



## Tacoma Land for Sale/Lease

Yakima Ave, Tacoma

### Property Overview

Now offering for sale or lease is 27,000sf of land assemblage at the Northeast corner of Yakima Avenue and 21st Street in the desirable Hilltop neighborhood of Tacoma. A preliminary survey is already completed and a Phase I is available too. The assemblage is minutes from the freeway and St. Joseph Medical Hospital.

The Downtown Residential (DR) zoning emphasizes mid-rise, higher density residential development, but allows for retail, office, and educational uses as well. The maximum building height in this zoning district is 90 feet.

### Property Highlights

- 27,000sf
- Four Parcels and a portion of a 5th parcel:
- APN 319500-0-112
- APN 319500-0-113
- APN 201915-0-130
- APN 201915-0-120
- A portion of APN 201915-0-110
- Desirable Tacoma area
- Boundary/Topographical Survey Completed
- Zoned DR (Downtown Residential)

**Offering price: \$1,840,000.00**

**Land Lease Price: \$80,100.00 per year**



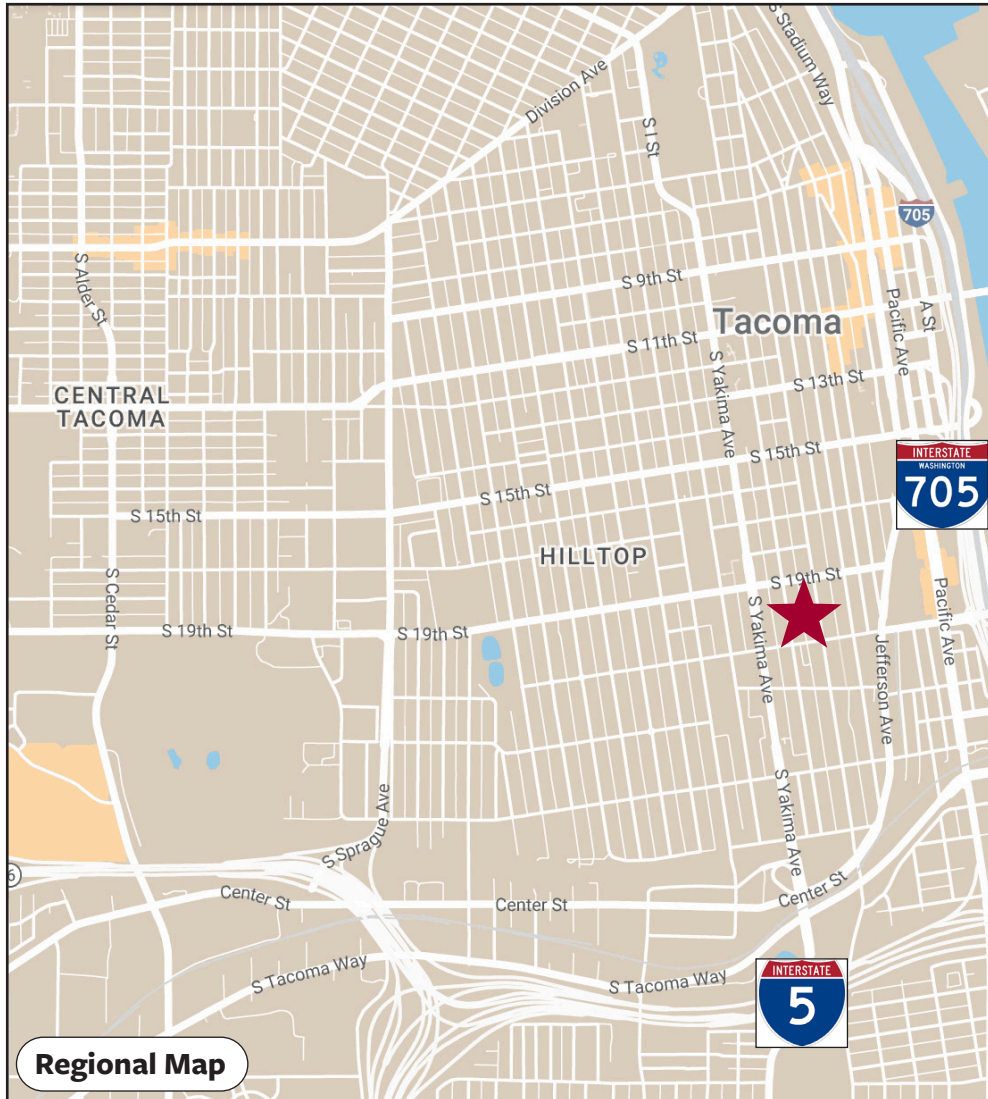
DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.



11120 Gravelly Lake Dr SW Ste 2  
Lakewood, Washington 98499  
johnson-commercial.com

**Jack Trainor**  
jack@johnson-commercial.com  
(775) 771-6533





### Demographics

Population	1 Mile	3 Miles	5 Miles
	19,167	113,776	276,845
Median Household Income	1 Mile	3 Miles	5 Miles
	\$50,154	\$62,878	\$68,041



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