



TACOMA WAY OWNER/USER
OFFERING MEMORANDUM

PARAGON

REAL ESTATE ADVISORS

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Information within this marketing package 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 or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY

OFFERING

Paragon Real Estate Advisors is pleased to present a prime owner/user opportunity located in the heart of Tacoma's Manitou neighborhood. This 2,445-square-foot commercial building is strategically positioned at the high-traffic intersection of South 74th Street and Tacoma Way, offering maximum visibility and direct exposure along one of the city's most established retail corridors. With seller financing available on attractive and negotiable terms, this property presents flexible acquisition options for both investors and owner-occupants.

Built in 2008, the building features modern construction and a well-maintained exterior, providing long-term peace of mind for prospective buyers. The property is thoughtfully designed with a large open-concept showroom on the ground floor, showcasing vaulted ceilings and abundant natural light. Upstairs, a mezzanine level includes private office space and an exclusive restroom—ideal for administrative functions, employee use, or future tenant needs. The layout supports a wide range of commercial uses and can easily adapt to retail, service-based, or professional operations.

This offering provides multiple paths for value creation. An investor could lease up the currently vacant space to generate immediate rental income and take advantage of rising demand in Tacoma's commercial sector. Alternatively, an owner-user can relocate their business to a highly visible, turnkey facility with exceptional signage and branding potential. Its proximity—just five minutes—to Interstate 5 ensures seamless access to the greater Tacoma area and the broader Puget Sound region.

Whether you're looking to expand your business footprint or enter the Tacoma real estate market with a low-maintenance, well-located asset, this property offers a compelling blend of functionality, exposure, and long-term upside. Don't miss the opportunity to acquire a high-quality commercial building with flexible use potential and favorable purchase terms in one of Tacoma's most active commercial corridors.

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FINANCIAL SUMMARY

NAME	Tacoma Way Owner/User
ADDRESS	3502 S 74th St Tacoma, WA 98409
PRICE	\$699,000 - Seller Financing Available
BUILT	2008
SQUARE FEET	2,445 Total Net Rentable
PRICE PER FOOT	\$286
MARKET CAP RATE	5.8%
LOT SIZE	5,625 Square Feet

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PROPERTY DETAILS

INVESTMENT HIGHLIGHTS

- Attractive Seller financing available
- Daily Traffic Counts of 40,000+
- Modern Construction, built in 2008
- Private parking lot, opportunity to stripe for up to 10 cars
- Turnkey opportunities for most retail users
- Generous natural light



INCOME & EXPENSES

Year Built	2008	Price	\$699,000
Rentable Area	2,445	Per Sq. Ft.	\$285.89
Down Payment	\$180,000	Market GRM	13.96
Loan Amount	\$519,000	Market CAP	5.82%
Interest Rate	5.50%		
Amortization	5 years		

Seller Financing Terms

UNITS	UNIT TYPE	SIZE	MARKET RENT
1	Suite A	2,445	\$3,600
	Total/Avg	2,445	\$1.47/SqFt

MONTHLY INCOME	MARKET
Monthly Scheduled Rent	\$3,600
NNN Income	\$572
Total Monthly Income	\$4,172

ANNUALIZED OPERATING DATA	MARKET
Scheduled Gross Income	\$50,064
Less Vacancy	5.00% \$2,503
Gross Operating Income	\$47,561
Less Expenses	\$6,867
Net Operating Income	\$40,694
Annual Debt Service	\$28,545
Cash Flow Before Tax	6.75% \$12,149
Principal Reduction	\$0
Total Return Before Tax	6.75% \$12,149

ANNUALIZED OPERATING EXPENSES	MARKET
RE Taxes	\$5,117
Insurance	\$1,500
Capital Reserves/ Replacements	\$250
Total Expenses	\$6,867

MARKET OPERATIONS	Expense/Unit	\$6,867
	Expense/Foot	\$2.81
	Percent of EGI	13.72%

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