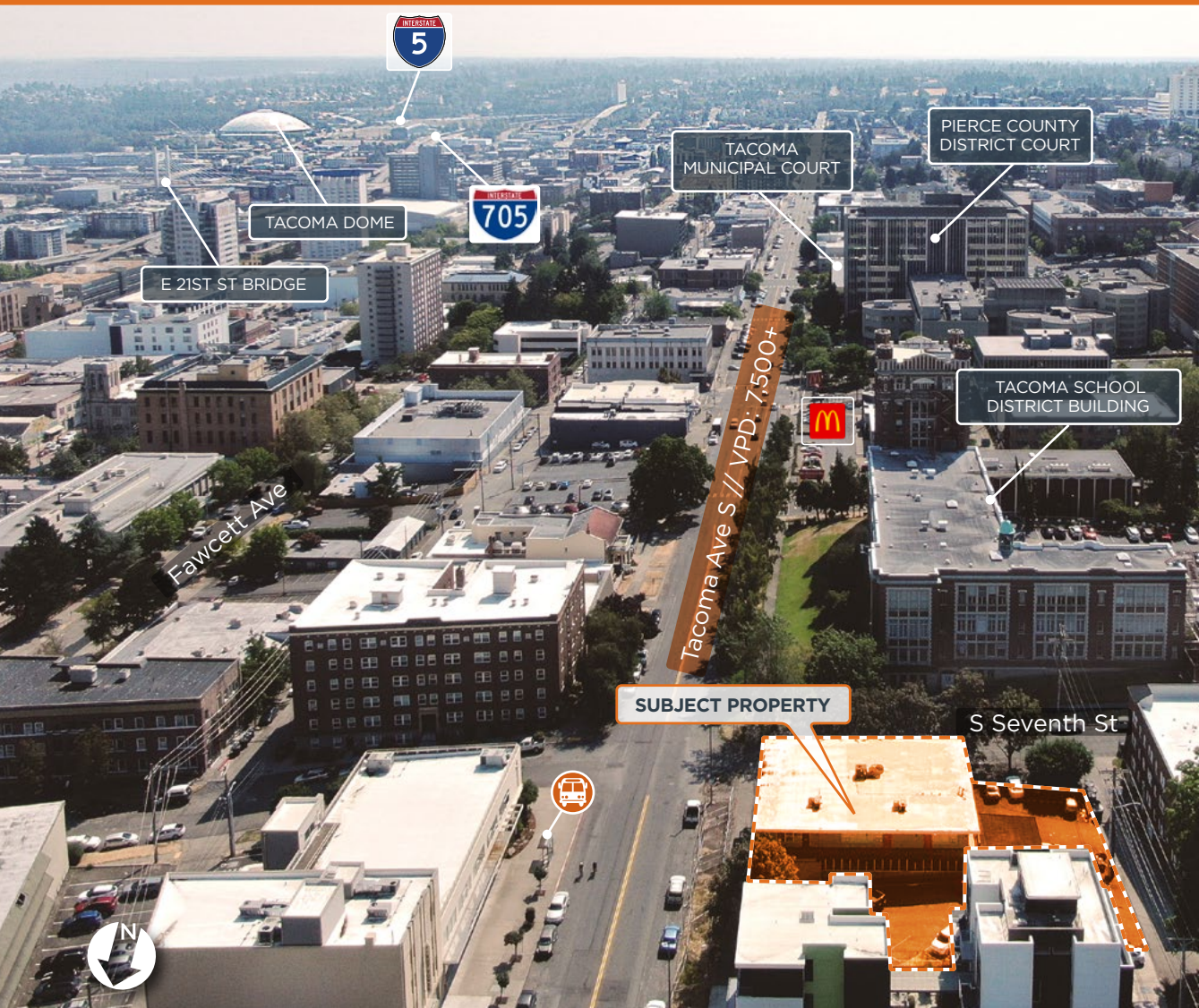


FOR SALE: \$1,450,000

Tacoma Owner/User Opportunity // Downtown District

622 Tacoma Ave S, Tacoma, WA 98402



**INVESTMENT
CONTACTS:**

DAN FOSTER
P // 425.260.4260
dfoster@orioncp.com

MATTHEW HINRICH
P // 206.852.3325
mhinrichs@orioncp.com

1218 Third Avenue
Suite 2200
Seattle, WA 98101

www.orioncp.com
P // 206.734.4100
Established in 2010

ORION
COMMERCIAL PARTNERS

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

PROPERTY OVERVIEW

THE OFFERING

The subject property is located in Tacoma's Courthouse District, offering convenient access to downtown Tacoma, I-5, SR-705, and numerous government and professional offices. Anchored by an expanding University of Washington Tacoma campus and connected to Seattle and Bellevue by the newly opened Sound Transit Light Rail link, Tacoma continues to serve as a regional hub for business, government, education, and professional services. The 622 Tacoma Ave S site currently has an 8,277 SF two-story office building that can house the owner's company or be leased out to market. The building has a single space on the ground floor of 4,200 SF. On the upper floor, space is currently divided into five different spaces ranging in size from 534 SF to 1,372 SF with three of the suites leased month-to-month to two different tenants. One of the tenants desires an expansion in the building. However, any company could occupy all of the 4,077 SF 2nd floor or any portion of it, combine spaces, and/or leverage current tenants to optimize real estate returns. The ground floor space can be occupied by any owner-user buyer immediately.

	Address	622 TACOMA AVE S, TACOMA, WA 98402
	Offering Price	\$1,450,000
	Total Land Area	16,250 SF (As Per Pierce County Records)
	Building Price PSF	\$175.00
	Total Building Area	8,277 SF (2 FLOORS)
	Year Built	1956 with 2nd floor addition est. 1976
	Zoning	DR: Downtown Residential District

PROPERTY OVERVIEW



CURRENT STRUCTURES

622 Tacoma Ave S is an 8,277 SF is a community office building is directly adjacent to the historic Tacoma School District Building Central Administration and was built in 1956 on an approximately 16,250 SF lot including the parking lot. The ground floor is 100% occupied by RO Health and the upper floor is multi-tenanted with small office spaces occupied by Camp Fire, EHM, and two small adjacent vacant units. The upper units are ringed completely with a walkway.

CITY OF TACOMA ZONING CODE DESCRIPTION DR: DOWNTOWN RESIDENTIAL DISTRICT

The downtown districts are the highest density areas in the City. Downtown uses include a mix of residential and commercial uses. Downtown is a pedestrian-oriented area and has a concentration of various transit options such as the LINK light rail and bus service.

The DR District contains a predominance of mid-rise, higher density, urban residential development, together with places of employment and retail services. The DR District allows a mix of residential, retail, office, and educational uses. Industrial uses are prohibited. The maximum building height in this district is 90 feet.

PROPERTY OVERVIEW

CURRENT BUILDING



PROPERTY OVERVIEW

EXTERIOR CLOSE-UP PHOTOS



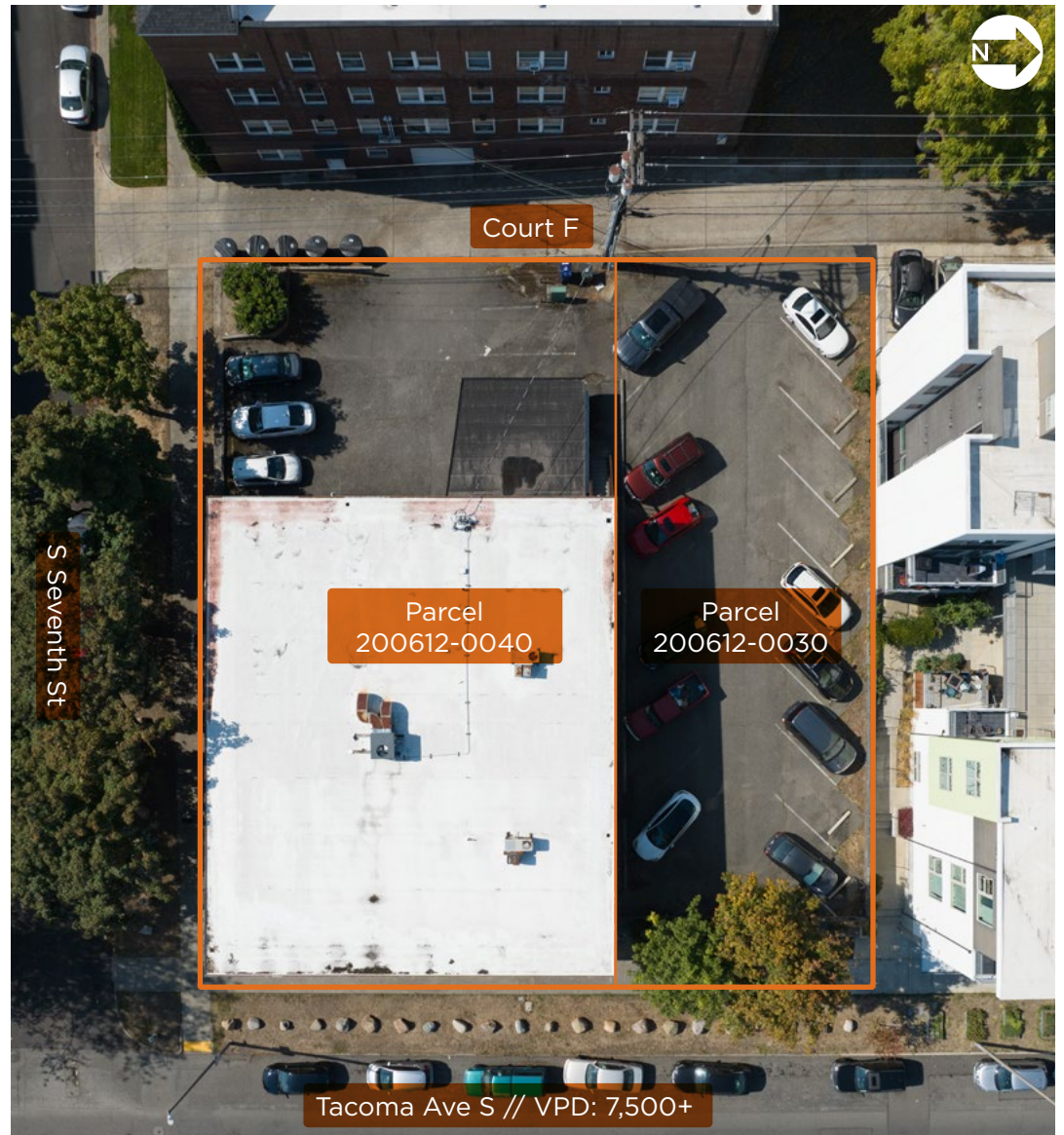
PROPERTY OVERVIEW

AERIAL MAP



PROPERTY OVERVIEW

622 TACOMA AVE S PARCEL



Offering Price **\$1,450,000**

Total Land Area **16,250 SF**

Price /SF Land **\$89.23**

Building Area **8,277 SF**

Built **1956 with 2nd floor addition est. 1976**

Zoning **DR: Downtown Residential District**



FINANCIAL ANALYSIS

RENT ROLL

UNIT	TENANT	SF	CURRENT GROSS RENT	CURRENT GROSS RENT PSF	LED
Parking		N/A	\$3,600		MTM
1	Camp Fire USA Orca Council	534	\$7,200	\$13.48	MTM
2	Camp Fire USA Orca Council	621	\$4,800	\$7.73	MTM
3	Vacant	890	\$-	\$-	N/A
4	Vacant	1,372	\$-	\$-	N/A
6	EHM Washington, LLC	660	\$7,920	\$12.00	MTM
100	RO Health, Inc.	4,200	\$50,400	\$12.00	6/30/2028*
Total		8,277	\$73,920	\$8.93	

* Either party may terminate lease on 135-day notice



MARKET OVERVIEW

ABOUT TACOMA



Tacoma, Washington, nestled on the Puget Sound with a majestic Mount Rainier as its backdrop, is a city experiencing a dynamic transformation. Beyond its natural beauty, Tacoma offers a strategic location, a skilled and educated workforce (thanks to universities like the University of Washington Tacoma and The Evergreen State College Tacoma campus), and a flourishing business environment. With a population of approximately 225,030 and a median household income approximately

\$89,107, Tacoma presents a compelling proposition for businesses and residents alike.

A HUB OF OPPORTUNITY AND INNOVATION

Tacoma is a thriving economic hub strategically positioned just 32 miles from Seattle, offering businesses access to a vast talent pool and major markets while providing a more cost-effective operating environment. The city cultivates a business-friendly climate with competitive tax rates, efficient permitting, and dedicated economic development support. Tacoma's diverse economy thrives with a robust manufacturing sector, including aerospace and food processing, a thriving port driving international trade, and a burgeoning tech scene featuring innovative startups and established companies in software, cyber security, and clean technology.

POINT RUSTON: WHERE WATERFRONT LIVING MEETS URBAN VIBRANCY

Point Ruston is the crown jewel of Tacoma's waterfront renaissance. This 168-acre development seamlessly blends luxury living, world-class shopping, and dynamic workspaces into a vibrant coastal community. Imagine inspiring days in modern offices overlooking the sparkling Puget Sound, followed by leisurely strolls or boat rides along the waterfront or indulging in the finest dining. Point Ruston offers a lifestyle where work-life balance is possible, surrounded by breathtaking views and a palmy urban atmosphere. Whether you're a business seeking a strategic location or an individual yearning for an extraordinary waterfront experience, Point Ruston is the epitome of modern coastal living.

BEYOND BUSINESS: A CITY RICH IN CULTURE AND RECREATION

Tacoma offers a wealth of experiences beyond the professional realm. Tacoma's vibrant arts scene is driving economic growth and attracting talent in fields like music, visual arts, and design. The city's rich history and cultural attractions offer opportunities for tourism-related businesses and experiences. Historical landmarks like Fort Worden State Park add to the city's charm. Nature lovers can find solace in nearby Mount Rainier National Park, while excellent transportation infrastructure ensures seamless connectivity throughout the region.

A CITY ON THE RISE WHERE BUSINESS THRIVES AND ADVENTURE AWAITS



MARKET OVERVIEW

STRATEGIC LOCATION

Downtown Tacoma, Washington is the up-and-coming place to live for those seeking quality of life, reasonable cost of living, access to transit (via light rail) with an approachable neighborhood featuring an array of amenities, services, dining, entertainment, and charming streetscapes. The properties are located about 1/2 to 1.4 miles north of the University of Washington (UW) Tacoma Campus and only a few blocks or 1 mile from Tacoma's CBD. Within minutes of I-5 and 705, and SR-509 connecting Tacoma to Seattle. Numerous restaurants, theaters, services and other amenities abound in downtown Tacoma.

RESTAURANTS

- Doyle's Public House
- Salamone's Pizza
- Jimmy John's
- Stadium Thai
- Manuscript
- Infinite Soups
- Zen Ramen & Sushi Burrito
- Le Sel Bistro
- Cuerno Bravo Steakhouse
- Corina Bakery
- Red Star Taco Bar
- Shake Shake Shake
- Indo Asian Street Eatery
- McMenamins Elk's Temple
- The Matador
- Over The Moon Cafe
- Meconi's Pub
- The Forum
- The Office Bar & Grill
- Dystopian Brewery
- Old Spaghetti Factory
- The Forum
- Chez Lafayette Creole Brasserie
- Wooden City Tacoma
- The Fish Peddler
- Rock The Dock Pub & Grill
- Pita Pit
- Subway
- Puget Sound Pizza
- En Rama

COFFEE SHOPS

- Cosmonaut Coffee Co.
- North Slope Coffee
- Cafe Bostwick
- Simply Panini
- Ebony and Ivory Coffee
- Cafe Perk
- Starbucks
- Mad Hat Tea Co.
- Lift Bridge Coffee
- Sundance Cafe

ART & CULTURE

- Tacoma Art Museum
- Children's Museum of Tacoma
- Museum of Glass
- Broadway Farmers Market
- Pantages Theater
- Rialto Theater
- Theater on the Square
- Tacoma Historical Society
- Tacoma Comedy Club
- Fireman's Park
- Prairie Line Trail

BANKS

- Key Bank
- Wells Fargo
- Commencement
- Columbia
- Bank of America
- Banner
- Chase



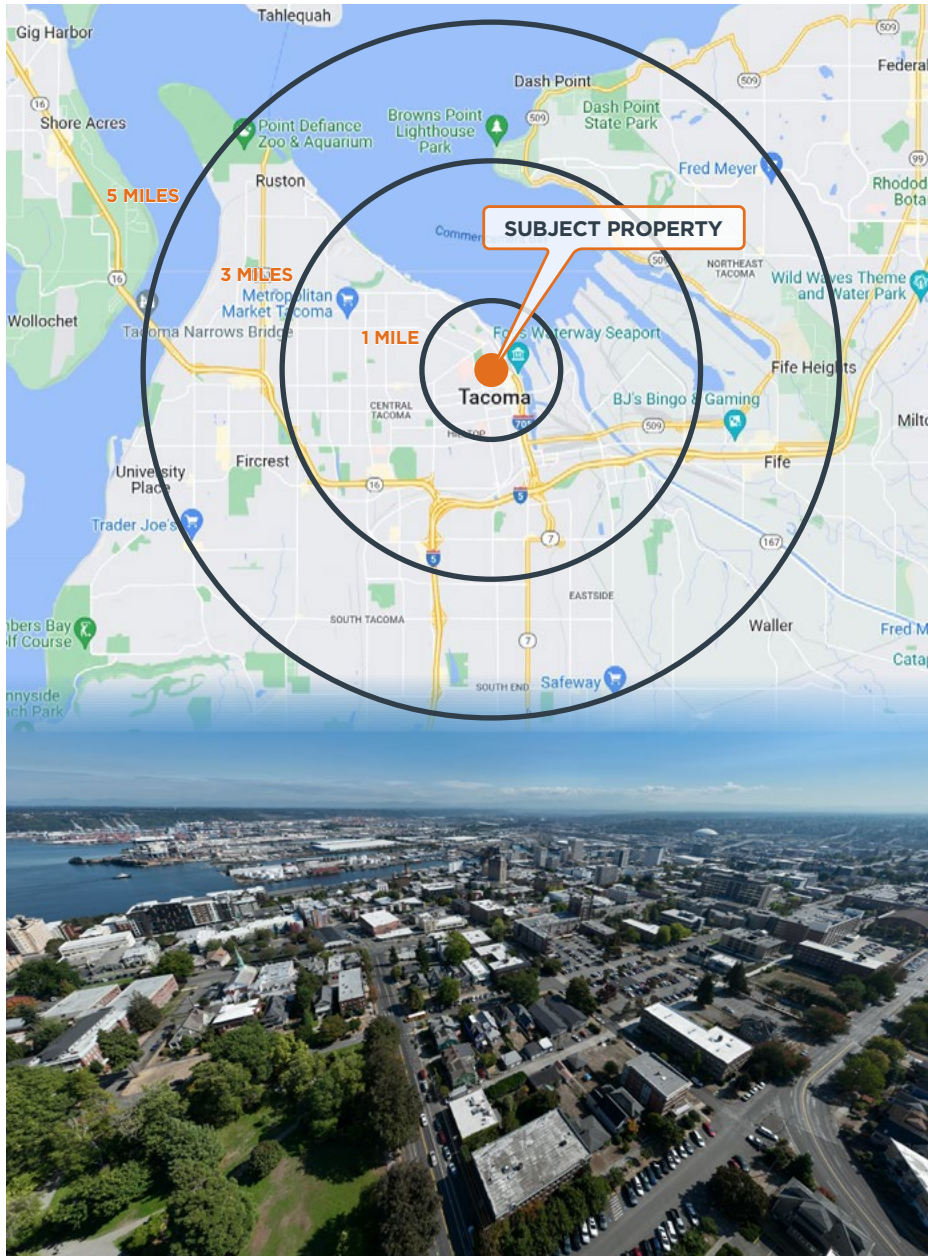
MARKET OVERVIEW

ABOUT TACOMA



MARKET OVERVIEW

DEMOGRAPHICS: 1, 3 & 5 MILE RADIUS



RADIUS	1 MILE	3 MILES	5 MILES
POPULATION:			
2020 Population	22,184	90,583	256,103
2025 Population	23,688	96,728	261,668
2030 Population Projection	24,305	99,318	266,457
Annual Growth 2020-2025	1.4%	1.4%	0.4%
Annual Growth 2025-2030	0.5%	0.5%	0.4%
Median Age	38.4	37.5	38.7
HOUSEHOLDS			
2025 Households	11,833	41,097	104,550
2030 Household Projection	12,207	42,275	106,630
Annual Growth 2020-2025	2.3%	2.3%	1.4%
Annual Growth 2025-2030	0.6%	0.6%	0.4%
Owner Occupied Households	2,582	19,295	56,050
Renter Occupied Households	9,625	22,980	50,579
Total Specified Consumer Spending (\$)	\$308.3M	\$1.3B	\$3.6B
AVG HOUSEHOLD INCOME	\$87,683	\$107,227	\$111,454
MEDIAN HOUSEHOLD INCOME	\$67,203	\$85,852	\$90,377
< \$25,000	3,021	6,565	14,098
\$25,000 - 50,000	1,607	6,167	14,732
\$50,000 - 75,000	1,880	5,501	14,805
\$75,000 - 100,000	1,450	5,334	14,045
\$100,000 - 125,000	1,026	4,863	13,306
\$125,000 - 150,000	702	2,816	8,011
\$150,000 - 200,000	1,354	5,290	13,074
\$200,000+	793	4,561	12,477



ORION Commercial Partners maximizes real estate value through comprehensive project acquisition/disposition, property/asset management, and leasing services. We are a progressive real estate services and investment firm constantly seeking a perfect alignment of interests between us as the service provider and our clients. ORION delivers a

UNIFIED TEAM APPROACH

to fulfill our client's objectives. Creativity, accountability and focused attention are the hallmarks of our business.

INVESTMENT CONTACTS:

DAN FOSTER
P // 425.260.4260
dfoster@orioncp.com

MATTHEW HINRICHS
P // 206.852.3325
mhinrichs@orioncp.com

1218 Third Avenue
Suite 2200
Seattle, WA 98101

www.orioncp.com
P // 206.734.4100
Established in 2010

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