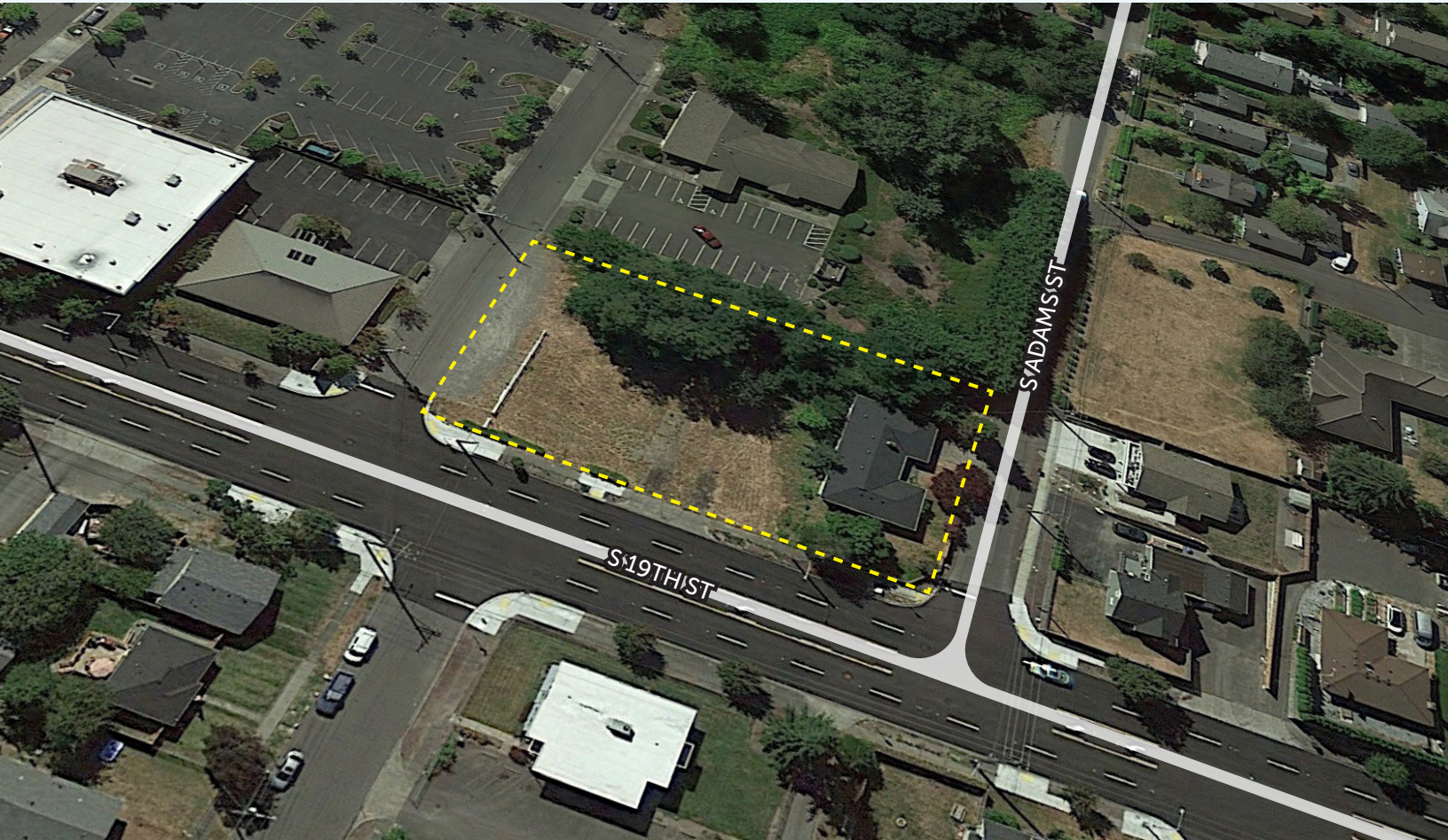


3628 S 19TH ST

TACOMA, WA 98045

PRIME, HIGH-TRAFFIC DEVELOPMENT OPPORTUNITY

ZONED FOR MULTIFAMILY, TOWNHOMES & OFFICE DEVELOPMENT



SALE INFORMATION

Land Size:	29,070 SF
Building Size:	1,672 SF
Year Built:	1957
# of Floors:	1
Sale Price:	\$1,200,000

PROPERTY HIGHLIGHTS

- Proposed light rail access
- Proximity to Allenmore Medical Complex and shopping centers including Starbucks, McDonalds, Jimmy Johns, Walmart, Office Depot & more
- Adjacent to 19th Street, just down the road from Bellarmine Preparatory School and Life Christian Academy, minutes off Highway 16 Union Exit
- Home on parcel has lease agreement in place, term expires March 31, 2023
- Current zoning = T-STGPD & R-2-STGPD; T-STGPD permits multifamily, townhomes & office



SAM HIGHSMITH
253.779.2434
shighsmith@neilwalter.com

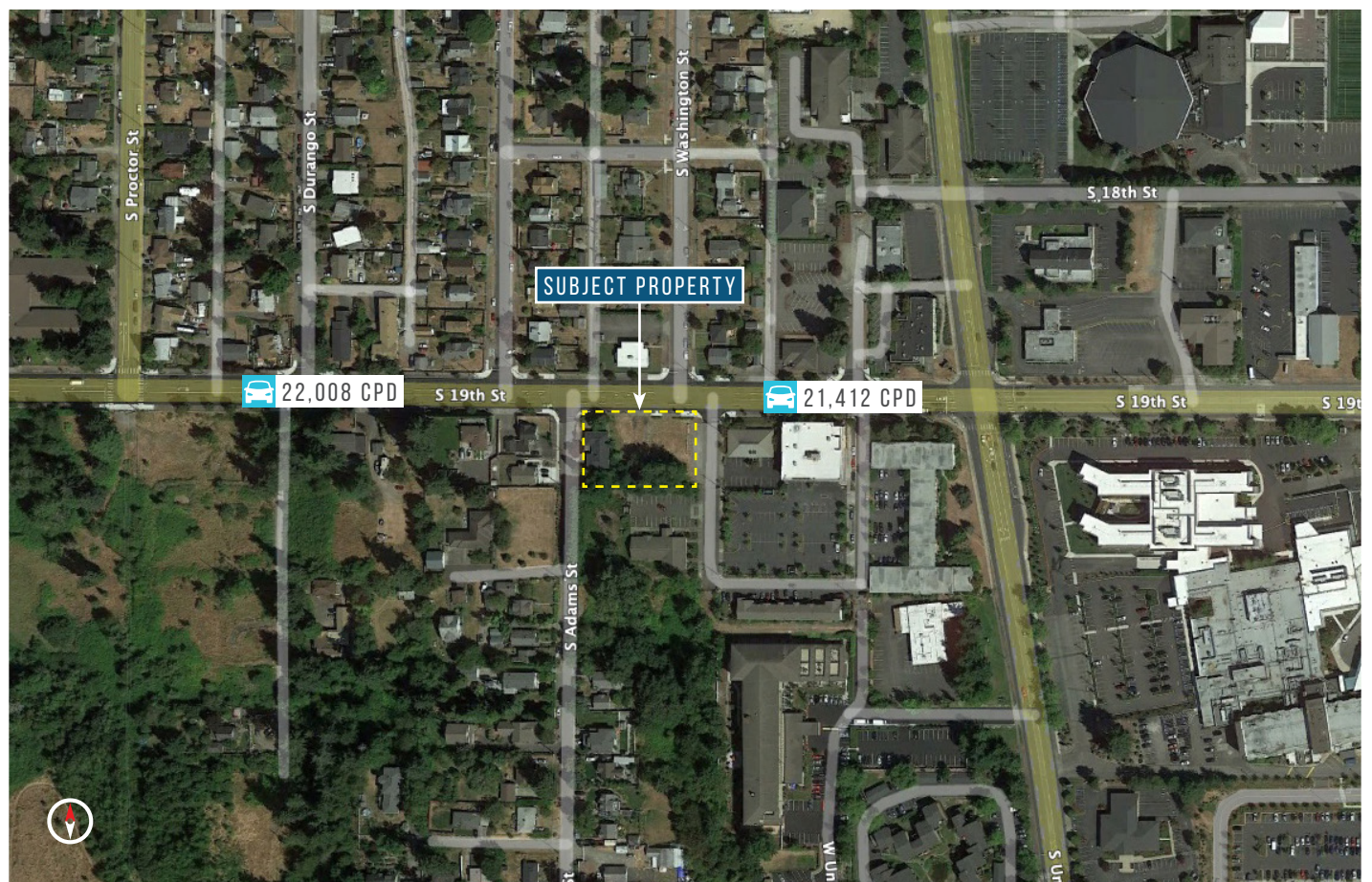
NICK RATZKE, SIOR
253.779.2414
nratzke@neilwalter.com

CHRIS HIGHSMITH
253.779.2402
chighsmith@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

3628 S 19TH ST

TACOMA, WA 98045



DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population			
2022 Population:	69,953	268,799	623,733
2027 Population Projection:	75,530	289,372	670,516
Households			
2022 Households:	28,057	108,027	243,654
2027 Household Projection:	30,279	116,220	261,938
Income			
Average Household Income:	\$83,787	\$87,814	\$93,330
Median Household Income:	\$66,997	\$69,310	\$73,651

SAM HIGHSMITH
253.779.2434
shighsmith@neilwalter.com

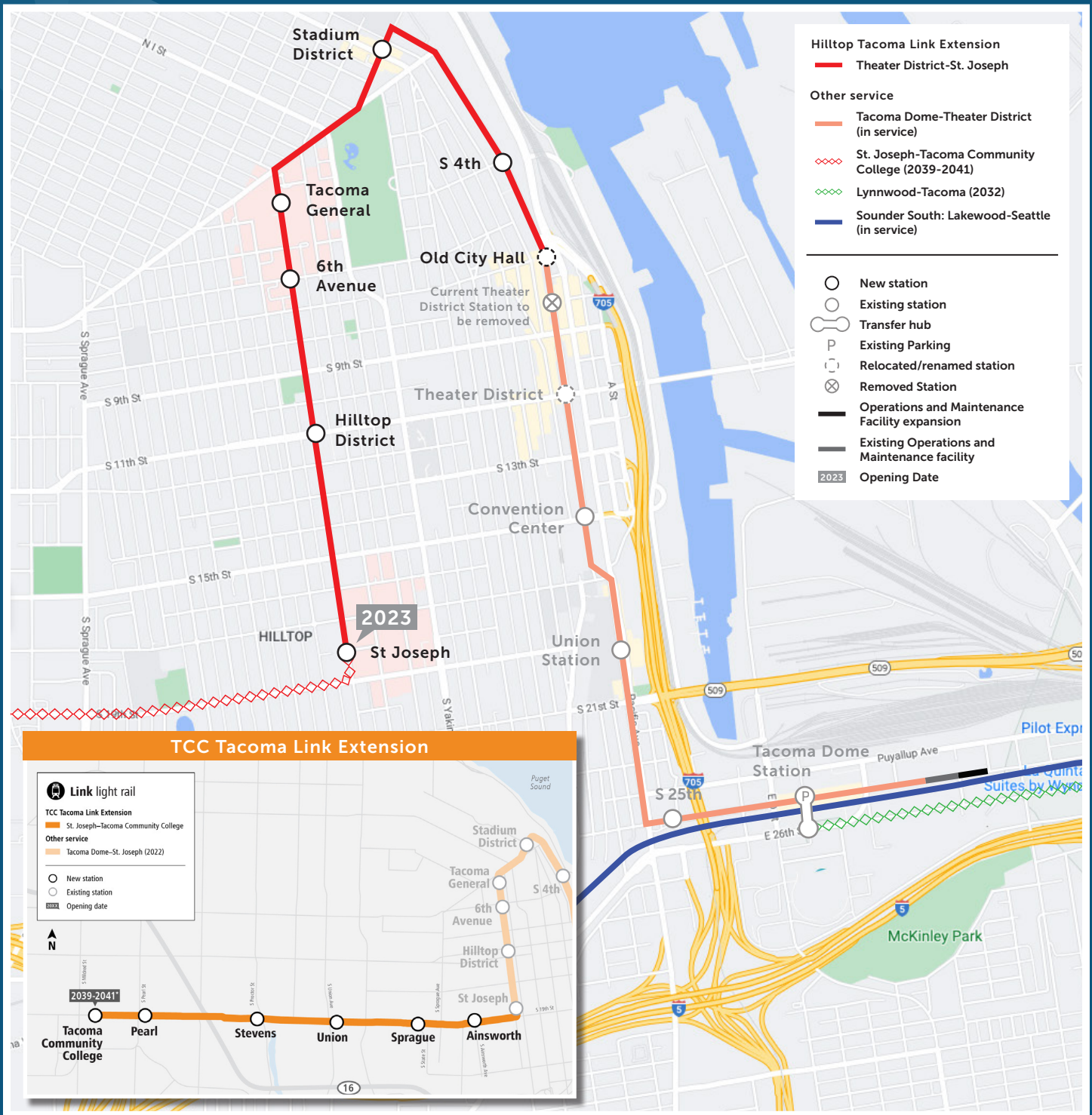
NICK RATZKE, SIOR
253.779.2414
nratzke@neilwalter.com

CHRIS HIGHSMITH
253.779.2402
chighsmith@neilwalter.com

1940 E D St, #100
Tacoma, WA 98421
253.779.8400
www.neilwalter.com

3628 S 19TH ST

TACOMA, WA 98045



SAM HIGHSMITH
253.779.2434
shighsmith@neilwalter.com

NICK RATZKE, SIOR
253.779.2414
nratzke@neilwalter.com

CHRIS HIGHSMITH
253.779.2402
chighsmith@neilwalter.com

1940 E D St, #100
Tacoma, WA 98421
253.779.8400
www.neilwalter.com