

# FOR SALE

## Spanaway Village Retail Pad

159TH STREET EAST & PACIFIC AVE • SPANAWAY, WA



RETAIL "PAD READY" BUILDING SITE

Represented exclusively by:

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**Linc**  
**PROPERTIES**

COMMERCIAL REAL ESTATE  
INVESTMENT ADVISORY  
BROKERAGE SERVICES

# Offering Summary

The subject property is a rare, retail “pad ready” building site in Spanaway, WA. This extremely well established shopping center is anchored by Safeway, Rite Aid, and Ace Hardware. Other Tenants include Starbucks, Hollywood Video, Godfather’s Pizza, and Taco Bell. It is located along a hightraffic stretch of Pacific Avenue, which is also known as State Highway 7.

- Binding Site Plan Approved
- 4.36 Acres (Approx. 189,921 Square Foot Site)
- Parking Lot and Infrastructure Improved
- Approximately 40,000 sq. ft. Building Possible
- Engineering and Plans Available
- High Traffic Location in a Well Established Shopping Center
- Owner will build to suit

**Price:** \$1,995,000

**Two Parcels:** Lot 4 = 178,321 sq. ft.  
Lot 4A = 11,600 sq. ft.

**Total Land Size:** 189,921 sq. ft.

**Price/GSF:** \$10.50

**Address:** 159th Street East & Pacific Avenue  
Spanaway, Washington

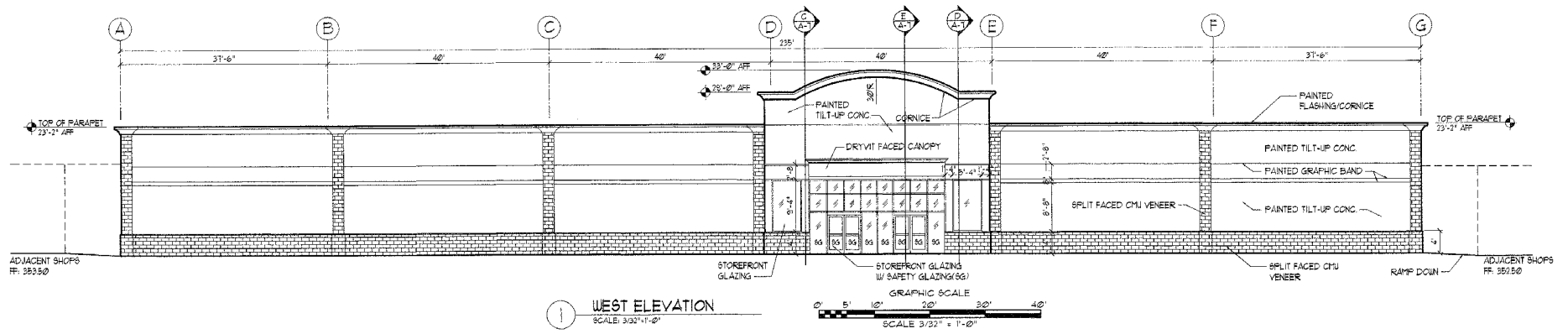
For more information, contact:

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# Proposed Building Elevation



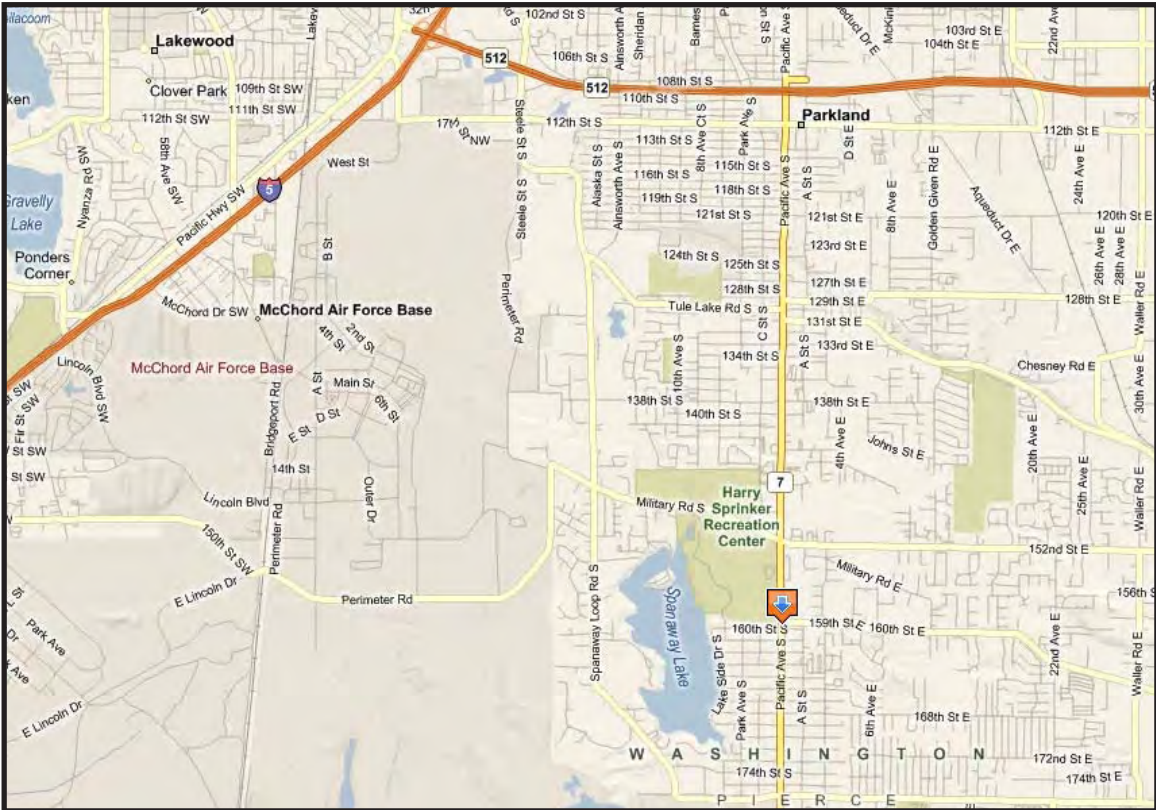
# Aerial Photograph



# Area Map



# Street Map



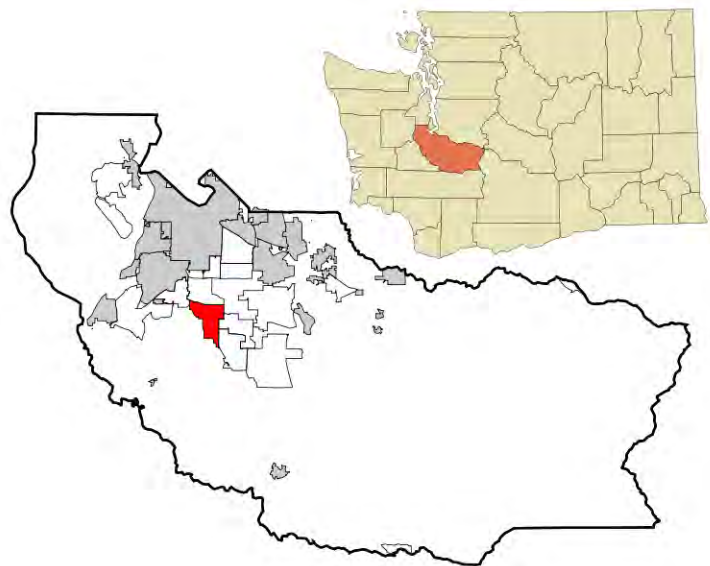
# City Information

Spanaway is an unincorporated suburb of Tacoma, in Pierce County and only 14 miles away from the City of Tacoma.

In 1890 the area was originally named “Lake Park” as a planned community by the Lake Park Land, Railway and Improvement Company which bought all the nearby land east of the lake. The development company built a rail line that ended at what is now 162nd and Park Avenue. Tourists would take the train, a run of about ten miles (ten miles being one “span”, in rail slang) from Tacoma, while traveling to Mount Rainier. By the founding of Mount Rainier National Park in 1899, the tourist reference that the last train depot was a “span away” from Tacoma, stuck as the name of the area.

The Population in the city of Spanaway in July 2007: 23,709.

From 2000 - 2007 Spanaway had a 15.50% job growth.



## **Spanaway Park**

This 135-acre site along beautiful Spanaway Lake is extremely popular with many year-round activities. Visitors to the park can explore a multitude of aquatic recreation opportunities, including two swimming beaches (no lifeguards), a boat launch, two fishing piers, handicapped accessible bathrooms, an additional fishing pier, a new picnic area by the south swimming beach, newly renovated boat ramp, ADA playground equipment with a seating plaza for parents, and a new 3-mile trail system by Little Spanaway Lake as well as restoring the shoreline.

In addition, the park features softball fields, basketball hoops (currently under construction through September 2008), new children’s play area, and walking trails along several thousand feet of waterfront.

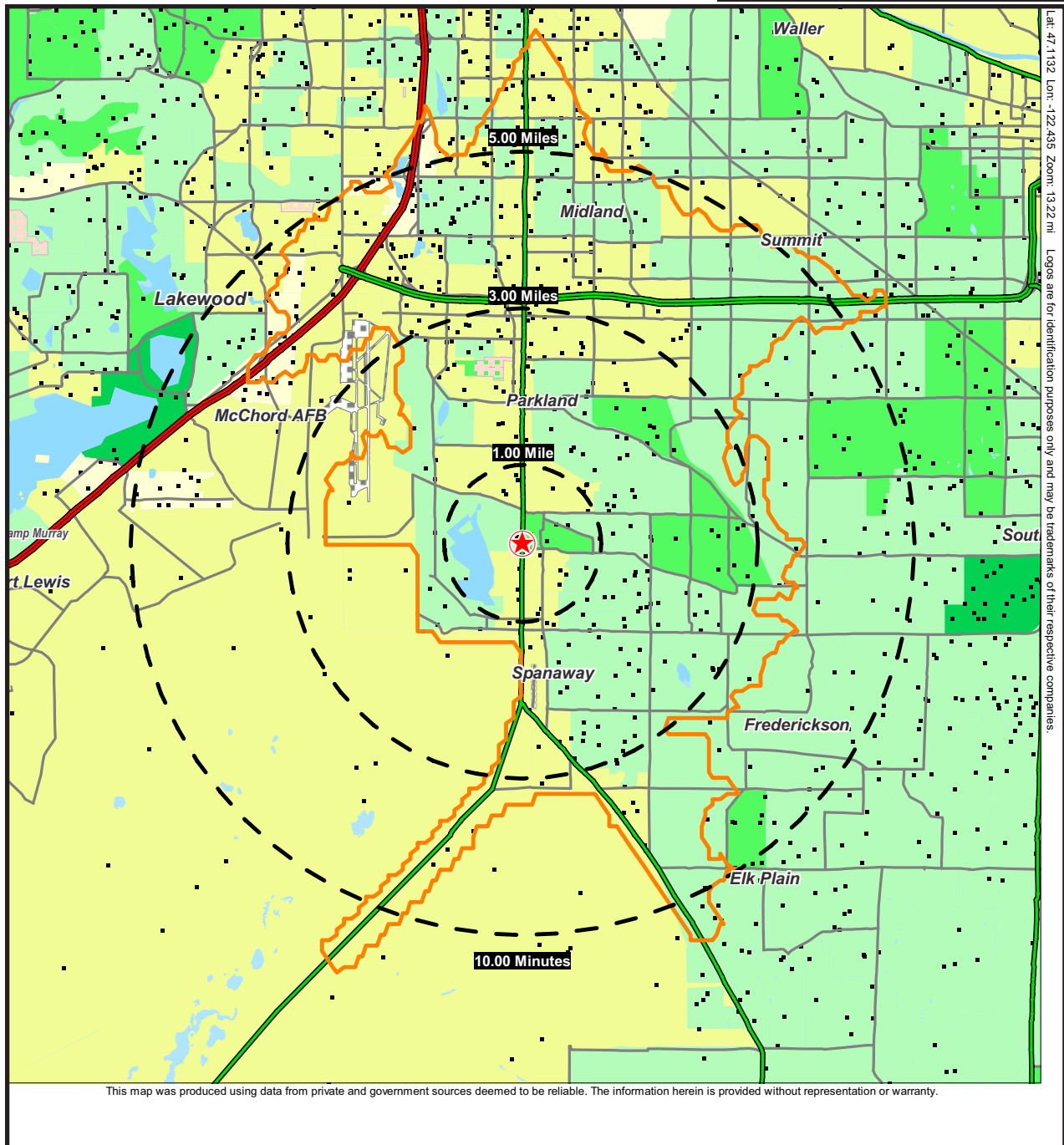
Spanaway Park boasts great family/company picnic areas with five covered open-side picnic shelters, each with running water, electricity and a large grill. In the holiday season, it is home to ‘ Fantasy Lights’, the largest drive-through holiday display in the Northwest. Summer day camps and youth sports utilize this park’s many recreational opportunities.

# Demographics

**Population Density**  
 One Dot = 250 Persons

**Median HH Income**  
*By Block Groups*

- \$100,000 or more
- \$75,000 to \$100,000
- \$50,000 to \$75,000
- \$30,000 to \$50,000
- Less than \$30,000



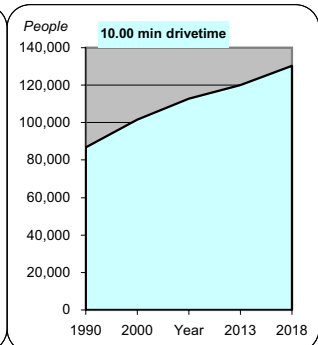
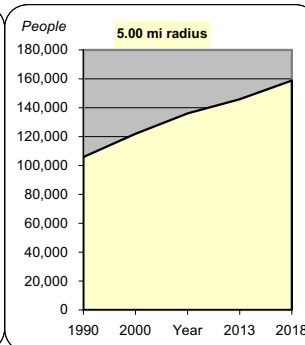
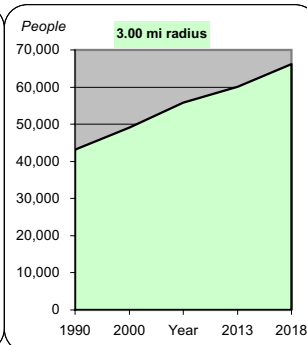
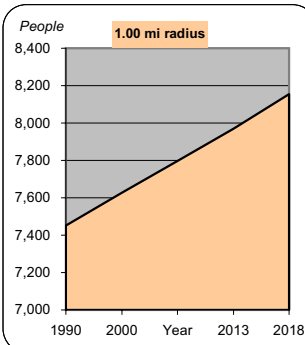
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# Demographics

	1.00 mi radius	3.00 mi radius	5.00 mi radius	10.00 min drivetime
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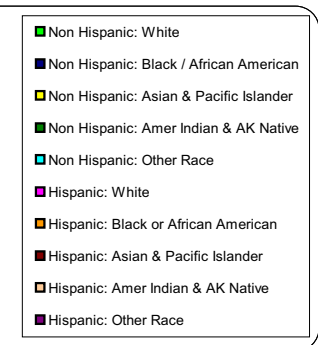
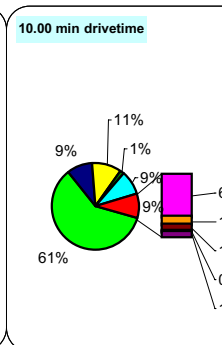
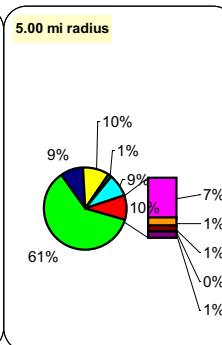
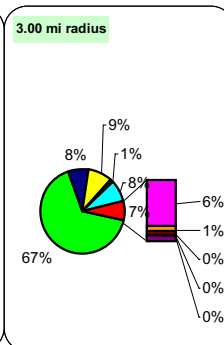
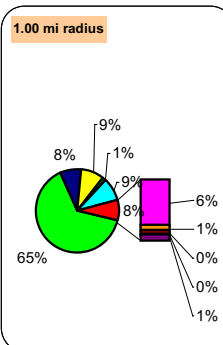
## Population

Census Population (1990)	7,451	43,091	105,757	86,711
Census Population (2000)	7,628	49,115	122,150	101,545
Estimated Population (2008)	7,796	55,796	136,138	112,709
Projected Population (2013)	7,969	60,114	145,859	120,027
Forecasted Population (2018)	8,155	66,207	158,991	130,260
Historical Annual Growth (1990-2000)	177 0.2%	6,025 1.4%	16,393 1.6%	14,834 1.7%
Historical Annual Growth (2000-2008)	168 0.3%	6,680 1.7%	13,988 1.4%	11,164 1.4%
Projected Annual Growth (2008-2013)	173 0.4%	4,318 1.5%	9,721 1.4%	7,317 1.3%
Est. Population Density (2008)	2,818.41 <i>psm</i>	2,004.44 <i>psm</i>	1,748.45 <i>psm</i>	2,673.37 <i>psm</i>
Trade Area Size	2.77 <i>sq mi</i>	27.84 <i>sq mi</i>	77.86 <i>sq mi</i>	42.16 <i>sq mi</i>



## Race & Ethnicity (2008)

Non Hispanic: White	5,053 64.8%	36,827 66.0%	82,537 60.6%	67,345 59.8%
Non Hispanic: Black / African American	611 7.8%	4,365 7.8%	12,355 9.1%	10,549 9.4%
Non Hispanic: Asian & Pacific Islander	726 9.3%	5,296 9.5%	14,186 10.4%	12,688 11.3%
Non Hispanic: Amer Indian & AK Native	115 1.5%	685 1.2%	1,849 1.4%	1,588 1.4%
Non Hispanic: Other Race	683 8.8%	4,519 8.1%	12,072 8.9%	10,191 9.0%
Hispanic: White	469 6.0%	3,194 5.7%	9,124 6.7%	7,137 6.3%
Hispanic: Black or African American	50 0.6%	351 0.6%	1,731 1.3%	1,318 1.2%
Hispanic: Asian & Pacific Islander	37 0.5%	251 0.4%	1,145 0.8%	979 0.9%
Hispanic: Amer Indian & AK Native	9 0.1%	47 0.1%	197 0.1%	152 0.1%
Hispanic: Other Race	42 0.5%	261 0.5%	943 0.7%	762 0.7%



# Demographics

	1.00 mi radius	3.00 mi radius	5.00 mi radius	10.00 min drivetime
<b>Age Distribution (2008)</b>				
Total Population	7,796	55,796	136,138	112,709
Age 0 to 4 yrs	510 6.5%	3,825 6.9%	10,697 7.9%	8,484 7.5%
Age 5 to 9 yrs	523 6.7%	3,647 6.5%	9,380 6.9%	7,526 6.7%
Age 10 to 14 yrs	581 7.5%	3,969 7.1%	9,424 6.9%	7,771 6.9%
Age 15 to 19 yrs	568 7.3%	4,488 8.0%	10,252 7.5%	8,513 7.6%
Age 20 to 24 yrs	529 6.8%	4,848 8.7%	12,141 8.9%	9,494 8.4%
Age 25 to 29 yrs	547 7.0%	4,005 7.2%	11,042 8.1%	8,686 7.7%
Age 30 to 34 yrs	535 6.9%	3,909 7.0%	9,834 7.2%	7,904 7.0%
Age 35 to 39 yrs	539 6.9%	3,828 6.9%	9,018 6.6%	7,467 6.6%
Age 40 to 44 yrs	586 7.5%	3,961 7.1%	9,506 7.0%	7,927 7.0%
Age 45 to 49 yrs	609 7.8%	3,980 7.1%	9,390 6.9%	7,976 7.1%
Age 50 to 54 yrs	582 7.5%	3,848 6.9%	8,680 6.4%	7,422 6.6%
Age 55 to 59 yrs	505 6.5%	3,364 6.0%	7,422 5.5%	6,430 5.7%
Age 60 to 64 yrs	395 5.1%	2,773 5.0%	6,134 4.5%	5,282 4.7%
Age 65 to 69 yrs	294 3.8%	2,031 3.6%	4,554 3.3%	3,976 3.5%
Age 70 to 74 yrs	206 2.6%	1,353 2.4%	3,241 2.4%	2,870 2.5%
Age 75 to 79 yrs	135 1.7%	912 1.6%	2,389 1.8%	2,165 1.9%
Age 80 to 84 yrs	78 1.0%	618 1.1%	1,680 1.2%	1,559 1.4%
Age 85 yrs plus	73 0.9%	437 0.8%	1,352 1.0%	1,257 1.1%
Median Age	35.1 yrs	34.1 yrs	33.0 yrs	33.6 yrs

Male Age Female Age

Male Age Female Age

Male Age Female Age

Male Age Female Age

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