

FOR SALE

Commercial Land For Sale \$645,000

12811 Pacific Ave South
Parkland, WA



12811 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

- Permit Approved two story retail building with office suites on the second floor
- Superb Location—High Visibility
- Adjacent to New Starbucks/Taco Del Mar
- Within 2 blocks of Pacific Lutheran University—with 3,640 student population and 250 faculty
- Ideal for retail, medical office or general office use.
- Convenient Access to State Route 7
- Make an offer today!
- **Brokers Welcomed 2.5% SOC**

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		

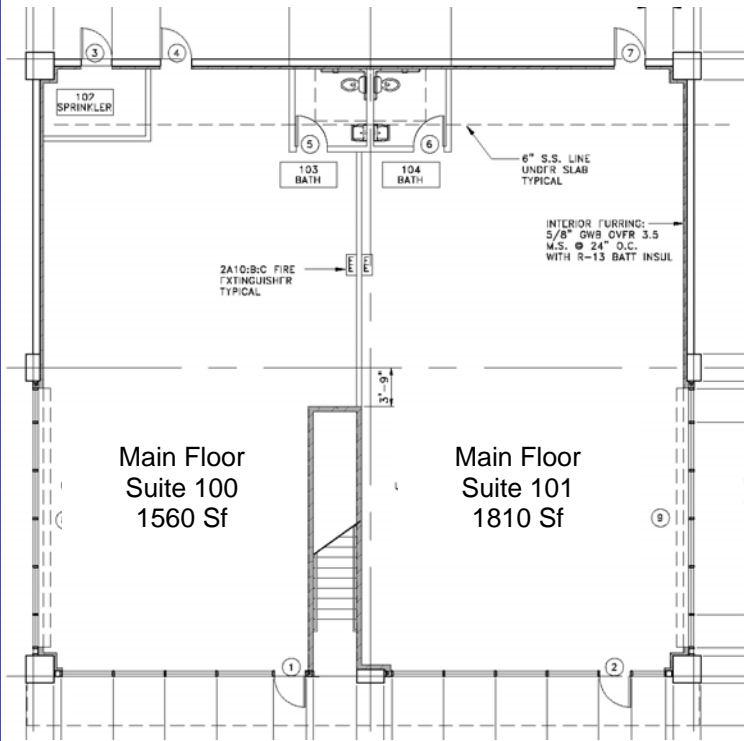
AXIOM

Commercial Real Estate LLC

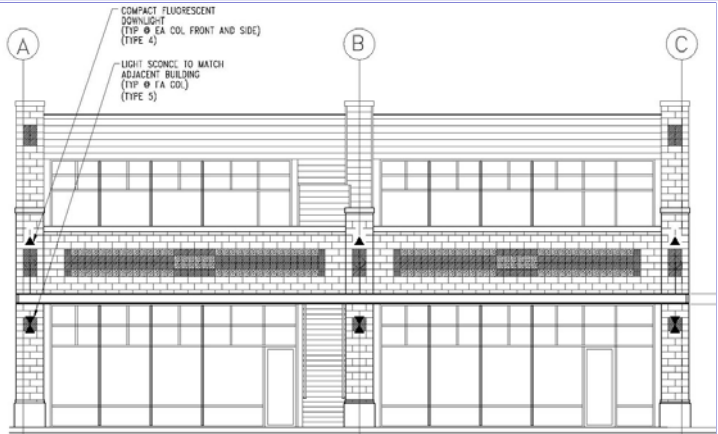
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For more information please contact:

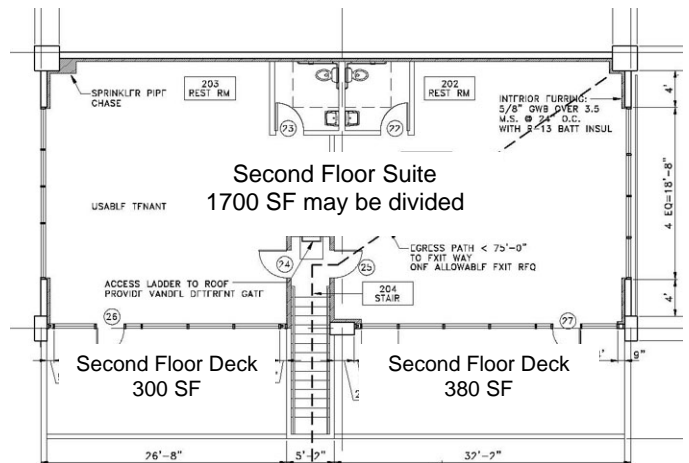
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APPROVED BUILDING PLAN



WEST ELEVATION



**12715 Pacific Ave S
Tacoma, WA
Parkland District
New Development
Opportunity**

Just Two Blocks
from Pacific Lu-
theran University
and the University
Golf Course



Michael Horner

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