

OFFERING MEMORANDUM

Miramar

VIEW APARTMENTS

*A West End Tacoma Landmark -
70 Units on 6th Avenue*

7320 6TH AVE, TACOMA, WA 98406



SIMONANDERSONTEAM.COM

km Kidder
Mathews

Exclusively listed by

SIMON | ANDERSON MULTIFAMILY TEAM

ELIJAH PIPER

Vice President

253.677.1105

elijah.piper@kidder.com

TONY HERRMANN

Associate

509.851.7285

tony.herrmann@kidder.com

KIDDER.COM

SIMONANDERSONTEAM.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

INTRODUCTION

Section 01

EXECUTIVE SUMMARY

OFFERING SUMMARY

PRICE	Contact brokers
	June 11th: 11:00 AM - 2:00 PM
TOURS	June 17th: 11:00 AM - 2:00 PM
	June 24th: 11:00 AM - 2:00 PM

PROPERTY SUMMARY

NO. OF UNITS	70
NO. OF CELL TOWERS	3
AVG. UNIT SIZE	906
NRSF	63,391
YEAR BUILT	1963
STORIES	4
LAUNDRY	Mixed
LAND SF	37,897
PARCEL NUMBER	0220031039

70

TOTAL UNITS

63,391

NET RENTABLE SF

906 SF

AVERAGE UNIT SIZE



EMERGENCE OF TACOMA'S NARROWS VIEW CORRIDOR

Miramar View sits within Tacoma's post-Narrows Bridge development corridor, where mid-century apartment communities were designed around panoramic Puget Sound and bridge views - transforming a once rural, farmland-dominated area into one of Tacoma's earliest 'view-driven' residential zones.

RESIDENTIAL UNIT SUMMARY

Type	Units	Avg SF	Total SF	In-Place Rent	\$/SF	Annual Rent	Upgraded Rent	\$/SF	Annual Rent
Studio	4	685	2,740	\$1,330	\$1.94	\$63,840	\$1,500	\$2.19	\$72,000
1x1	37	766	28,359	\$1,383	\$1.80	\$613,932	\$1,575	\$2.05	\$699,300
2x1	15	859	12,879	\$1,624	\$1.89	\$292,403	\$1,800	\$2.10	\$324,000
2x2	7	1,286	9,000	\$1,911	\$1.49	\$160,488	\$2,150	\$1.67	\$180,600
3x2	7	1,488	10,413	\$2,155	\$1.45	\$181,020	\$2,250	\$1.51	\$189,000
TOTAL/AVERAGE	70	906	63,391	\$1,562	\$1.72	\$1,311,683	\$1,744	\$1.93	\$1,464,900

WHAT SETS THIS APART

SIX DEFINING FEATURES

Embedded Rent Upside

In-place rents trail market by ~\$182/unit, representing a ~\$153K lift in Gross Potential Rent at stabilization. A diversified mix spreads upside across all unit tiers, with three-bedrooms contributing outsized NOI growth on turn.

01

\$1.5M+ of Capital Investment

Current ownership has executed targeted investments since 2023 - elevator modernization, dry rot and deck remediation, a handful of in-unit washer/dryer additions, and plumbing upgrades. The heaviest CapEx items have been retired.

02

Contractual Cell Tower Income

Approximately \$69K in annual cell tower lease income - a durable, contractually backed revenue stream operating independent of residential cycles.

03

Irreplaceable West End Location

Positioned directly on Tacoma's 6th Avenue corridor with immediate access to Westgate North, James Center, Titlow Beach, and Gig Harbor. One of the few submarkets that has held resident demand through multiple cycles.

04

Institutional Scale, Fragmented Market

At 70 units, Miramar delivers institutional scale in a submarket dominated by 10-40 unit properties. The footprint enables operational efficiencies - single-site staffing, centralized management, vendor leverage - smaller competitors structurally cannot match.

05

Secured Underground Parking

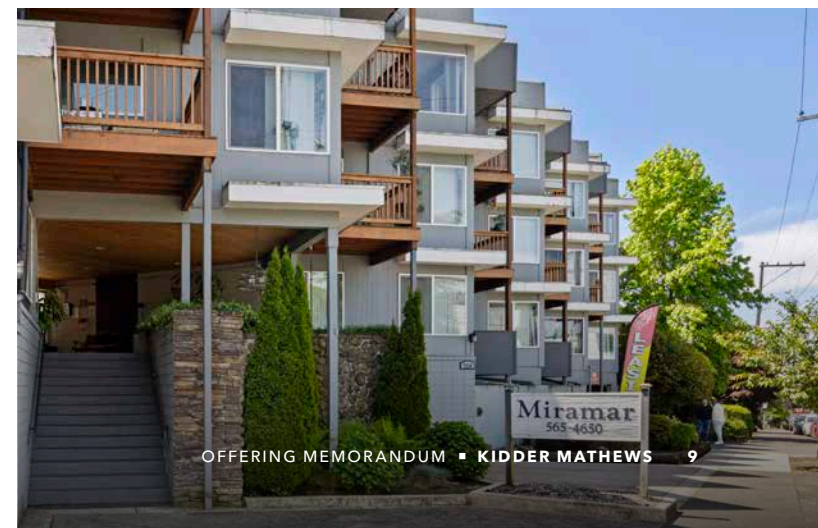
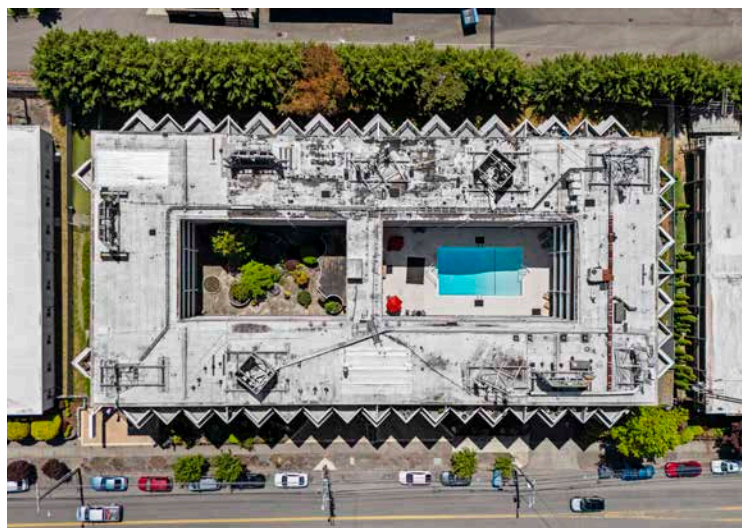
One of only two buildings on 6th Ave offering secured parking. In a submarket dominated by surface and street parking, gated underground stalls drive tenant demand, command a rental premium, and provide a level of convenience and security that's hard to replicate.

06

PROPERTY
OVERVIEW

Section 02

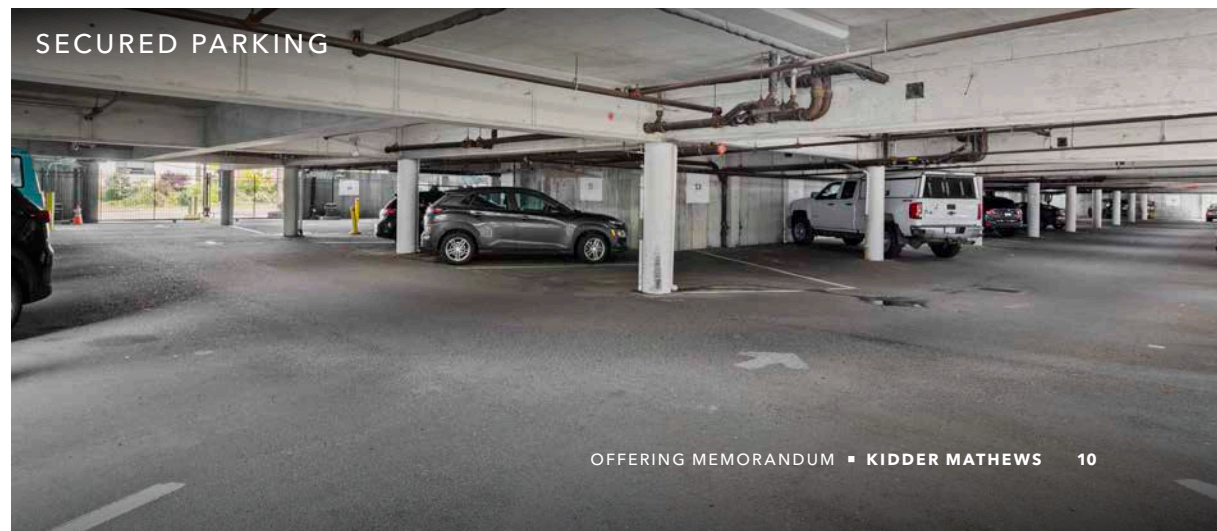
EXTERIOR PHOTOS



Miramar
VIEW APARTMENTS

OFFERING MEMORANDUM ■ KIDDER MATHEWS 9

COMMON AREA PHOTOS



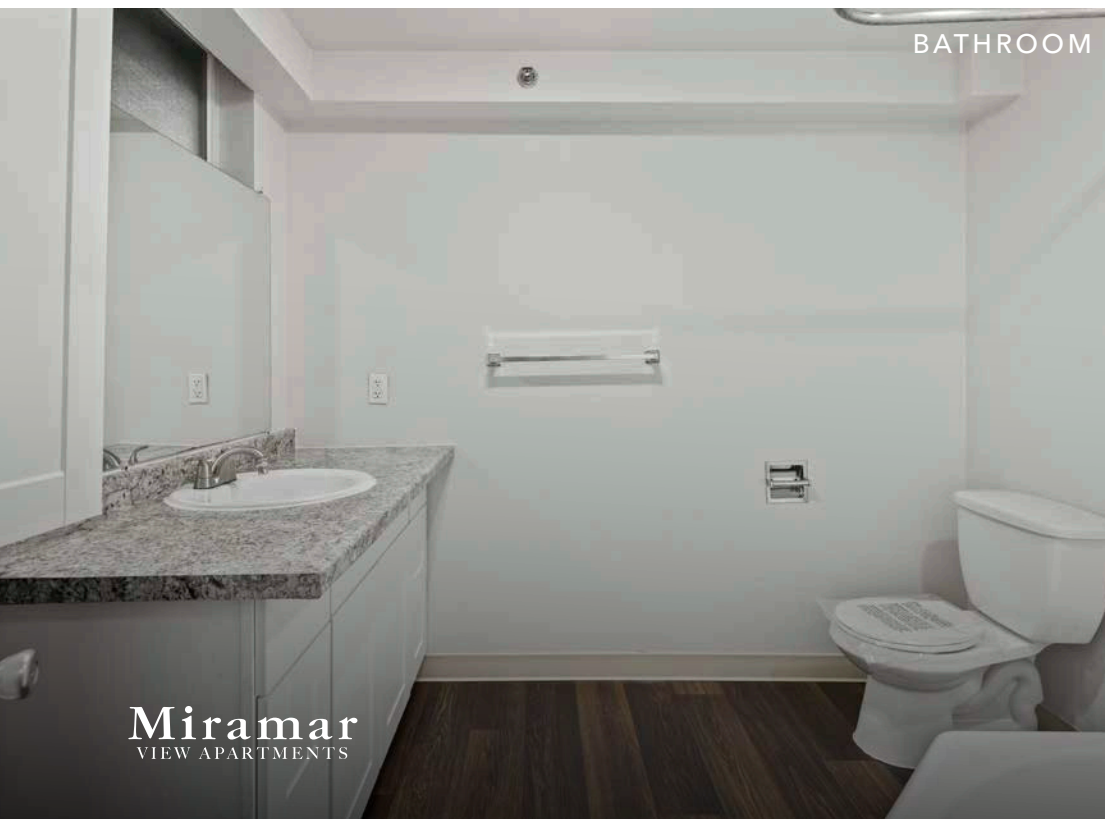
INTERIOR PHOTOS



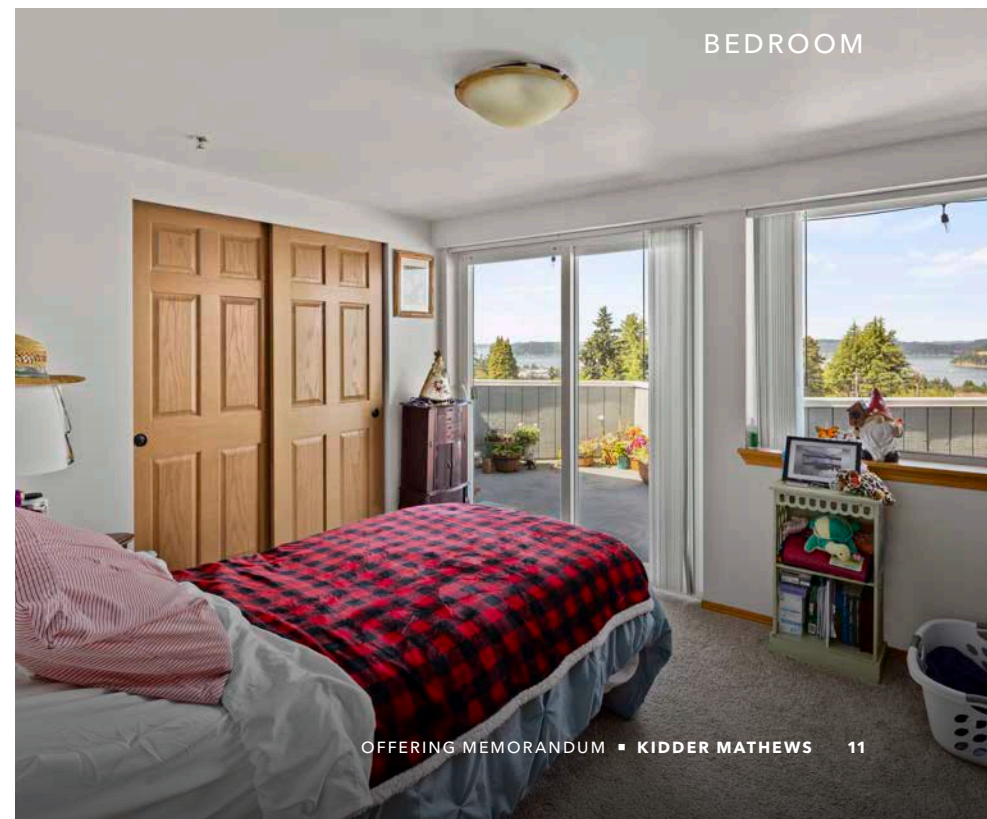
PENTHOUSE KITCHEN



UPDATED KITCHEN



BATHROOM



BEDROOM

Miramar
565-4650
FINANCIALS

ROOFTOP CELL TOWER INCOME STREAM

THREE CARRIERS - ONE ROOFTOP

T Mobile \$21,997

AT&T \$23,403

verizon \$23,972

TOTAL ANNUAL **\$69,372**

Trailing Twelve-month actual - billed annually

T Mobile



verizon

NATIONAL OPERATORS

Three national operators with established infrastructure and long-term renewal economics tied to network-critical sites.

DURABLE BELOW-THE-LINE INCOME

Lease payments flow independent of apartment NOI volatility or local rental cycles - a stabilized ancillary income.

NETWORK-CRITICAL LOCATION

Elevated West End Tacoma rooftop providing coverage across surrounding submarkets and arterial corridors.

FINANCIAL PERFORMANCE

Income	CURRENT INCOME		UPGRADED INCOME	
Gross Potential Rent	1,311,683	1.72/SF/Mo	1,464,900	1.93/SF/Mo
Vacancy	(65,584)	5.0%	(73,245)	5.0%
Bad Debt & Concessions	(13,117)	1.0%	(14,649)	1.0%
Net Rental Income	1,232,982		1,377,006	
Utility Fees	77,652	92/U/Mo	109,770	131/U/Mo
Parking	47,043	672/U	48,454	692/U
Laundry	5,539	79/U	5,705	81/U
Pet	5,036	72/U	5,187	74/U
Miscellaneous	11,697	167/U	24,500	350/U
Effective Residential Income	1,379,949		1,570,622	
Commercial Rent	69,372		71,453	
Commercial EGI	69,372		71,453	
Effective Gross Income	1,449,321		1,642,075	
Expenses	MARKET EXPENSE		MARKET EXPENSE	
Taxes	135,967	1,942/U	135,967	1,942/U
Insurance	49,000	700/U	50,470	721/U
Utilities	125,380	1,791/U	129,141	1,845/U
R&M	49,000	700/U	50,470	721/U
Contract Services	43,998	629/U	45,318	647/U
Turnover	14,105	202/U	14,528	208/U
Management	50,726	4% EGI	57,473	4% EGI
Payroll	106,250	1,518/U	109,438	1,563/U
Marketing	17,500	250/U	18,025	258/U
Administration	33,235	475/U	34,232	489/U
Total Expenses	625,160	43% EGI	645,061	39% EGI
Expenses/U		8,931/U		9,215/U
Expenses/SF		10/SF		10/SF
Net Operating Income	824,161	11,774/U	997,014	14,243/U

NOTES & ASSUMPTIONS

INCOME

Gross Potential Rent	Current Income: annualized income per rent roll provided, vacancies are assumed to be filled at average in-place rates of like-kind units. Upgraded Income: assumes all current market rate leases have expired and are renewed or relet at market renovated rents based on the Rent Comparable Study (RCS) provided.
Vacancy	Vacancy factor based on operations at comparable properties, supported by market data from providers such as CoStar, Yardi, etc.
Bad Debt & Concessions	Based on operations at comparable properties, supported by market data from providers such as CoStar, Yardi, HelloData, etc.
Utility Fees	Current Income: Based on the current utility collections, annualized. Upgraded Income: 85% collections ratio supported by operations at comparable properties using market data from providers such as CoStar, Yardi, etc.
Parking	Based on current scheduled income per the rent roll provided. Monthly parking fees and occupancy rates are in-line with properties at similar parking ratios.
Laundry	Based on T-12 trailing operations; in-line with operations at comparable properties.
Pet	Based on T-12 trailing operations; in-line with pet fees and occupancy at comparable properties.
Miscellaneous	Current Income: Based on T-12 trailing operations. Upgraded Income: Based on operations at comparable properties.
Cell Tower Income	Based on the signed leases with T-Mobile, AT&T and Verizon.

EXPENSES

Taxes	Based on the estimated post-sale tax re-assessment.
Insurance	Normalized to insurance costs seen at comparable properties, supported by market data from providers such as CoStar, Yardi, etc.
Utilities	Based on T-12 trailing operations.
R&M	Based on Repairs & Maintenance expenses at comparable properties, supported by market data from providers such as CoStar, Yardi, etc.
Contract Services	Based on T-12 trailing operations; in-line with operations at comparable properties.
Turnover	Based on T-12 trailing operations; in-line with operations at comparable properties.
Management	Based on T-12 trailing operations; in-line with operations at comparable properties.
Payroll	Based on updated staffing plan, includes allocation for bonuses, employee benefits, and payroll taxes.
Marketing	Based on marketing expenses at comparable properties.
Administration	Based on T-12 trailing operations; in-line with admin costs at comparable properties.

RESIDENTIAL UNIT SUMMARY

RESIDENTIAL UNIT SUMMARY

Type	Units	Avg SF	Total SF	In-Place Rent			Upgraded Rent		
				Rent	\$/SF	Annual Rent	Rent	\$/SF	Annual Rent
Studio	4	685	2,740	\$1,330	\$1.94	\$63,840	\$1,500	\$2.19	\$72,000
1x1	37	766	28,359	\$1,383	\$1.80	\$613,932	\$1,575	\$2.05	\$699,300
2x1	15	859	12,879	\$1,624	\$1.89	\$292,403	\$1,800	\$2.10	\$324,000
2x2	7	1,286	9,000	\$1,911	\$1.49	\$160,488	\$2,150	\$1.67	\$180,600
3x2	7	1,488	10,413	\$2,155	\$1.45	\$181,020	\$2,250	\$1.51	\$189,000
Total/Average	70	906	63,391	\$1,562	\$1.72	\$1,311,683	\$1,744	\$1.93	\$1,464,900

COMPARABLES

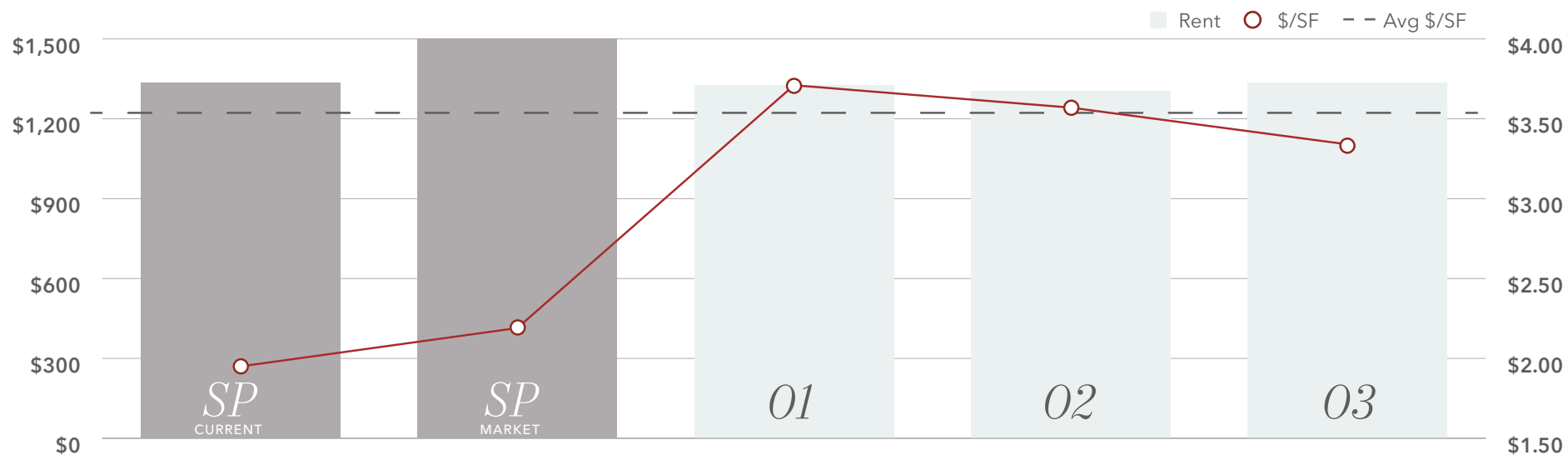
Section 04

COMPARABLES

RENT COMPARABLES - *STUDIO*

	Property Name	Year Built	STUDIO		
			Rents	SF	\$/SF
SP	MIRAMAR VIEW (CURRENT) 7320 6th Ave, Tacoma, WA	1963	\$1,330	685	\$1.94
SP	MIRAMAR VIEW (MARKET) 7320 6th Ave, Tacoma, WA	1963	\$1,500	685	\$2.19
01	FLAMINGO APARTMENTS 7319 6th Ave, Tacoma, WA	1962	\$1,325	357	\$3.71
02	WINDSOR SQUARE 7703 27th St W, University Place, WA	1970	\$1,305	366	\$3.57
03	VALENCIA APARTMENTS 2833 Grandview Dr W, University Place, WA	1974	\$1,335	400	\$3.34
	Average		\$1,322	374	\$3.54

RENT VS RENT/SF

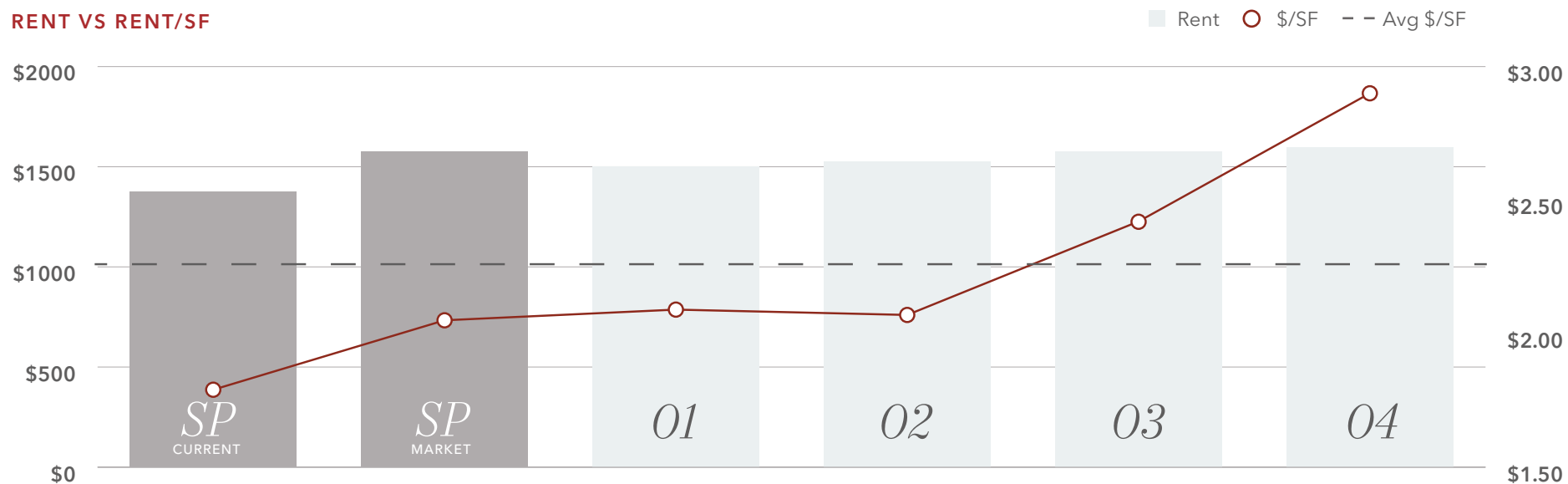


COMPARABLES

RENT COMPARABLES - *1 BEDROOM*

	Property Name	Year Built	Rents	1 BEDROOM SF	\$/SF
SP	MIRAMAR VIEW (CURRENT) 7320 6th Ave, Tacoma, WA	1963	\$1,383	766	\$1.80
SP	MIRAMAR VIEW (MARKET) 7320 6th Ave, Tacoma, WA	1963	\$1,575	766	\$2.05
01	WICKSHIRE WEST 1035 S Whitman St, Tacoma, WA	1970	\$1,500	716	\$2.09
02	VALENCIA 2833 Grandview Dr W, University Place, WA	1974	\$1,525	735	\$2.07
03	FOUNTAIN COURTE 1017 S Pearl St, Tacoma, WA	1969	\$1,575	650	\$2.42
04	TANARA VILLAGE 6322 N 26th St, Tacoma, WA	1969	\$1,595	550	\$2.90
	Average		\$1,549	663	\$2.37

RENT VS RENT/SF

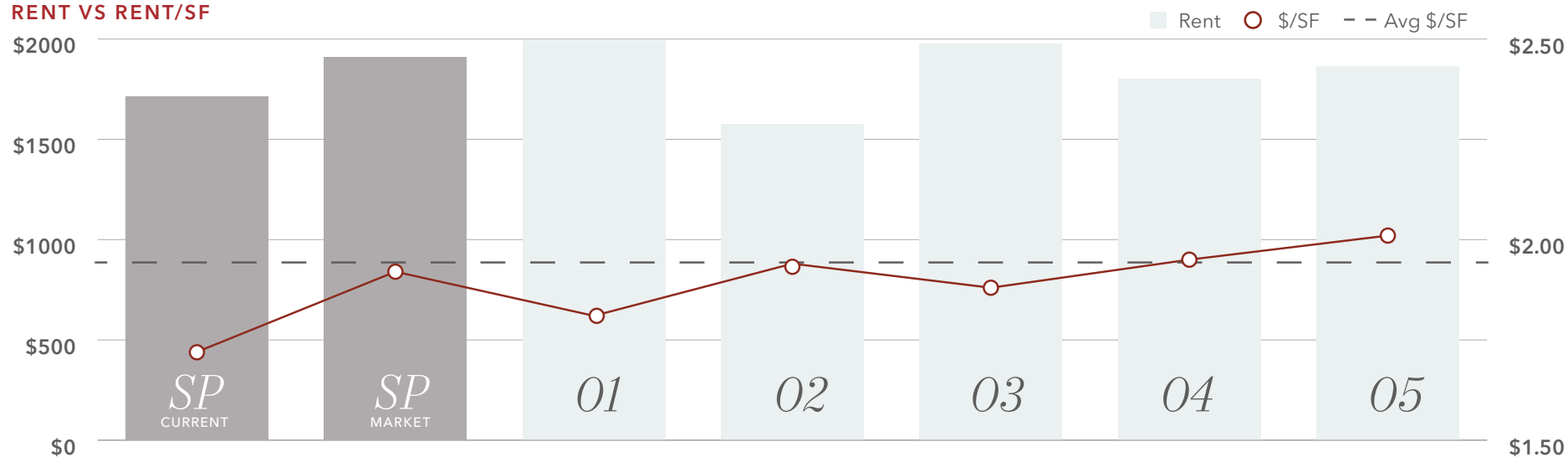


COMPARABLES

RENT COMPARABLES - 2 BEDROOM

	Property Name	Year Built	Rents	2 BEDROOM SF	\$/SF
SP	MIRAMAR VIEW (CURRENT) 7320 6th Ave, Tacoma, WA	1963	\$1,715	995	\$1.72
SP	MIRAMAR VIEW (MARKET) 7320 6th Ave, Tacoma, WA	1963	\$1,911	995	\$1.92
01	LAWN COURTE 2802 N Narrows Dr, Tacoma, WA	1987	\$1,995	1,100	\$1.81
02	601 JACKSON 601 N Jackson Ave, Tacoma, WA	1959	\$1,575	810	\$1.94
03	FOREST HILL VILLAGE 4332 S 41st St, Tacoma, WA	1980	\$1,977	1,050	\$1.88
04	NARROWS RIDGE APARTMENTS 2302-2330 70th Ave W, Tacoma, WA	1979	\$1,800	925	\$1.95
05	RIDGEDALE 2102-2228 70th Ave W, University Place, WA	1978	\$1,865	925	\$2.01
	Average		\$1,842	962	\$1.91

RENT VS RENT/SF

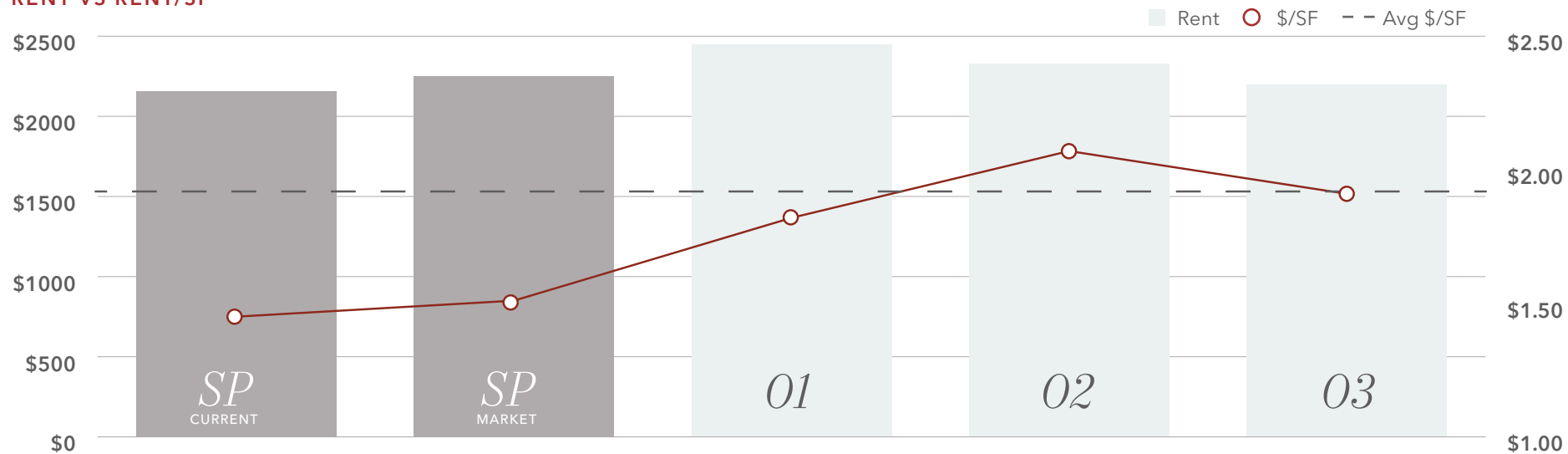


COMPARABLES

RENT COMPARABLES - 3 BEDROOM

	Property Name	Year Built	3 BEDROOM		
			Rents	SF	\$/SF
SP	MIRAMAR VIEW (CURRENT) 7320 6th Ave, Tacoma, WA	1963	\$2,155	1,488	\$1.45
SP	MIRAMAR VIEW (MARKET) 7320 6th Ave, Tacoma, WA	1963	\$2,250	1,488	\$1.51
01	601 JACKSON 601 N Jackson Ave, Tacoma, WA	1959	\$2,450	1,344	\$1.82
02	RIDGEDALE 2102-2228 70th Ave W, University Place, WA	1978	\$2,330	1,125	\$2.07
03	VALENCIA APARTMENTS 2833 Grandview Dr W, University Place, WA	1974	\$2,200	1,150	\$1.91
Average			\$2,327	1,206	\$1.93

RENT VS RENT/SF



SALE COMPARABLES

	Property	Year Built	Avg Unit SF	Units	Sale Date	Sale Price	\$/Unit	\$/SF	Cap Rate
SP	 MIRAMAR VIEW APARTMENTS 7320 6th Ave, Tacoma, WA	1963	906	70	--	--	--	--	--
01	 APEX APARTMENTS 2424 S 41st St, Tacoma, WA	2008	892	209	09/30/2025	\$38,000,000	\$181,818	\$177	-
02	 SUNRISE RIDGE APARTMENTS 3852 S 29th St, Tacoma, WA	1995	962	36	12/30/2024	\$7,220,000	\$200,556	\$203	5.9%
03	 BAYSWATER APARTMENTS 2628-2638 Cascade Pl W, Tacoma, WA	1974	661	34	05/30/2024	\$5,000,000	\$147,059	\$221	4.0%
04	 BELLA VISTA 3502 S Mason Ave, Tacoma, WA	1986	822	88	05/07/2024	\$18,475,000	\$209,943	\$250	5.8%
Averages							\$184,844	\$213	5.2%

COMPARABLES

SALE COMPARABLES

SP MIRAMAR VIEW APARTMENTS
7320 6th Ave, Tacoma, WA

01 APEX APARTMENTS
2424 S 41st St, Tacoma, WA

02 SUNRISE RIDGE APARTMENTS
3852 S 29th St, Tacoma, WA

03 BAYSWATER APARTMENTS
2628-2638 Cascade Pl W, Tacoma, WA

04 BELLA VISTA
3502 S Mason Ave, Tacoma, WA

Miramar
VIEW APARTMENTS



TACOMA

UNIVERSITY
PLACE



Miramar
VIEW APARTMENTS

6TH AVE RETAIL
CORRIDOR

GEIGER
MONTESSORI
SCHOOL

LOCATION OVERVIEW

Section 05

ANCHORED IN TACOMA'S *WEST END*



TITLOW BEACH
- WEST SLOPE

TACOMA
NARROWS BRIDGE

GIG HARBOR

HIGHWAY 16
ON RAMP

Miramar
VIEW APARTMENTS

GEIGER
MONTESSORI
SCHOOL

6TH AVE
CORRIDOR

LOCATION OVERVIEW

GIG HARBOR

DOWNTOWN WATERFRONT

UPTOWN GIG HARBOR

RUSTON WAY WATERWALK

RUSTON

N PEARL ST

16

Miramar
VIEW APARTMENTS

6TH AVE

TITLOW BEACH
MARINE PRESERVE
(1.3 MI DRIVE)

CHASE

JAMES CENTER (1.4 MI DRIVE)

 TACOMA COMMUNITY COLLEGE	 Fred Meyer	 IHOP
 EVERGREEN GOLF CLUB	 Mary Bridge Children's	 Mary Bridge Children's

 ANTHEM CREDIT UNION	 Allstate	 OBEE CREDIT UNION
 mio sushi	 TWISTED FORK Saloon	 Ice Cream Social
 GENCARE LIFESTYLE	 mortgage squad	 JEWEL BOX

SHOPS AT POINT RUSTON

 SAFEWAY	 ANYTIME FITNESS	 Round Table PIZZA
 CHASE	 Starbucks	 WELLS FARGO
 BOYS & GIRLS CLUBS OF AMERICA	 TACO BELL	 ups THE UPS STORE

WESTGATE NORTH
SHOPPING CENTER

 WinCo FOODS	 LA FITNESS
 petco	 Public Storage

TACOMA

FIRCREST
GOLF CLUB

S MILDRED ST

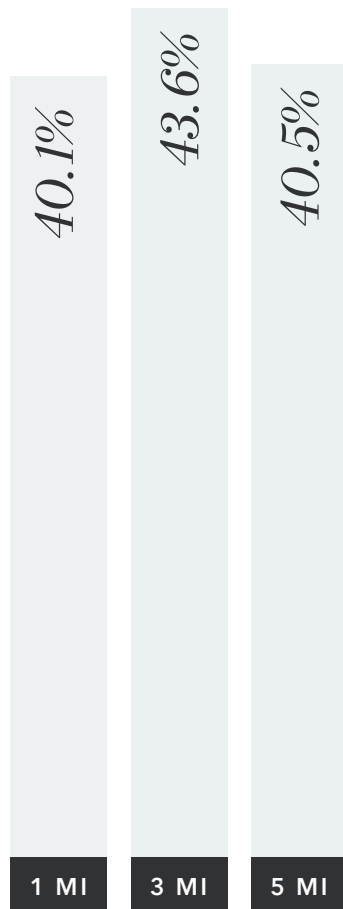


Miramar
VIEW APARTMENTS

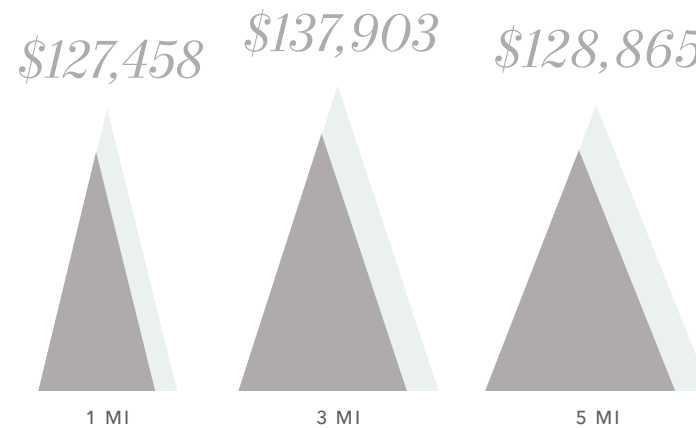
DEMOGRAPHICS

Tacoma's West End delivers what most submarkets promise but can't prove - six-figure household incomes, tight vacancy, and a professional workforce that treats quality housing as a priority

BACHELOR'S DEGREE OR HIGHER



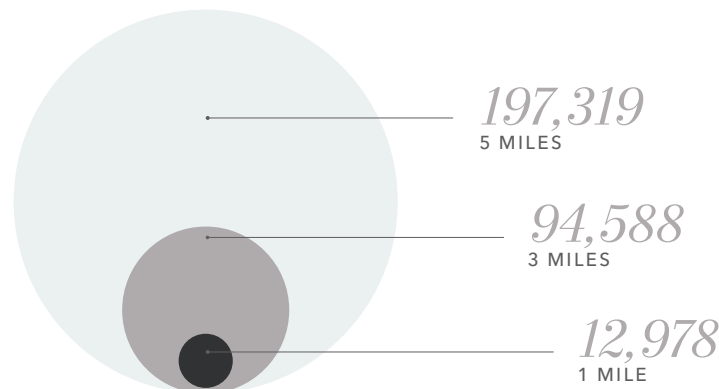
AVERAGE HOUSEHOLD INCOME



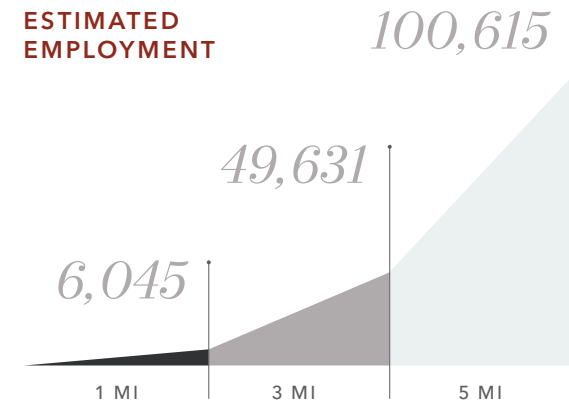
VACANCY RATE



ESTIMATED POPULATION



ESTIMATED EMPLOYMENT

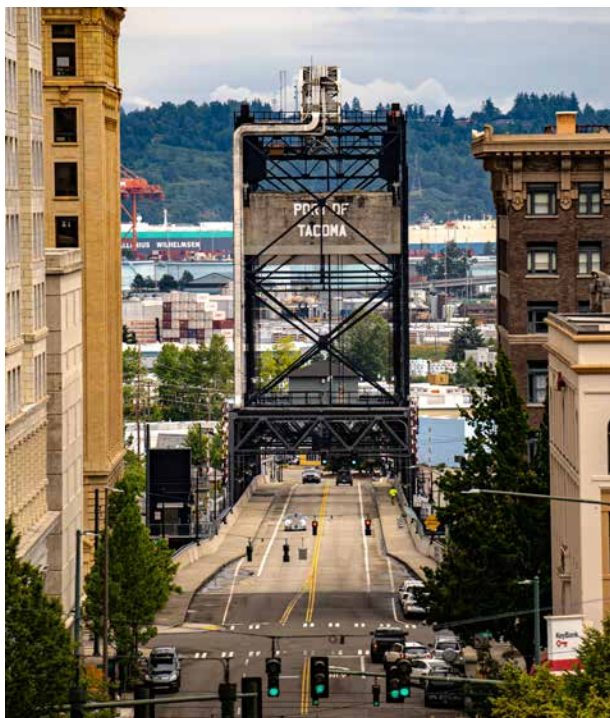


Data Source: ©2025, Sites USA

A WORKFORCE BUILT FOR *LONG-TERM*

150K+ Combined Jobs Supported

6 of The Largest Employers Within 20 Minutes



PORT OF TACOMA

The Port of Tacoma is a major economic development agency generating 41,000+ jobs and \$11 billion in annual revenue.



TACOMA GENERAL

Tacoma General is the area's largest NICU, and advanced surgical care center. It's part of MultiCare Health System, Washington state's largest community-based health system with over 20,000 employees.



JBLM

JBLM is the number one employer in Pierce and Thurston County, supporting more than 83,000 full-time equivalent jobs and is one of the largest Army installations in the country.

TACOMA

Tacoma ranks as the 3rd largest city in Washington State, attracting a diverse and vibrant community.

Tacoma's strategic location, merely 33 miles south of Seattle, makes it an appealing choice for residents seeking job opportunities and a more manageable commute. The city's advantageous position provides access to a variety of job centers, making it a magnet for professionals and job seekers looking to establish themselves in a competitive job market.

Tacoma's economic landscape is fortified by major employers such as Boeing, a prominent aerospace company, and MultiCare Health System, a leading healthcare organization, along with CHI Franciscan, a renowned medical provider. These institutions provide diverse and stable job prospects across industries, contributing to Tacoma's robust employment ecosystem.

The combination of job availability, lower living costs compared to Seattle, and a thriving urban environment has created an attractive atmosphere for both individuals and families looking to settle in the area. With its picturesque waterfront, cultural amenities, and recreational opportunities, Tacoma offers an appealing blend of career growth and a high quality of life, making it a desirable destination for those seeking a balanced and fulfilling lifestyle.



219K
POPULATION



3RD
LARGEST CITY
IN WA STATE

Miramar
VIEW APARTMENTS



Pierce County has been one of the fastest growing counties in the state of Washington since the 1960's and consistently exceeds the state's overall rate of growth.

Pierce County, provides strong support to a diverse range of manufacturers, including industry giants like Boeing, Milgard Manufacturing, James Hardie Building Products, Toray Composites (America), Inc., and Medallion Foods. In addition to these manufacturing powerhouses, prominent companies like Recreational Equipment, Inc. (REI), Whirlpool, and Costco have also established major distribution centers within the county.

THRIVING HEALTHCARE SECTOR

Healthcare plays a significant role in Tacoma's growing employment base, with numerous hospitals and medical centers contributing to this sector's expansion.

The second-largest employer in Tacoma is MultiCare Health System, which provides jobs to 7,400 residents. This not-for-profit healthcare organization operates Tacoma General Hospital, featuring a 24-hour emergency Level II trauma center, the MultiCare Regional Cancer Center, and the region's largest and most advanced Neonatal Intensive Care Unit (NICU).

Other major healthcare employers in the area include CHI Franciscan with 6,500 employees and Kaiser Permanente with 755 employees. Looking ahead, MultiCare has plans to establish the Mary Bridge Children's Hospital, which will encompass a 250,000 square foot inpatient tower and an ambulatory building. The ambulatory building will house specialty clinics, urgent care services, and behavioral health crisis management services.



MULTICARE TACOMA GENERAL HOSPITAL

MultiCare Health System's Tacoma General Hospital is the largest hospital in Tacoma, Washington. It is a level II trauma center with 437 beds and the second-largest obstetrical care center in the state of Washington.



MULTICARE ALLENMORE HOSPITAL

Leading medical facility renowned for its exceptional patient care and comprehensive medical services. With state-of-the-art facilities with 130 patient beds and a team of skilled healthcare professionals.



MULTICARE MARY BRIDGE CHILDREN'S HOSPITAL

Mary Bridge Children's in Tacoma, offers expert pediatric health care services with specialty and primary care clinics and 340 patient beds.



ST. JOSEPH MEDICAL CENTER

Serving Tacoma and surrounding areas, St. Joseph Medical Center is consistently ranked among the top hospitals in Washington with 361 patient beds.

HIGHER EDUCATION

Home to several esteemed institutions, Tacoma provides a wide array of educational opportunities for students of all interests and backgrounds. This vibrant higher education scene not only enhances the city's intellectual capital but also strengthens its cultural fabric and economic growth.

UNIVERSITY OF WASHINGTON - TACOMA

Situated at the southern end of the Tacoma Central Business District, the University of Washington - Tacoma (UWT) branch campus plays a central role in the city's landscape. Spanning approximately 46 acres, including extensive land reaching west to Tacoma Ave. S, UWT transitioned to a four-year degree program in 2007, experiencing remarkable growth with an annual enrollment now exceeding 5,100 students. As a result, the vibrant urban campus has emerged as a key focal point within the Downtown CBD, driving present-day revitalization efforts and contributing significantly to Tacoma's dynamic and progressive transformation.

TACOMA COMMUNITY COLLEGE

Tacoma Community College (TCC) is a leading institution of higher education, making a significant impact in Tacoma, Washington. With a mission to provide accessible and affordable education, TCC offers a diverse array of programs that cater to a wide range of students. The college has experienced impressive growth over the years, with an annual enrollment now exceeding 11,000 students, showcasing its popularity and importance in the community.



A prominent branch campus of the University of Washington, offering a wide range of undergraduate and graduate programs in the heart of Tacoma

**6.4 MILES
FROM THE
MIRAMAR VIEW
APARTMENTS**



A leading institution of higher education, providing accessible and diverse educational opportunities to students

**1.2 MILES
FROM THE
MIRAMAR VIEW
APARTMENTS**

HEADQUARTERED IN THE PUGET SOUND

#2 FORTUNE 500



amazon

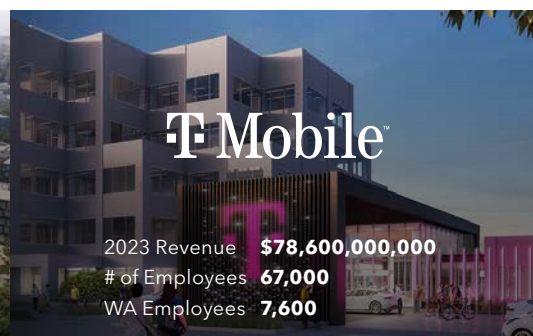
2023 Revenue **\$574,780,000,000**
 # of Employees **1,525,000**
 WA Employees **87,000**

#13 FORTUNE 500



Microsoft

2023 Revenue **\$212,000,000,000**
 # of Employees **221,000**
 WA Employees **58,400**



T-Mobile

2023 Revenue **\$78,600,000,000**
 # of Employees **67,000**
 WA Employees **7,600**



STARBUCKS

2023 Revenue **\$29,500,000,000**
 # of Employees **381,000**
 WA Employees **10,700**



Alaska

2023 Revenue **\$10,400,000,000**
 # of Employees **26,043**
 WA Employees **10,874**

(Source: ZGF)



expedia group

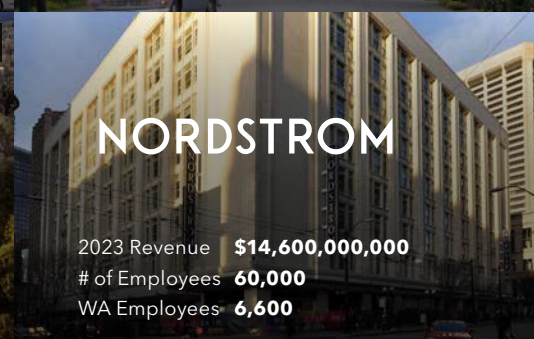
2023 Revenue **\$12,800,000,000**
 # of Employees **17,100**
 WA Employees **4,830**

#12 FORTUNE 500



COSTCO WHOLESALE

2023 Revenue **\$242,000,000,000**
 # of Employees **316,000**
 WA Employees **21,000**



NORDSTROM

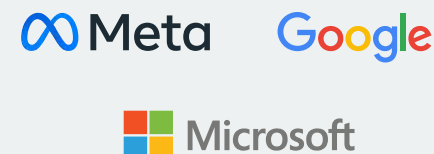
2023 Revenue **\$14,600,000,000**
 # of Employees **60,000**
 WA Employees **6,600**

HEADQUARTERED IN THE PUGET SOUND



Miramar
VIEW APARTMENTS

NOTABLE FORTUNE 500 COMPANIES EXPANDING IN THE PUGET SOUND



LIFE SCIENCES & HEALTHCARE

Seattle Ranked #9 Largest Life Science Ecosystem in the U.S.

The Seattle area ranked third for life sciences employment growth, which increased 25% from 2019 to 2022. R&D employment in the region increased even more rapidly, at 39.3%.

LEADING LIFE SCIENCE COMPANIES IN SEATTLE

Biotech & Pharmaceutical



Medical Research & Innovation



Healthcare Providers



Nonprofit & Philanthropic



LIFE SCIENCES

1,100+ life science organizations

46,540+ individuals employed directly in life science jobs

112,810+ jobs supported by WA life science industry

\$39 billion total economic impact

\$22 billion added to WA's GDP

\$49 billion record high WA life science M&A activity in 2023

HEALTHCARE

1,365+ healthcare organizations

218,515+ individuals employed directly in healthcare jobs

\$46 billion total revenues



Exclusively listed by

SIMON | ANDERSON MULTIFAMILY TEAM

ELIJAH PIPER

Vice President

253.677.1105

elijah.piper@kidder.com

TONY HERRMANN

Associate

509.851.7285

tony.herrmann@kidder.com

KIDDER.COM

SIMONANDERSONTEAM.COM

 **Kidder
Mathews**