



OFFERING MEMORANDUM

15th Street Cleaners

1350 Fawcett Avenue
Tacoma, WA 98402

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\$1.50M
PRICE

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Tacoma, WA 98402

PRICE

\$1,499,999

CONTENTS

- 3 Executive Summary
- 4 Investment Highlights
- 5 Location Highlights
- 9 Market Overview
- 10 Demographics
- 11 Closing



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Executive Summary

**1350 Fawcett Avenue
Tacoma, WA 98402**

[Top Agency](#) is pleased to present 15th Street Cleaners, a premier retail center strategically located at 1350 Fawcett Avenue in Tacoma. This exceptional investment opportunity offers buyers the chance to acquire a well-positioned retail asset within one of the region's most active and rapidly growing commercial corridors.

The property benefits from strong visibility, convenient accessibility, and proximity to major transportation routes, surrounding businesses, and established residential communities. Located in the heart of Tacoma's thriving trade area, 15th Street Cleaners is ideally situated to capitalize on continued economic growth and consumer demand throughout the South Puget Sound market.

With its strategic location and long-term investment potential, this asset presents an attractive opportunity for investors seeking stable retail exposure in a high-demand market.


\$1,499,999
ASKING PRICE


\$625.00
PRICE/SF


2,400
BUILDING SF


1961
YEAR BUILT

PROPERTY DATA

Building SqFt	2,400
Year Built	1961
Lot Size (Acres)	0.138
Parcel ID	2013100090
Zoning	DR
County	Pierce
Frontage	115
Coordinates	47.249080,-122.442479

Investment Highlights

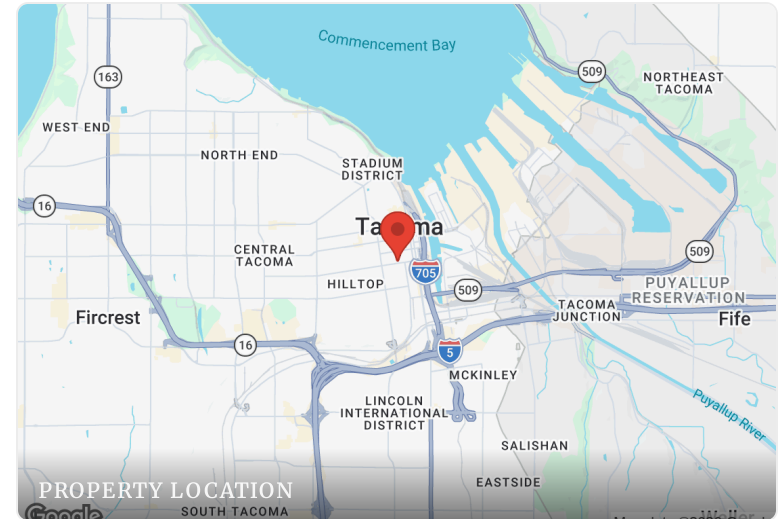
15th Street Cleaners offers 2,400 square feet of well-configured retail space with excellent visibility and prominent signage opportunities along 1350 Fawcett Avenue.

KEY METRICS

 Asking Price	\$1,499,999
 Price/SF	\$625.00
 Building SF	2,400
 Year Built	1961

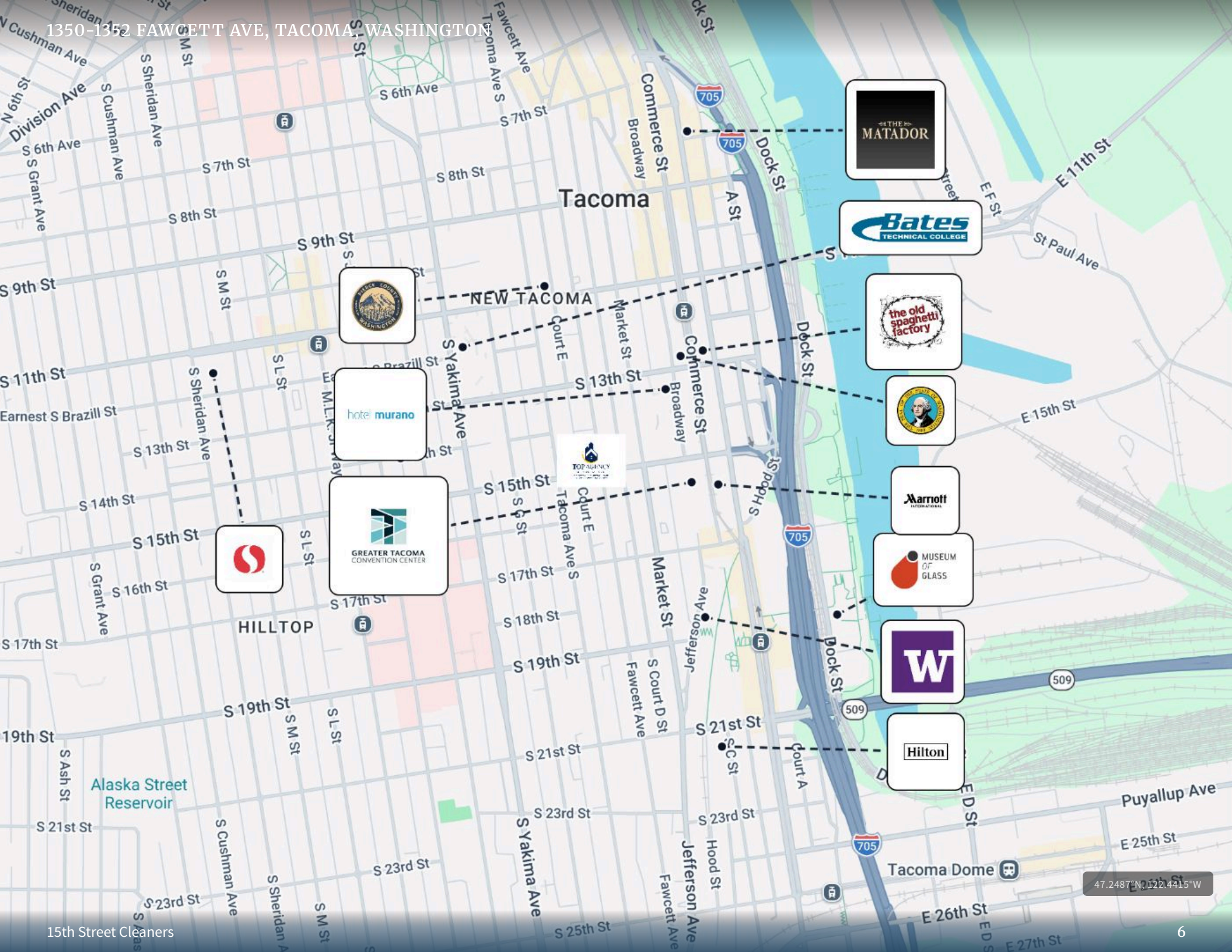
Location Highlights

15th Street Cleaners is prominently positioned along a high-traffic retail corridor in Tacoma, WA, capturing maximum visibility from the primary trade area.



LOCATION

Address	1350 Fawcett Avenue
City	Tacoma
State	Washington
Zip Code	98402
County	Pierce
APN / Parcel #	2013100090
Coordinates	47.249080,-122.442479



SITE PLAN

1350-1352 FAWCETT AVENUE, TACOMA, WA



This site plan is just for marketing purposes only.

SITE PLAN

1350-1352 FAWCETT AVENUE, TACOMA, WA



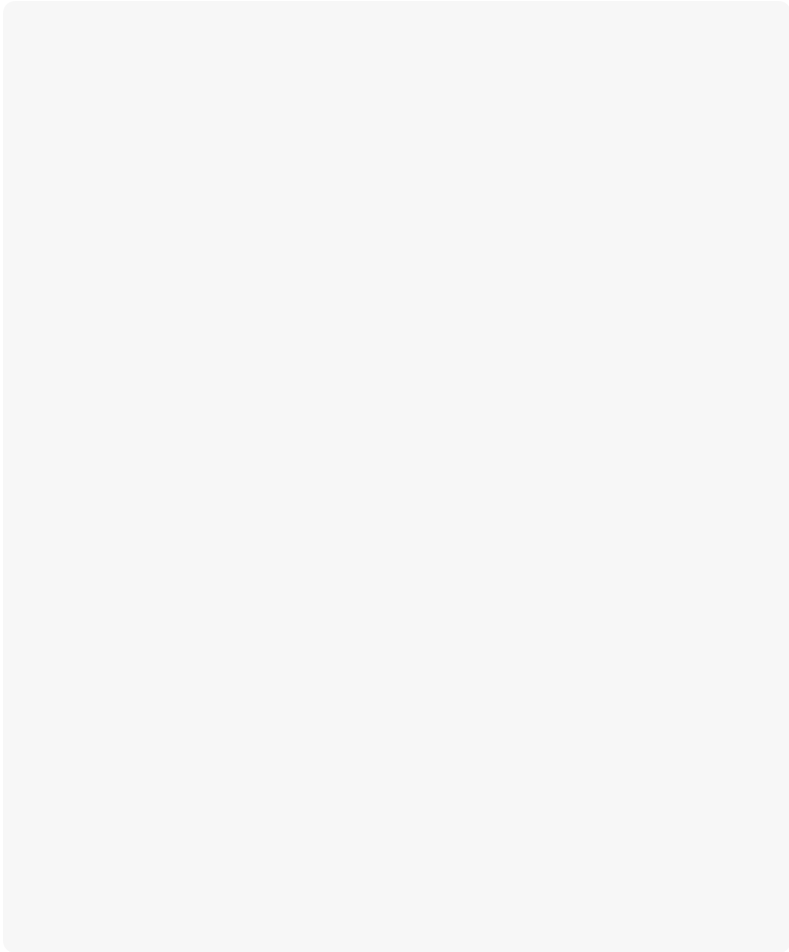
This site plan is just for marketing purposes only.

Market Overview

Market Overview: Tacoma, WA

Tacoma (tə-KOH-mə) is a city in and the county seat of Pierce County, Washington, United States. A port city, it is situated along the Puget Sound roughly 30 miles (48 km) from Seattle and Olympia, and 58 miles (93 km) northwest of Mount Rainier National Park. Tacoma is the second-largest city in the Puget Sound area and the third-most populous city in the state with a population of 219,346 at the 2020 census. Tacoma is the economic and cultural center of the South Sound region, which has a population of about 1 million.

Tacoma adopted its name after the nearby Mount Rainier, called tə'q'uʔbəʔ in the Puget Sound Salish dialect, and "Takhoma" in an anglicized version. It is locally known as the "City of Destiny" because the area was chosen to be the western terminus of the Northern Pacific Railroad in the late 19th century. The decision of the railroad was influenced by Tacoma's neighboring deep-water harbor, Commencement Bay. By connecting the bay with the railroad, Tacoma's motto became "When rails meet sails".



DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	23,270	Population	107,872	Population	274,897
Median HH Income	\$63,313	Median HH Income	\$83,477	Median HH Income	\$90,465
Households	11,169	Households	45,747	Households	110,085

Source: ESRI / ArcGIS Business Analyst

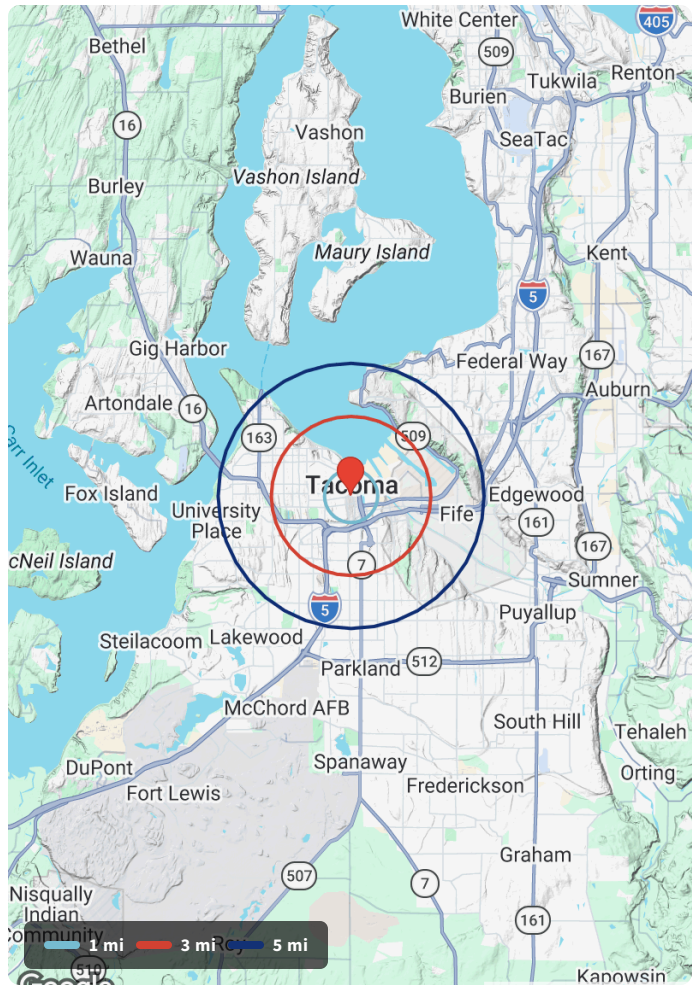
Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,003	91,154	230,874
2010 Population	18,579	92,830	240,624
2025 Population	23,270	107,872	274,897
2030 Population	26,499	112,909	284,826
2025-2030 Growth Rate	2.63 %	0.92 %	0.71 %
2025 Daytime Population	58,044	153,050	302,170

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,652	36,049	90,795
2010 Total Households	7,864	37,546	94,989
2025 Total Households	11,169	45,747	110,085
2030 Total Households	13,212	48,554	114,922
2025 Avg. Household Size	1.81	2.24	2.43
2025 Owner Occupied Housing	2,293	20,801	59,664
2030 Owner Occupied Housing	2,452	22,070	62,760
2025 Renter Occupied Housing	8,876	24,946	50,421
2030 Renter Occupied Housing	10,760	26,484	52,162
2025 Vacant Housing	1,603	3,362	6,271
2025 Total Housing	12,772	49,109	116,356

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,995	4,591	9,186
\$15,000-\$24,999	937	2,954	5,317
\$25,000-\$34,999	604	2,243	5,129
\$35,000-\$49,999	1,137	3,869	9,378
\$50,000-\$74,999	1,619	6,792	15,892
\$75,000-\$99,999	1,245	5,999	14,896
\$100,000-\$149,999	1,636	8,755	21,869
\$150,000-\$199,999	1,183	5,745	14,249
\$200,000 or greater	814	4,798	14,168
Median HH Income	\$63,313	\$83,477	\$90,465
Average HH Income	\$86,465	\$106,210	\$115,416

\$63,313 MEDIAN HH INCOME	\$86,465 AVG HH INCOME
20.5% OWNER OCCUPIED	79.5% RENTER OCCUPIED
12.6% VACANCY RATE	2.63 % 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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