

SALE

38TH AVE RETAIL BUILDING

6615 - 6617 38th Ave NW Gig Harbor, WA 98335



Sale Price	\$1,950,000
------------	--------------------

OFFERING SUMMARY

Building Size:	10,574 SF
----------------	-----------

Lot Size:	0.841 Acres
-----------	-------------

Year Built:	1963
-------------	------

Partially Renovated:	2022
----------------------	------

Zoning:	RB2
---------	-----

PROPERTY OVERVIEW

100% Leased Multi-Tenant Retail/Office Building. Currently 6 tenant occupied. Partial improvements made in 2022. Owner-User capable. Income generating billboard and buildings viewed from Highway 16. Residential and Business District (RB-2) zoning allows variety of uses including: Multi-family, Day care, Personal, Professional and Business Services. Additional Parcel to the South for additional parking and outdoor activities. See Zone Use Table Link below for list of allowed uses. Parcels 0221083089 and 0221083087.

DEMOGRAPHICS

Total Households	930	3,058	4,630
------------------	-----	-------	-------

Total Population	1,854	6,190	10,033
------------------	-------	-------	--------

Average HH Income	\$101,425	\$103,277	\$109,131
-------------------	-----------	-----------	-----------

RB-2 ZONE USE TABLE LINK

Brandon Thomas

206 303 9595

bthomas@cbcworldwide.com

Vladimir Olyanich

206 971 8800

volyanich@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL
DANFORTH**

SALE

38TH AVE RETAIL BUILDING

6615 - 6617 38th Ave NW Gig Harbor, WA 98335



Brandon Thomas

206 303 9595

bthomas@cbcworldwide.com

Vladimir Olyanich

206 971 8800

volyanich@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL
DANFORTH**

SALE

38TH AVE RETAIL BUILDING

6615 - 6617 38th Ave NW Gig Harbor, WA 98335



Brandon Thomas

206 303 9595

bthomas@cbcworldwide.com

Vladimir Olyanich

206 971 8800

volyanich@cbcworldwide.com

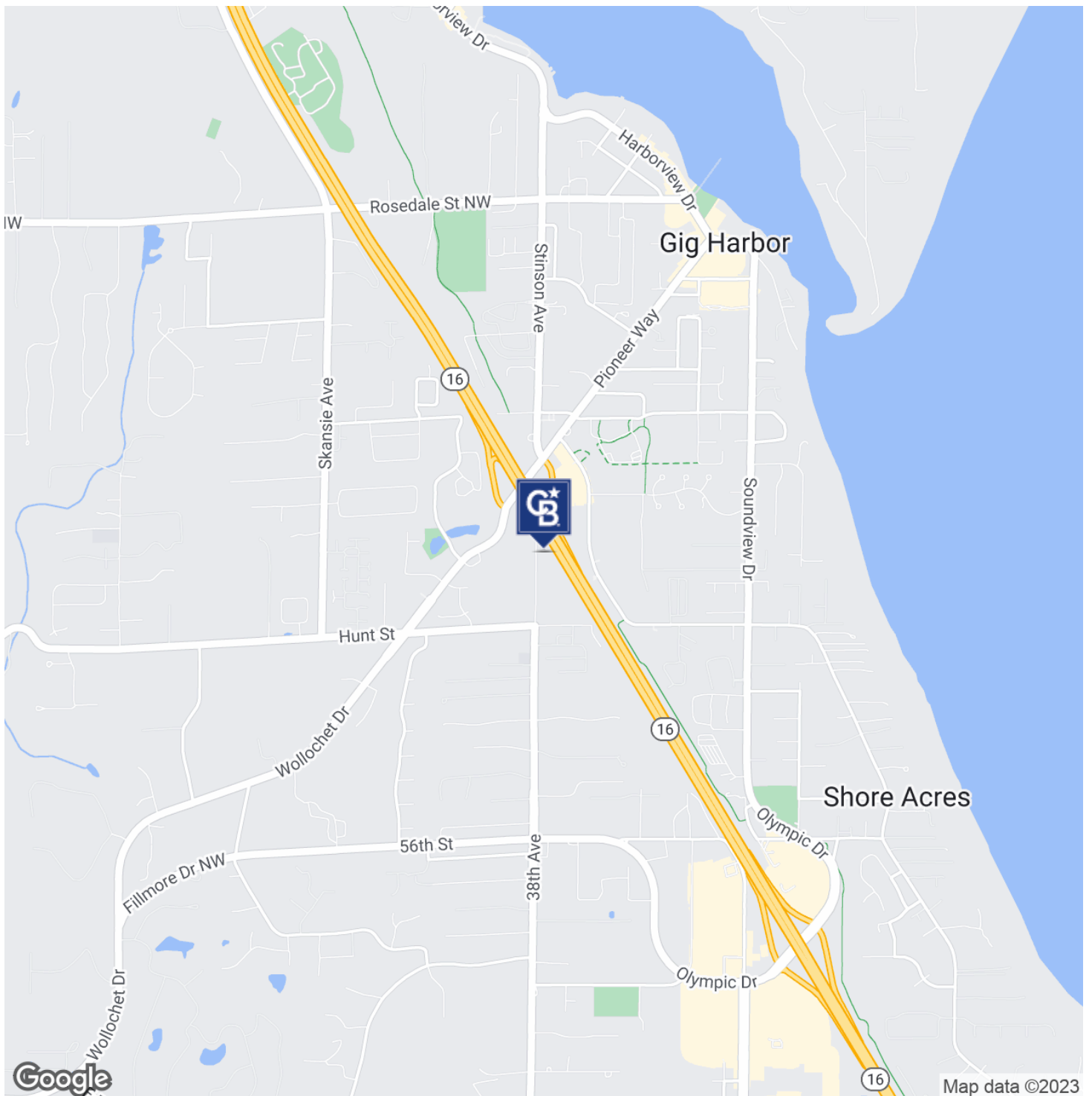


**COLDWELL BANKER
COMMERCIAL
DANFORTH**

SALE

38TH AVE RETAIL BUILDING

6615 - 6617 38th Ave NW Gig Harbor, WA 98335



Brandon Thomas

206 303 9595

bthomas@cbcworldwide.com

Vladimir Olyanich

206 971 8800

volyanich@cbcworldwide.com



**COLDWELL BANKER
COMMERCIAL
DANFORTH**