



12TH & A STREET

WATER VIEW
DEVELOPMENT SITE
IN DOWNTOWN TACOMA



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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OTHER AVAILABLE MATERIALS

- 12th & A Street Lot Concept Package ►
- Due Diligence ►

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DISCLAIMER

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An aerial photograph of a city, likely Seattle, showing a dense urban landscape with various buildings, parking lots, and a highway in the foreground. In the background, there are mountains and a body of water. A red hexagon is drawn on the right side of the image, highlighting a specific property. The text 'SECTION 1' is overlaid on the left side of the image.

SECTION 1

PROPERTY OVERVIEW



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12TH & A STREET OFFERING MEMORANDUM

EXECUTIVE SUMMARY

An opportunity to control a full city block in downtown Tacoma.

Lee & Associates is pleased to present the opportunity to purchase one of Tacoma's premier development sites, the 12th & A Street parking lot. Located in the heart of the Financial District and immediately adjacent to freeway on and off ramps, the site is ideally situated for development. The Downtown Commercial Core zoning has a height limit of 400'; initial studies and drawings indicate an ability to build nearly 275,000 square feet of office, retail, hospitality, and/or multifamily. Interim parking income and extensive pre-development/due diligence work provides a developer a clear path forward. This site also falls within a Qualified Opportunity Zone.

The 12th & A Street property, one full city block and $\pm 32,837$ SF of land with additional underground parking, provides a developer the ability to construct a building with uninhibited water and mountain views. Additional feasibility studies for a hotel/apartment building have also been conducted.





Unrivalled water and mountain views

12th & A Street Lot

The property at 12th & A Street includes two surface parking lots plus additional underground parking stalls. The site provides existing parking revenue with the ability to capture unrivalled views of the Foss Waterway and Mt. Rainier with a new development.

An easement runs along the east side of the site allowing for ingress and egress to the underground parking for the office building located at 1301 A Street. A reciprocal easement on the north side of the 1301 A Street parcel provides the 12th & A Street property with access to the surface parking adjacent to 1301 A Street.

A variety of uses have been envisioned for the site. Massing studies for office uses depicted an office building of 275,000+ SF. Feasibility studies have also been conducted for hospitality and apartment uses.

Parcel	0320042034
Size	±32,837 SF 0.75 Acres
Current Parking	±120 Stalls
Zoning	DCC (Downtown Commercial Core)

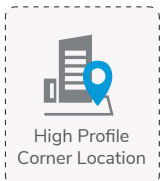
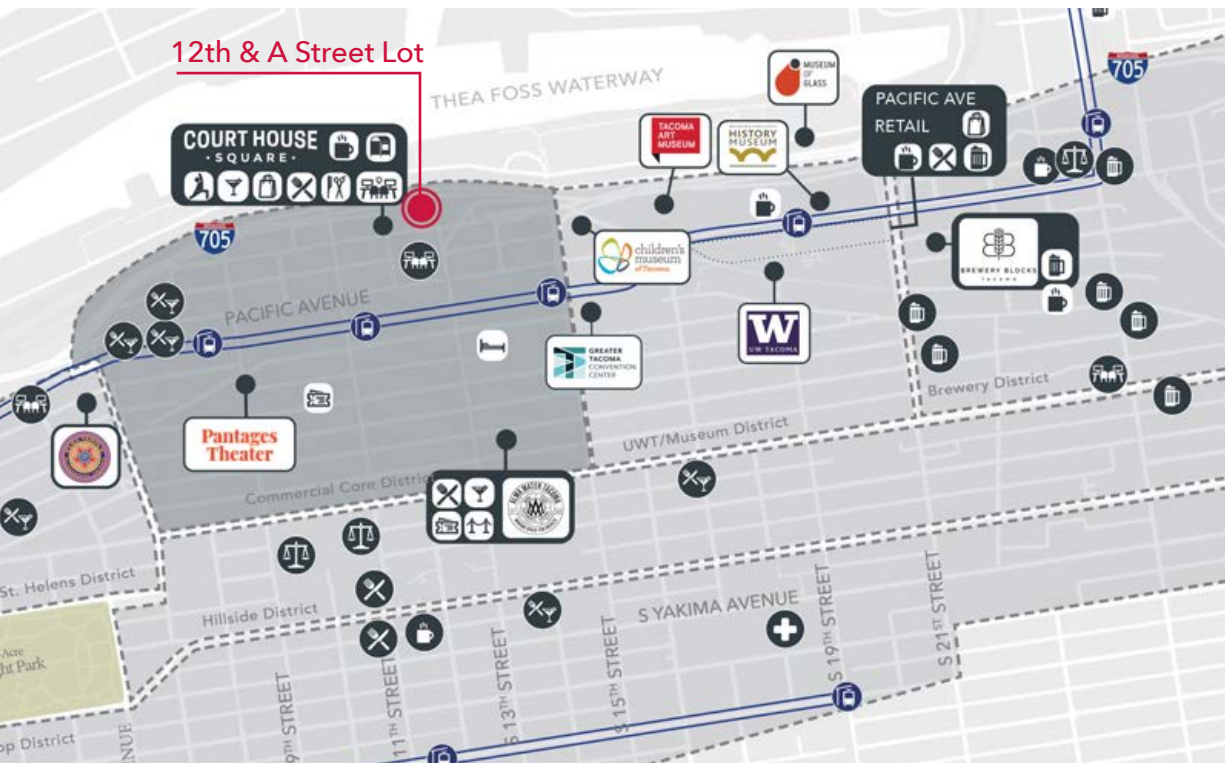


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SUPER BLOCK OFFERING MEMORANDUM

LOCATION

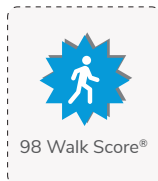
In-place urban amenities with significant new development activity.



High Profile
Corner Location



Immediate
Highway Access



98 Walk Score®



2 Blocks from
Light Rail



Light Rail
Connection to
Regional Transit



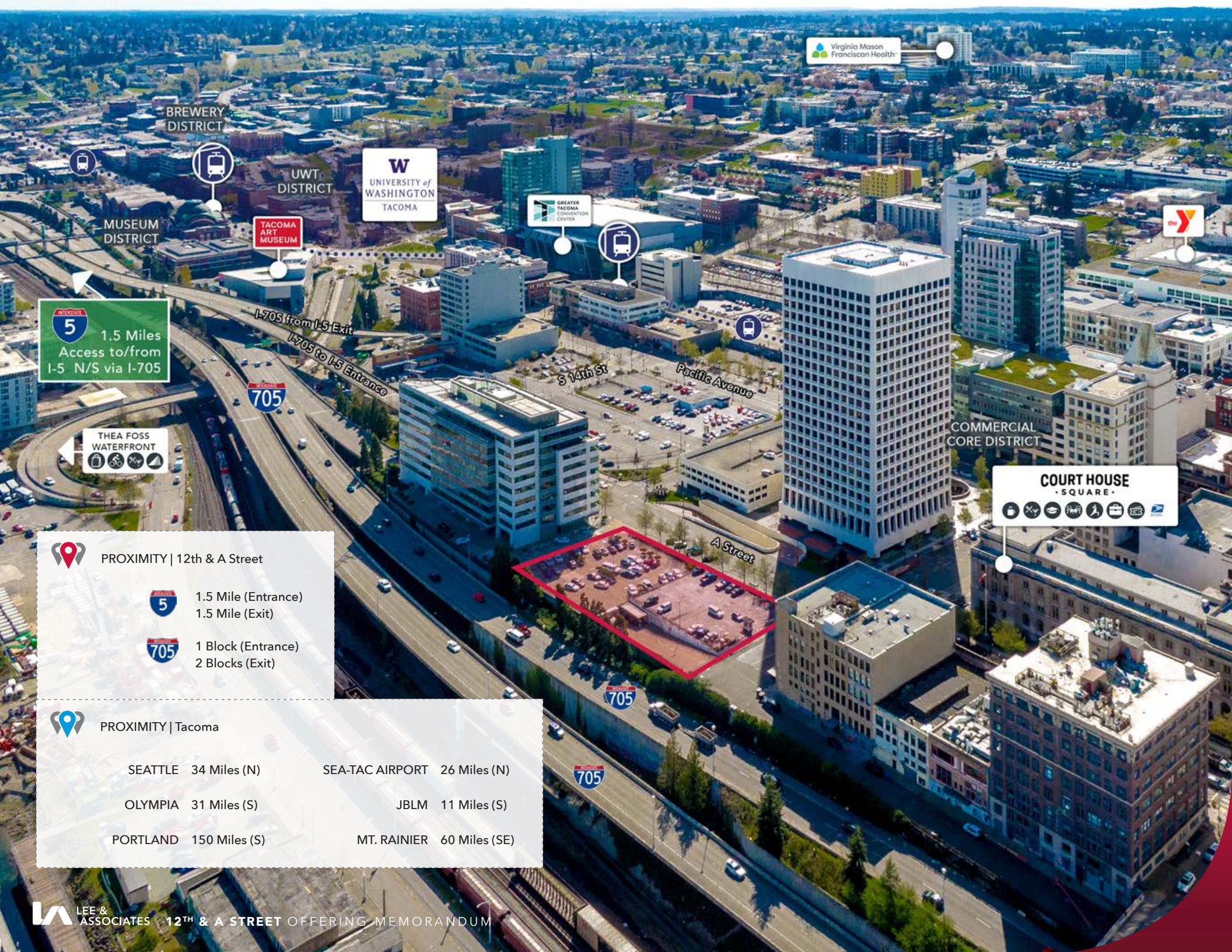
Near Downtown
Tacoma Market

Downtown Tacoma has seen a significant increase in office investment, office leasing activity, multifamily development and property values.

Commercial building sales activity in the Tacoma submarket has drastically increased over the past 12 months. This increase included a significant spike in investment from investors located outside of the city. Regional and national investors represented the majority of these sales, a shift from prior years. According to CoStar, the nation's largest commercial real estate data aggregator, **"sales volume in the downtown Tacoma submarket over the past 12 months sits at \$123 million, compared to the five-year average of \$42.3 million."**

Commercial leasing activity in the Tacoma and greater Puget Sound area is also rebounding significantly, topping pre-pandemic levels. With companies returning to the workplace and new leasing activity skyrocketing, prospective investors for the properties will benefit from a surge in demand for commercial space.

Downtown Tacoma and surrounding neighborhoods are currently seeing heavy new multifamily and mixed use development. Developer interest is piqued by several converging factors, including a shortage of housing stock; increasing rental rates; and Sound Transit's Hilltop Light Rail Extension, which extends the current line along Pacific Avenue and Commerce Street into the popular Stadium and Hilltop districts, with planned openings beginning in 2023.



Virginia Mason
Franciscan Health

BREWERY
DISTRICT

UWT
DISTRICT

W
UNIVERSITY of
WASHINGTON
TACOMA

GREATER
TACOMA
CONVENTION
CENTER

the Y

MUSEUM
DISTRICT

TACOMA
ART
MUSEUM

1.5 Miles
Access to/from
I-5 N/S via I-705

THEA FOSS
WATERFRONT

I-705 from I-5 Exit
I-705 to I-5 Entrance

S 14th St

Pacific Avenue

COMMERCIAL
CORE DISTRICT

COURT HOUSE
SQUARE



PROXIMITY | 12th & A Street



1.5 Mile (Entrance)
1.5 Mile (Exit)



1 Block (Entrance)
2 Blocks (Exit)



PROXIMITY | Tacoma

SEATTLE	34 Miles (N)	SEA-TAC AIRPORT	26 Miles (N)
OLYMPIA	31 Miles (S)	JBLM	11 Miles (S)
PORTLAND	150 Miles (S)	MT. RAINIER	60 Miles (SE)



ZONING

At the core of downtown.

The zoning for the 12th & A Street parking lot is Downtown Commercial Core ("DCC").

The DCC District is intended to focus high rise office buildings and hotels, street level shops, theaters, and various public services into a compact, walkable area, with a high level of transit service. The preferred use of this district is for retail, office, hotel, cultural, and governmental uses. Residential, educational, and some industrial are allowed. Industrial uses not located entirely within a building and automobile service stations/gasoline dispensing facilities are prohibited. The maximum building height in this district is 400 feet.

CITY OF TACOMA

The City of Tacoma is committed to paving the way for a prospective development on this site. They have explored incentives for developers and tenants, flexibility with zoning requirements, and a dedicated team to facilitate a new development.

Read more about the City of Tacoma and Pierce County:

[City of Tacoma Community and Economic Development Services](#)

[Pierce County Economic Development](#)

[Tacoma-Pierce County Economic Development Board](#)

Tacoma is consistently recognized as one of the most livable and walkable cities in America. Continuous investment in infrastructure improvements, international maritime trade, and its renowned art ecosystem, plus a redeveloped waterfront, an award winning parks system, and thriving downtown districts attract people from all over the nation.

DEVELOPMENT OPPORTUNITIES

Located in the heart of the Financial District, immediately adjacent to freeway on and off-ramps, the site is ideally situated for development.

The Downtown Commercial Core zoning has a height limit of 400'; initial studies and drawings indicate an ability to build $\pm 275,000$ square feet of office, retail, hospitality, and/or multifamily. Additional feasibility studies have been completed for a hotel/apartment tower on the 12th & A Street property.

Interim parking income and extensive pre-development/due diligence work provides a developer a clear path forward.

This site also falls within a Qualified Opportunity Zone.

[VIEW CONCEPT PACKAGE](#) ►

12th & A Street Lot - Initial Drawings



An aerial night photograph of a city, likely Seattle, with a large stadium (CenturyLink Field) in the foreground. The city is illuminated by streetlights and building lights, with a bridge and water visible in the background. The sky is a mix of orange and blue from the sunset.

SECTION 2

FINANCIAL OVERVIEW



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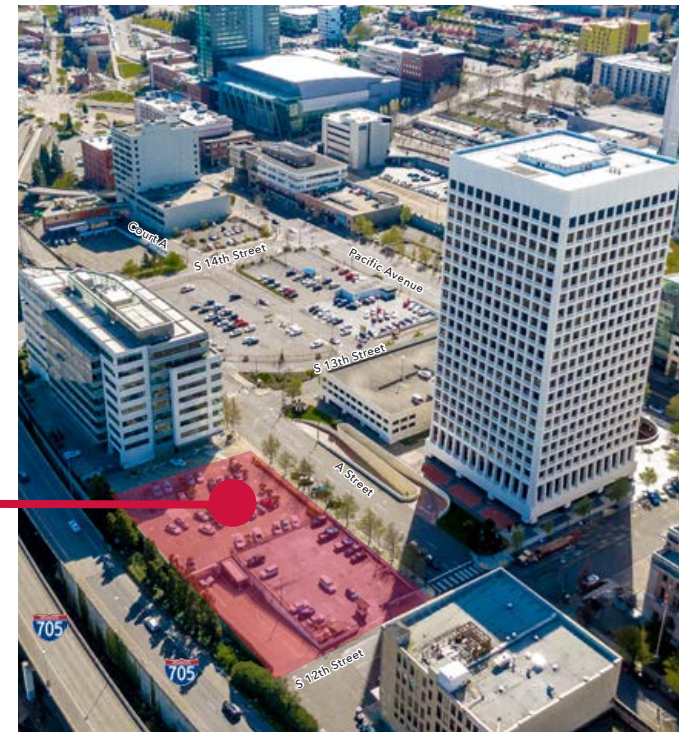
SUPER BLOCK OFFERING MEMORANDUM

PRICING

The 12th & A Street property is being sold as a development site. Existing parking operations will provide incremental income for a prospective developer prior to development.

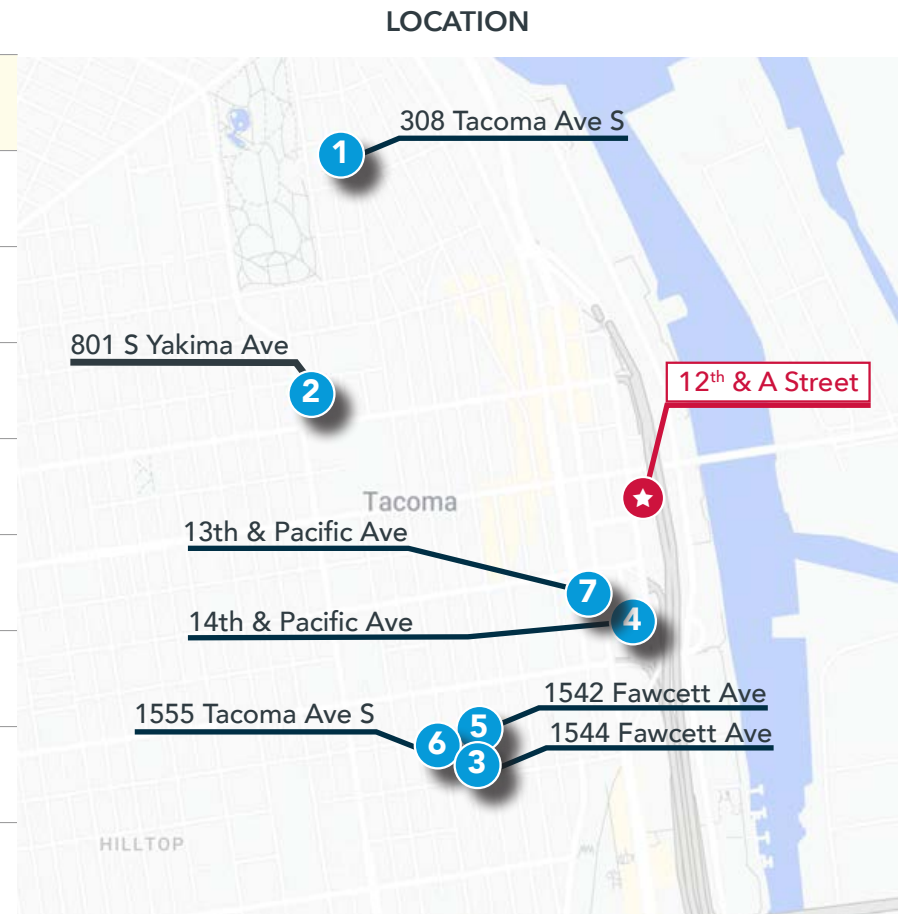
The COVID-19 pandemic had a significant impact on parking revenues during 2020 and 2021. Additionally, large vacancies at 1301 A Street and 1423 Pacific Avenue have impacted demand for this site specifically. The vacancies at 1301 A Street have since been backfilled and employees of the surrounding office buildings are quickly returning to work.

	PRICE	SIZE (±)	PSF (±)	STALLS (±)	PER STALL (±)
12th & A Street	\$4,925,000.00	32,837	\$150.00	120	\$41,041.67



SALE COMPARABLES

MAP NO.	PROPERTY	SALE DATE	SIZE (±)	PRICE	PRICE / SF (±)
★	12th & A Street	TBD	32,837 SF	\$4,925,000	\$150.00
1	308 Tacoma Ave S	09/01/20	18,000 SF	\$3,500,000	\$194.00
2	801 S Yakima Ave	01/21/22	22,651 SF	\$2,000,000	\$88.30
3	1544 Fawcett Ave	10/21/21	13,504 SF	\$1,395,000	\$103.30
4	14th & Pacific Ave	09/22/21	26,316 SF	\$3,500,000	\$133.00
5	1542 Fawcett Ave	01/28/21	1.35 AC	\$7,000,000	\$119.04
6	1555 Tacoma Ave S	11/17/20	10,890 SF	\$1,000,000	\$91.83
7	13th & Pacific Ave	08/7/17	27,472 SF	\$2,500,000	\$91.00



An aerial night photograph of a city skyline. In the foreground, there are green trees and a highway with light trails from cars. The middle ground is filled with various city buildings, including a large red brick building with a domed roof. In the background, a tall construction crane is visible against the dark sky. The text 'SECTION 3' is overlaid on the left side of the image.

SECTION 3

MARKET OVERVIEW

REGIONAL TRANSIT SYSTEM EXPANSION



HILLTOP EXTENSION

This project more than doubles the length of Tacoma Link, starting with a relocated Theater District station, and adding six new stations. These connect to popular destinations such as the Stadium District, Wright Park and major medical facilities before reaching the new Hilltop neighborhood terminus. Tracks run in existing road lanes and are compatible with on-street parking and existing bicycle facilities. Platforms are located in the center roadway. The project also includes expansion of the Operations and Maintenance Facility located on East 25th Street to accommodate five new light rail vehicles.

- Open: 2023
- Length: 2.4 miles
- Stations: 6 new and 1 relocated stations
- Service: Every 10 minutes
- Funding: Partnership among Sound Transit, City of Tacoma, Federal Transit Administration and other grant sources.
- Projected Ridership: 2,000 – 4,000 daily riders by 2026

SYSTEM EXPANSION

Sound Transit regional system expansions are underway throughout the Puget Sound region, connecting multiple cities between Lacey to the south, Everett to the north, east to Issaquah and west to the Seattle waterfront. New lines and stations have opened already, with others planned through 2045.



ABOUT TACOMA

Tacoma is consistently recognized as one of the most livable and walkable cities in America. Continuous investment with infrastructure improvements, a redeveloped waterfront and a thriving downtown are attracting people from all over the nation.



COST OF LIVING

	TACOMA	SEATTLE	WA	USA
OVERALL	113.3	172.3	118.7	100
GROCERY	101.2	108.7	101.1	100
HEALTH	83.8	85.2	83.8	100
HOUSING	134.0	309.0	164.9	100
MEDIAN HOME COST	309,900	714,400	381,300	231,200
UTILITIES	67.8	68.8	74	100
TRANSPORTATION	119.3	137.5		

Source: BestPlaces.Net



HIGHER EDUCATION



ADDITIONAL RESOURCES



BUSINESS CLIMATE

[Business Financing & Incentives](#)

[Opportunity Zone Investment](#)

[Regional Transportation Infrastructure](#)

Tacoma Link was the first modern electric light rail service in the state and takes riders from one end of downtown to the other – for free. Likewise, Sound Transit and Pierce Transit offer fare transportation via train, light rail and bus throughout Pierce and King Counties, connecting Tacoma to even more museums, stadiums, office, retail and housing options in the Puget Sound area.



MAJOR INDUSTRIES + STARTUP INCUBATORS

MARITIME

Tacoma's 100+ year maritime history created 29K current jobs and a home to the seventh largest container port in the U.S., trading about \$46B in goods per year. Read about the [Tacoma Maritime Innovation Incubator](#).

TECH

The University of Washington Tacoma's School of Engineering & Technology trains some of the best tech and computer science experts in the country. Tacoma's retention rate for programmers and tech workers is also significantly higher than the rest of the country. Read about the [Tacoma Venture Fund](#) and the [RAIN Biotechnology Incubator](#).

ART

The nonprofit arts and culture sector is a \$64.7M industry in Tacoma, one that supports 1,735 full-time equivalent jobs and generates \$6.58M in local and state government revenue. Nonprofit arts and culture organizations, which spend \$34.86M annually, leverage a remarkable \$29.86M in additional spending by arts and culture audiences (not including cost of event admission). Read the [Tacoma 2025 ArtFull Tacoma Plan](#).

HEALTHCARE

Some of Pierce County's largest employers include MultiCare Health System, CHI Franciscan Health and Joint Base Lewis-McChord. MultiCare will open its expanded Mary Bridge Children's Hospital Campus in Downtown Tacoma in 2024. The adjacent city of Lakewood, home to JBLM, contains the 120-acre Madigan Army Medical Center, the largest military hospital on the West Coast.

218,000
Population

3RD

Largest City in
Washington

METRO PARKS TACOMA

**NATIONALLY
AWARDED
PARKS & REC**

2019 Gold Medal

American Academy
for Park & Recreation
Administration

HOME TO

**4TH
LARGEST
CONTAINER
GATEWAY**

In North America

NW SEAPORT ALLIANCE |
SEATTLE + TACOMA

NEAR

**4TH
LARGEST
WORLDWIDE
MILITARY
BASE**

JOINT BASE LEWIS-MCCHORD
Lakewood, WA

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