

FOR LEASE

14606 PACIFIC AVE S SUITE C

TACOMA, WA 98444

*3,733 SF Warehouse-End Cap Unit
830 SF Fenced Yard Available*



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Mathews



PROPERTY TYPE	Industrial Warehouse-End Cap Unit
TAX PARCEL	9830000101
AVAILABLE SF	3,733 SF; office and restroom in unit
FENCED YARD	830 SF
YEAR BUILT	1960
PARKING	Ample, freshly paved and striped lot
LOADING	1 Grade level; automatic door
CLEAR HEIGHT	16'
POWER	250 amp, raised wall conduits
SIGNAGE	Monument signage on Pacific Ave S, as well as, on unit signage
LANDLORD IMPROVEMENTS	Landlord plans on installing new siding, paint, modernizing the exterior, and fencing off the entire lot with an automatic gated entrance
ZONING	Town Center (TCTR)
ZONING USES	This zone classification allows for a mix of high-density, multi-family residential, local retail, grocery, restaurants, office, civic uses, and other amenities and services in order to create a compact community with high-density housing within walking distance of goods, services, and amenities. The Towne Center should provide a sense of place within the community, conveniently accessible by multiple modes of transportation.
LEASE RATE	Contact broker



DEMOGRAPHICS

POPULATION

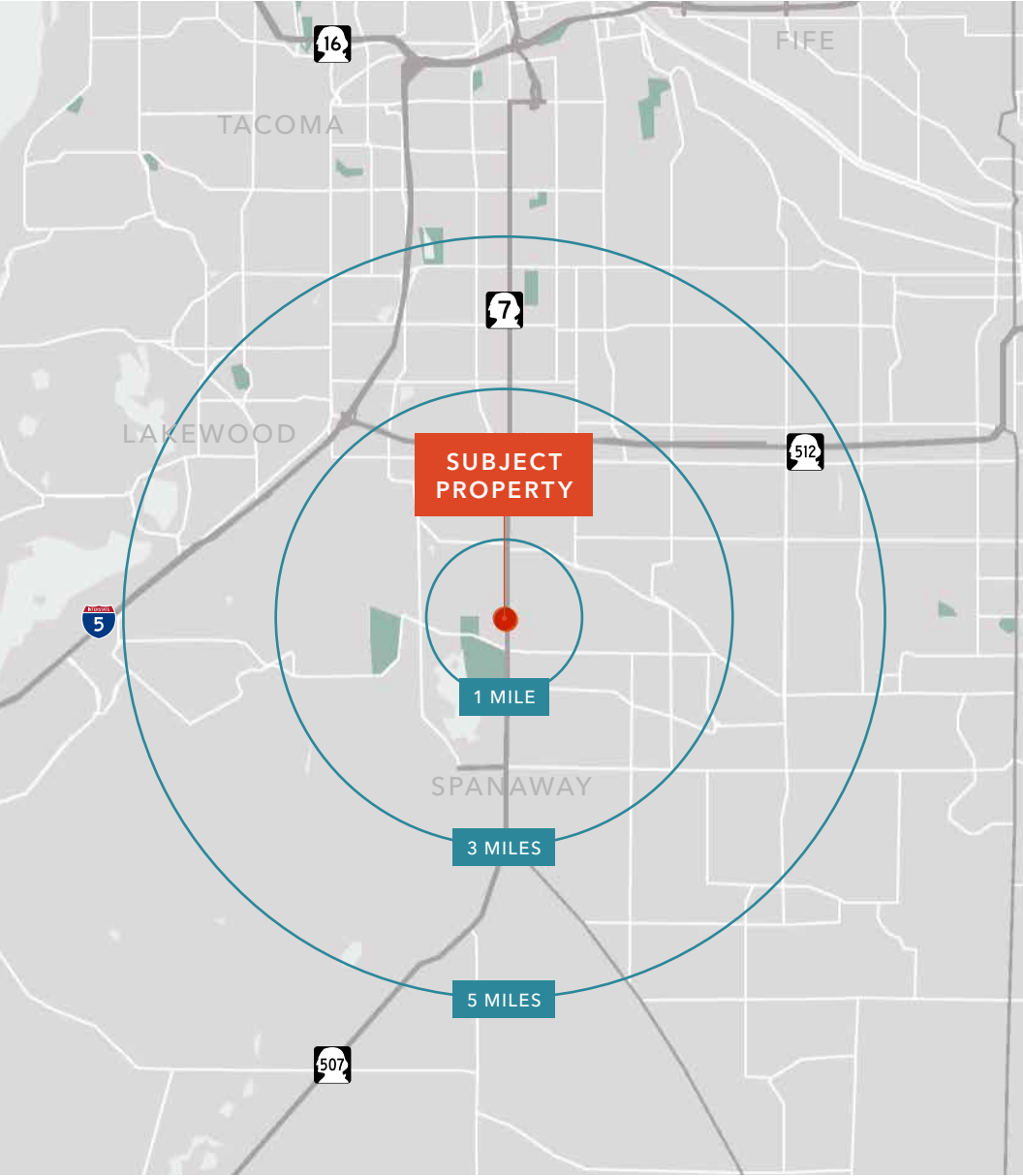
	1 Mile	3 Miles	5 Miles
2010 CENSUS	8,470	71,831	178,753
2020 CENSUS	7,864	63,475	153,466
2025 ESTIMATED	8,826	70,438	178,949
2030 PROJECTED	9,001	70,575	179,812

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.6	34.6	34.3
% FEMALE	50.1%	49.6%	49.8%
% MALE	49.9%	50.4%	50.2%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$97,356	\$89,093	\$87,696
2030 MEDIAN PROJECTED	\$97,943	\$89,321	\$87,766
2025 AVERAGE	\$111,920	\$108,917	\$111,030
2030 AVERAGE PROJECTED	\$112,680	\$109,294	\$111,303







Exclusively listed by

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