

PRE-LEASING

New 5,900 Sf Neighborhood Retail/Office Center Coming Soon

12811 Pacific Ave South, Parkland, WA



12715 Pacific Ave, Tacoma, WA
 Located in Parkland Area within two blocks of Pacific Lutheran University



Located on high traffic Pacific Ave S
 Approx. 43,000 cars per day



Pacific Lutheran University is within 2 blocks of this new Retail/Office Center

The Details

- Approved and permitted for Two story building with office suites on the second floor
- Superb Location—High Visibility
- Adjacent to New Starbucks
- Within 2 blocks of Pacific Lutheran University—with 3,640 student population and 250 faculty
- Ideal for nail salon, hair studio, check cashing, medical office or general office use.
- Reserve your suite now
- Convenient Access to State Route 7
- **Brokers Welcomed 2.5% LOC**

Great Demographics, (2006)

	1 Mile	3 Mile	5 Mile
Population	13,243	99,151	217,299
Households	4,957	36,486	82,206
Household Income Average	\$54,391	\$53,136	\$55,477
Traffic Count	Approx 43,000 per day		

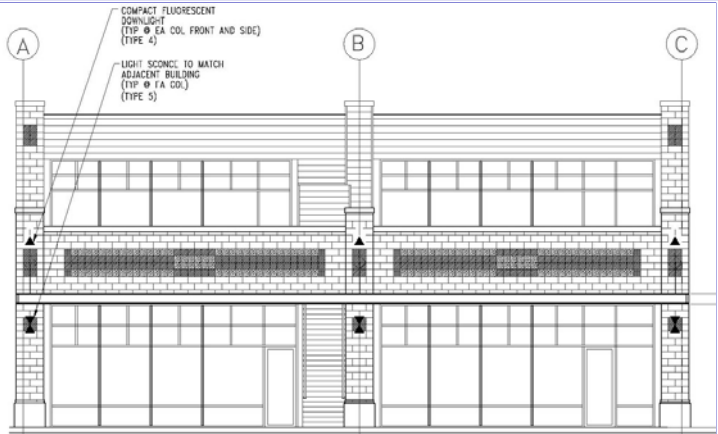
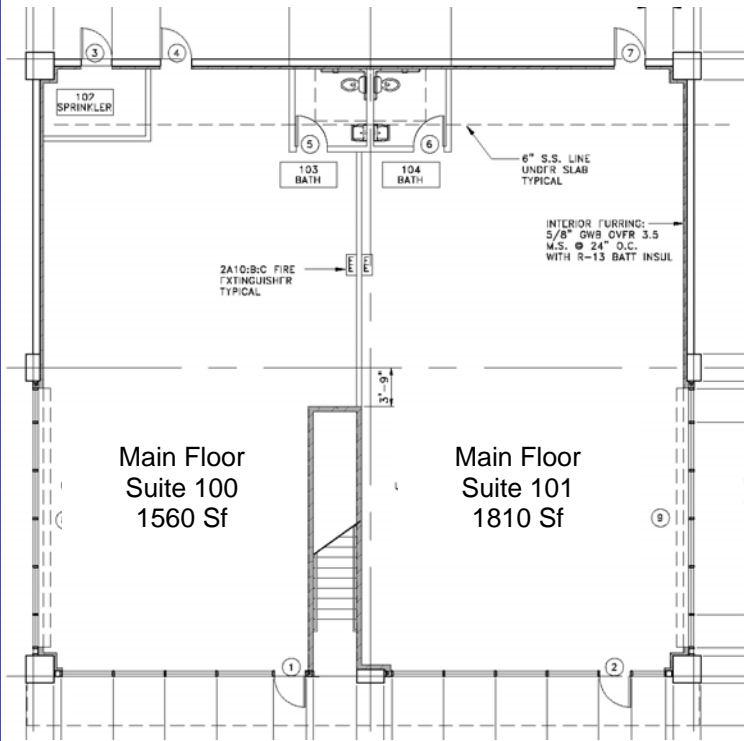
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Commercial Real Estate LLC

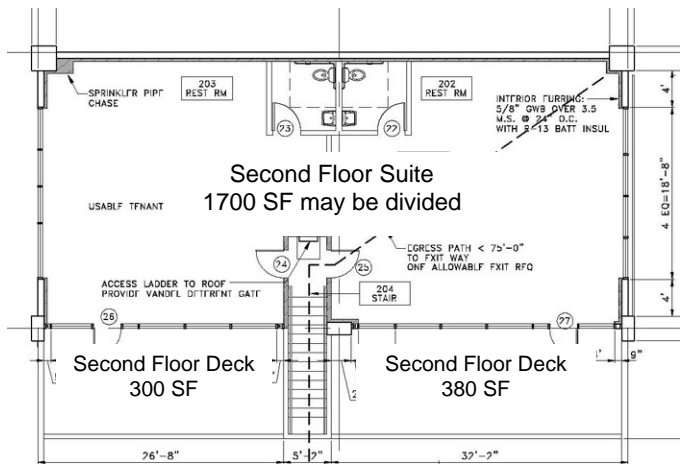
4040 Orchard Street W, Suite 206
 Fircrest, WA 98466
www.axiomre.com

For more information please contact:

Michael Horner ext. 101
Office: (253) 473-5351
Cell: (360) 620-5575
mikeh@axiomre.com



WEST ELEVATION



Michael Horner

**Office Phone
(253) 473-5351 x 101**

**Cell Phone
(360) 620-5575**

**E-mail
mikeh@axiomre.com**