FOR LEASE

STADIUM RETAIL

Second Gen Restaurant & Bar

12 N TACOMA AVE, TACOMA, WA 98402

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Second Gen Restaurant & Bar Including Full Kitchen, Full Bar, Speakeasy and Restaurant Layout

- Suite 12: 3,192 SF Second gen restaurant & bar
- Suite 8: 1,296 SF first floor, 769 SF second floor
- Suites can be combined
- $28.00 PSF, NNN ($9.06 PSF)
- 11,721 CPD on N 1st St & N Tacoma Ave
- Zoned NCX - Neighborhood Commercial Mixed-Use District
- Allowable Uses include restaurant, office, retail, professional services, medical office
- Close to 300+ new apartments
- Next to beautiful Wright Park
- Parking available

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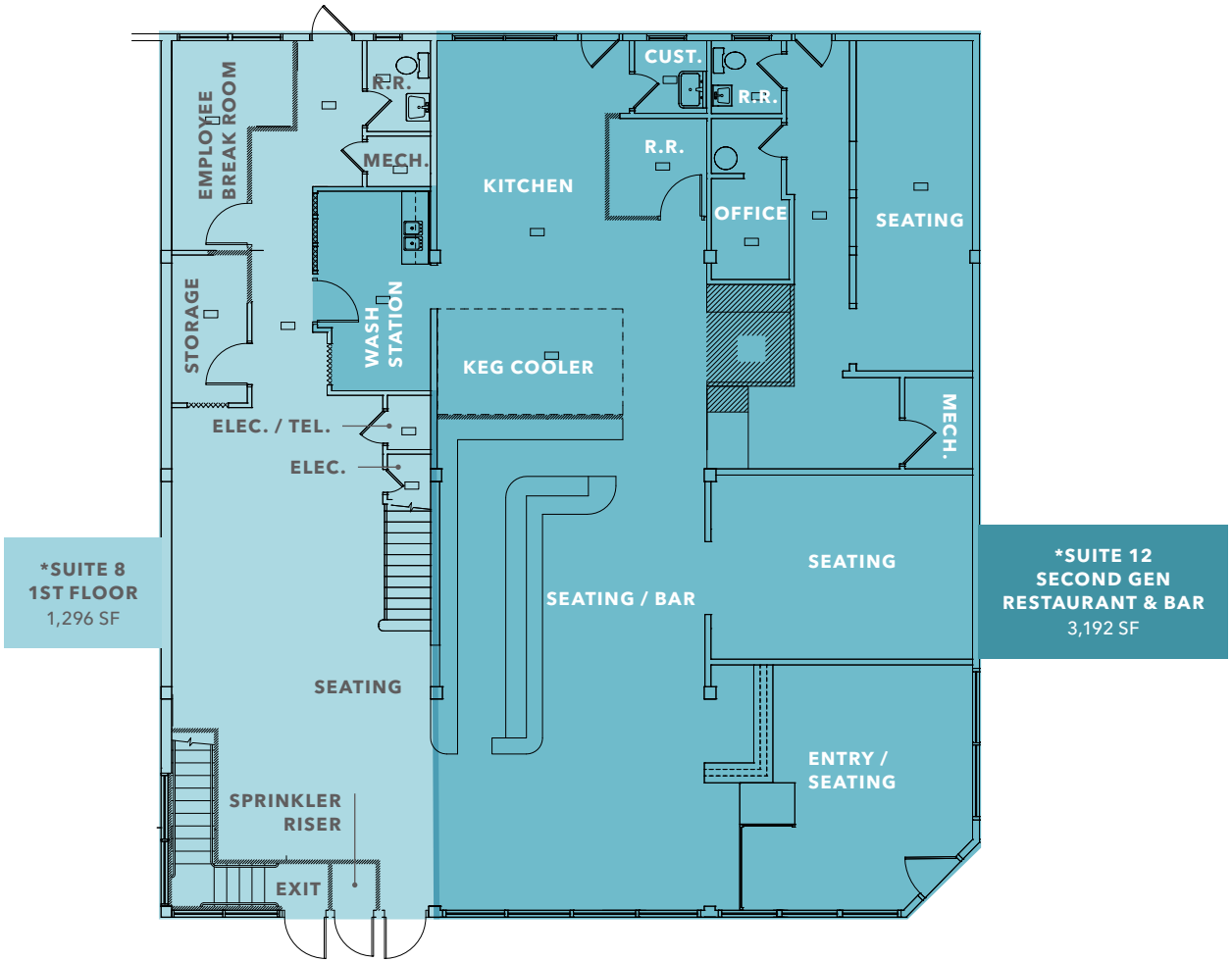
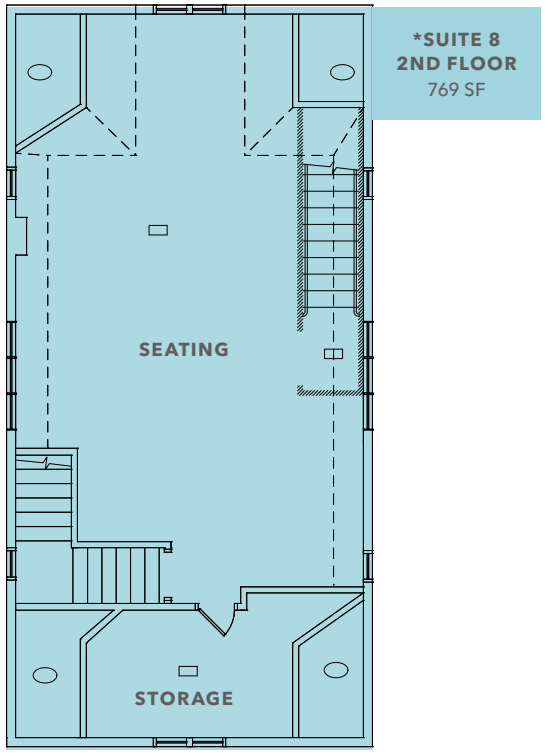
FLOOR PLAN

1,296 SF	769 SF	3,192 SF	$28.00
*SUITE 8 FIRST FLOOR	*SUITE 8 SECOND FLOOR	*SUITE 12	LEASE RATE (SF/YR), NNN ($9.06)



UPSTAIRS



*Suites can be combined

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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	25,797	93,158	245,592
2029 PROJECTION	28,280	97,873	250,742
2020 CENSUS	16,395	75,611	213,861
PROJECTED GROWTH 2024 - 2029	1.9%	1.0%	0.4%

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.4	37.3	37.5
% FEMALE	46.4%	47.5%	49.4%
% MALE	53.6%	52.5%	50.6%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	10,765	38,552	99,005
2029 PROJECTED	11,908	40,911	101,732
2020 CENSUS	9,106	35,165	94,320
GROWTH 2023 - 2028	2.1%	1.2%	0.6%
OWNER-OCCUPIED	21.3%	46.8%	52.9%
RENTER-OCCUPIED	76.9%	53.2%	47.1%

INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	$96,099	$118,759	$121,232
2029 PROJECTED HH INCOME	$97,099	$121,764	$128,833
ANNUAL CHANGE 2023 - 2028	0.2%	0.5%	0.8%

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,821	5,789	11,614
TOTAL EMPLOYEES	19,398	55,664	96,945
WHITE COLLAR WORKERS	9,021	33,480	80,500
BLUE COLLAR WORKERS	3,185	14,909	46,161

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	5.3%	4.4%	4.9%
HIGH SCHOOL DIPLOMA	22.4%	22.1%	24.4%
SOME COLLEGE	19.9%	20.1%	21.1%
ASSOCIATE	7.8%	9.0%	9.9%
BACHELOR'S	17.5%	17.6%	14.6%
GRADUATE	17.5%	17.6%	14.6%

Data Source: ©2023, Sites USA

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