

**AVAILABLE SPACE**

**63,936 SF Site**  
Available Immediately

**ADDRESS**

Corner of 38th & Pacific  
Tacoma, WA

**DAILY TRAFFIC COUNTS**

West on 38th = 19,481  
East on 38th = 25,804  
North on Pacific = 18,272  
South on Pacific = 25,917

**DEMOGRAPHICS**

**POPULATION**

17,880 = 1 mile  
107,251 = 3 miles  
45,864 = 5 miles

**MEDIAN INCOME**

\$46,278 = 1 mile  
\$42,181 = 3 miles  
\$45,864 = 5 miles

For Additional Info  
Please Contact:

**Brian Engelking**

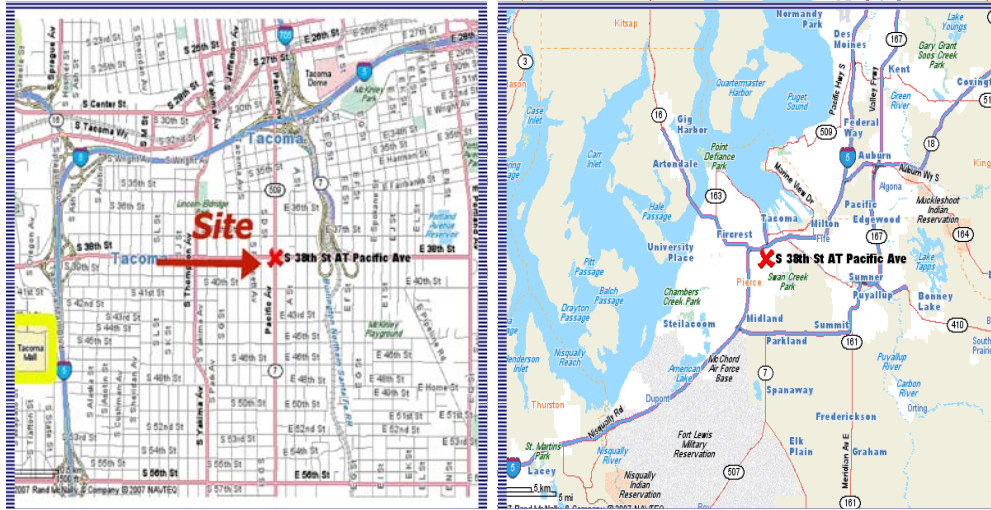
**253-853-2840 (office)**  
**253-973-2324 (cell)**



1.5 Acre Site  
Ground Lease  
Tacoma, WA

**PROPERTY HIGHLIGHTS**

- ◆ Busy location at a signalized corner
- ◆ Easy Freeway access, I-5 within 1/4 mile
- ◆ Heavily populated retail corridor
- ◆ CCX Zoning permits a very wide variety of commercial uses.



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Disclaimer: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

**ESSELL GROUND**

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