

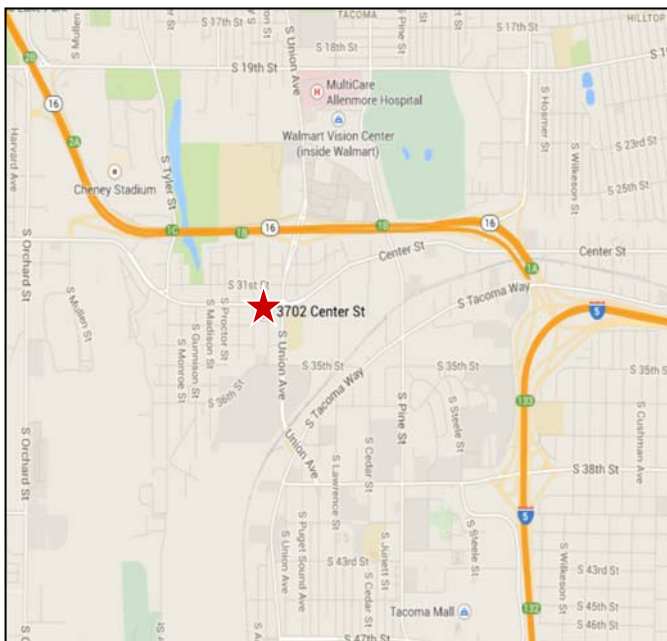
MULTI-BUILDING PORTFOLIO FOR SALE

Office, Warehouse & Retail Buildings

3702, 3712, 3720 Center St
Tacoma, WA 98409



This three building portfolio, including warehouse, office, and retail buildings, is being offered for sale. The buildings sit on approximately 30,000 SF of land and offer great exposure on Center Street, ample parking, and close access to major highways. Great opportunity for an owner/user also looking for investment income.



Sale Price \$1,175,000

BUILDING 3702 | Retail/Warehouse

- 6,759 SF Total
- 5,090 SF of showroom space
- Currently leased with a term lease (*call for details*)

BUILDING 3712 | Warehouse

- 5,040 SF Total (600 SF Office)
- Currently vacant and available for owner/user
- Clear span, insulated building

BUILDING 3720 | Office

- 2,346 SF Total
- Currently vacant and available for owner/user

Multi-Building Portfolio

**FOR
SALE**

3702, 3712, 3720 Center Street | Tacoma, WA 98409

DEMOGRAPHICS / TRAFFIC

TOTAL POPULATION

1-Mile	3-Mile	5-Mile
8,069	138,690	271,202

MEDIAN HOUSEHOLD INCOME

1-Mile	3-Mile	5-Mile
\$34,340	\$46,952	\$48,507

TRAFFIC COUNTS

Cross Street	Cars/Day
Center St @ S Union Ave	+ 37,774
SR-16 @ S Union Ave	+ 114,389

TRAVEL TIMES

Location	Time
Highway 16	1 minute
Interstate 5	5 minutes
Narrows Bridge	5 minutes



Office Building - 2,346 SF



Retail Building - 6,759 SF



Warehouse Building - 5,040 SF

For more information, contact:

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All square footage references are approximate. The information contained herein is from sources deemed reliable. It is provided without representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters.