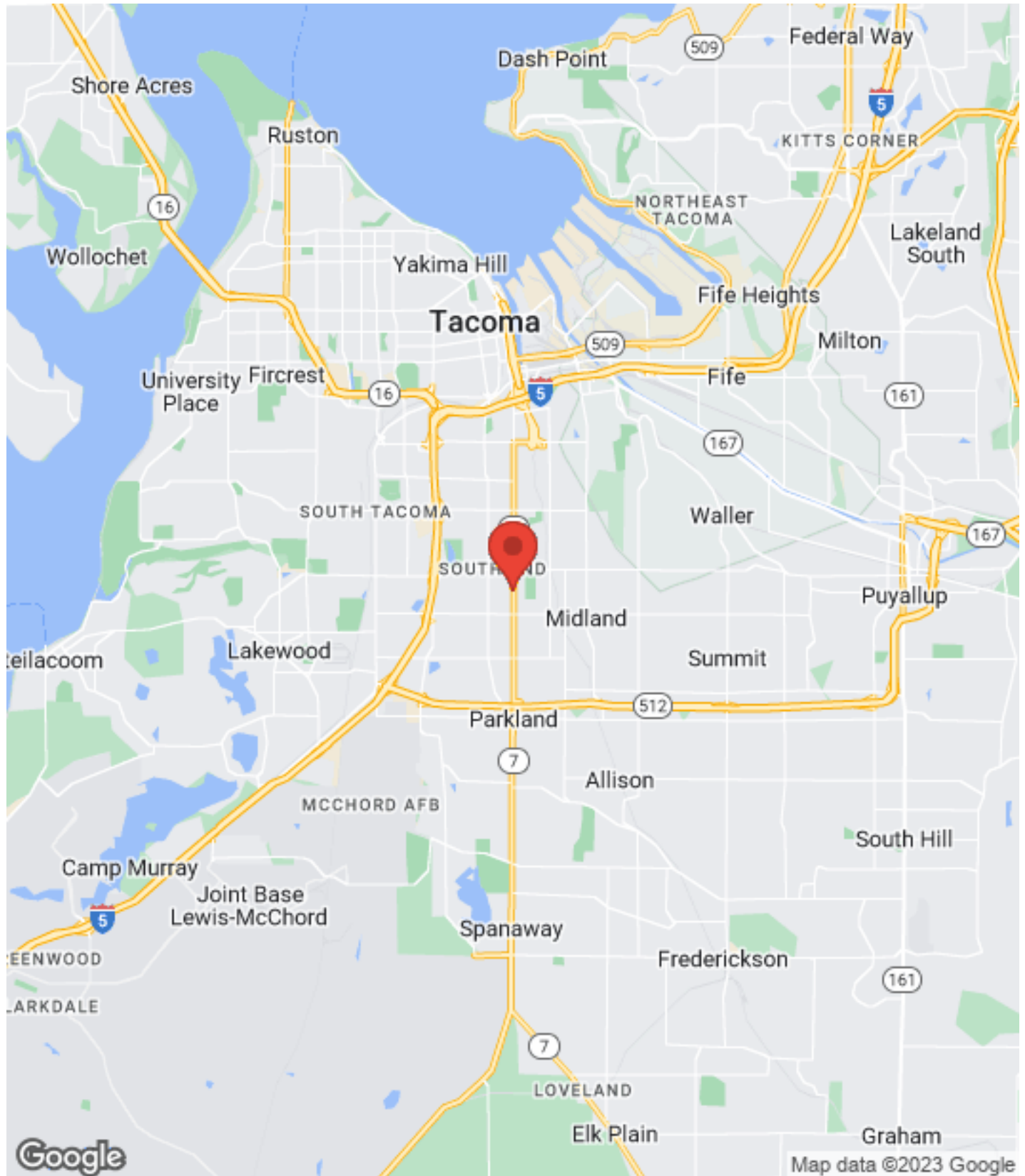
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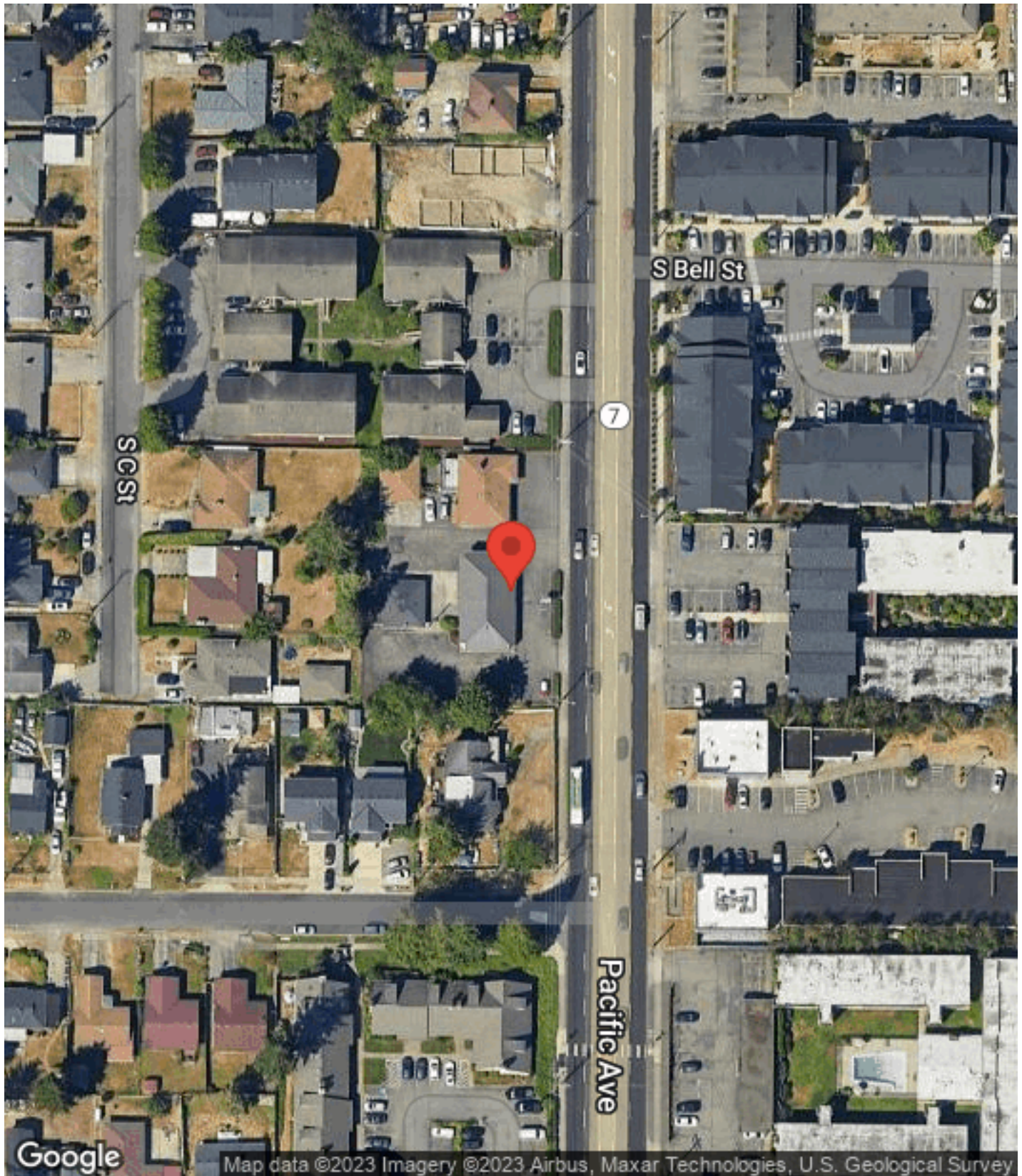


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AERIAL MAP

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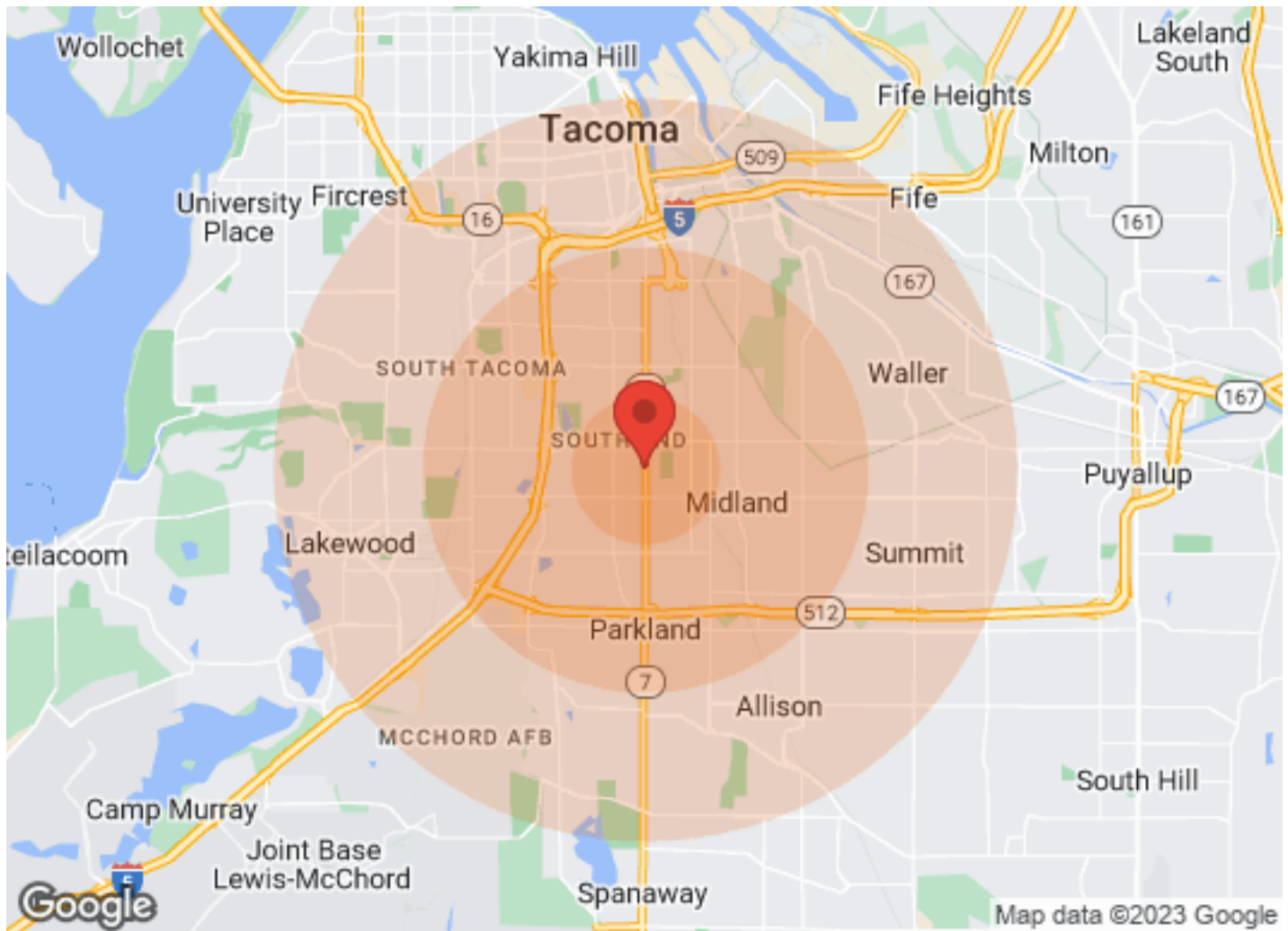


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	8,356	58,359	117,225	Median	\$56,692	\$46,600	\$46,098
Female	8,563	61,337	123,052	< \$15,000	779	6,681	14,129
Total Population	16,919	119,696	240,277	\$15,000-\$24,999	487	5,289	10,353
				\$25,000-\$34,999	472	5,079	10,932
				\$35,000-\$49,999	1,080	7,352	15,053
				\$50,000-\$74,999	1,492	9,586	18,909
				\$75,000-\$99,999	946	4,635	10,027
				\$100,000-\$149,999	642	3,601	8,269
				\$150,000-\$199,999	75	588	2,067
				> \$200,000	10	238	1,083
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	3,594	27,834	52,763	Total Units	6,480	47,929	102,883
Ages 15-24	2,382	17,139	32,947	Occupied	6,121	44,117	94,482
Ages 25-54	6,575	47,685	95,462	Owner Occupied	4,253	23,415	48,545
Ages 55-64	2,040	12,720	26,759	Renter Occupied	1,868	20,702	45,937
Ages 65+	2,328	14,318	32,346	Vacant	359	3,812	8,401
Race	1 Mile	3 Miles	5 Miles				
White	10,293	70,288	150,812				
Black	1,492	12,142	25,416				
Am In/AK Nat	68	895	1,811				
Hawaiian	238	2,039	3,521				
Hispanic	2,323	22,598	37,413				
Multi-Racial	5,334	46,430	78,558				

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