

# DOWNTOWN TACOMA DEVELOPMENT SITE

22,215 SF Site

FOR SALE *\$2,250,000*



725 BROADWAY | TACOMA, WA

**km** Kidder  
Mathews



An aerial photograph of a city, likely Seattle, showing a dense urban area with various buildings, streets, and a river. A bridge is visible in the foreground, crossing the river. The city is surrounded by greenery and hills in the background.

## EXCLUSIVELY LISTED BY

### **WILL FRAME**

Executive Vice President  
253.722.1412  
will.frame@kidder.com

### **DREW FRAME**

Senior Vice President  
253.722.1433  
drew.frame@kidder.com

### **JD FULLER**

Associate  
206.665.3272  
jd.fuller@kidder.com



KIDDER.COM

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The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivery and approved by the Owner and any conditions to the Owner's obligations have been satisfied or waived.

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By receipt of this Offering Memorandum, you have been advised that Kidder Mathews is acting as a broker exclusively on behalf of Seller in connection with the marketing and sale of the Property.

By receipt of this Offering Memorandum, you acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency" and/or any such required materials required by the State of Washington.



# EXISTING OPPORTUNITY & DEVELOPMENT POTENTIAL

ADDRESS	725 Broadway, Tacoma, WA 98402
PERMITTED USE	Multifamily, senior housing, retail, office, hotel, cultural, governmental
APPROX. BUILDING SIZE	45,000 SF
YEAR BUILT	1984
STATUS	Vacant

STREET FRONTAGE	Broadway & Commerce St.
DEVELOPMENT POTENTIAL	Multifamily, senior housing, retail, office, hotel, cultural, governmental
LOT SIZE	22,215 Land SF
ZONING	DCC - Downtown Commercial Core





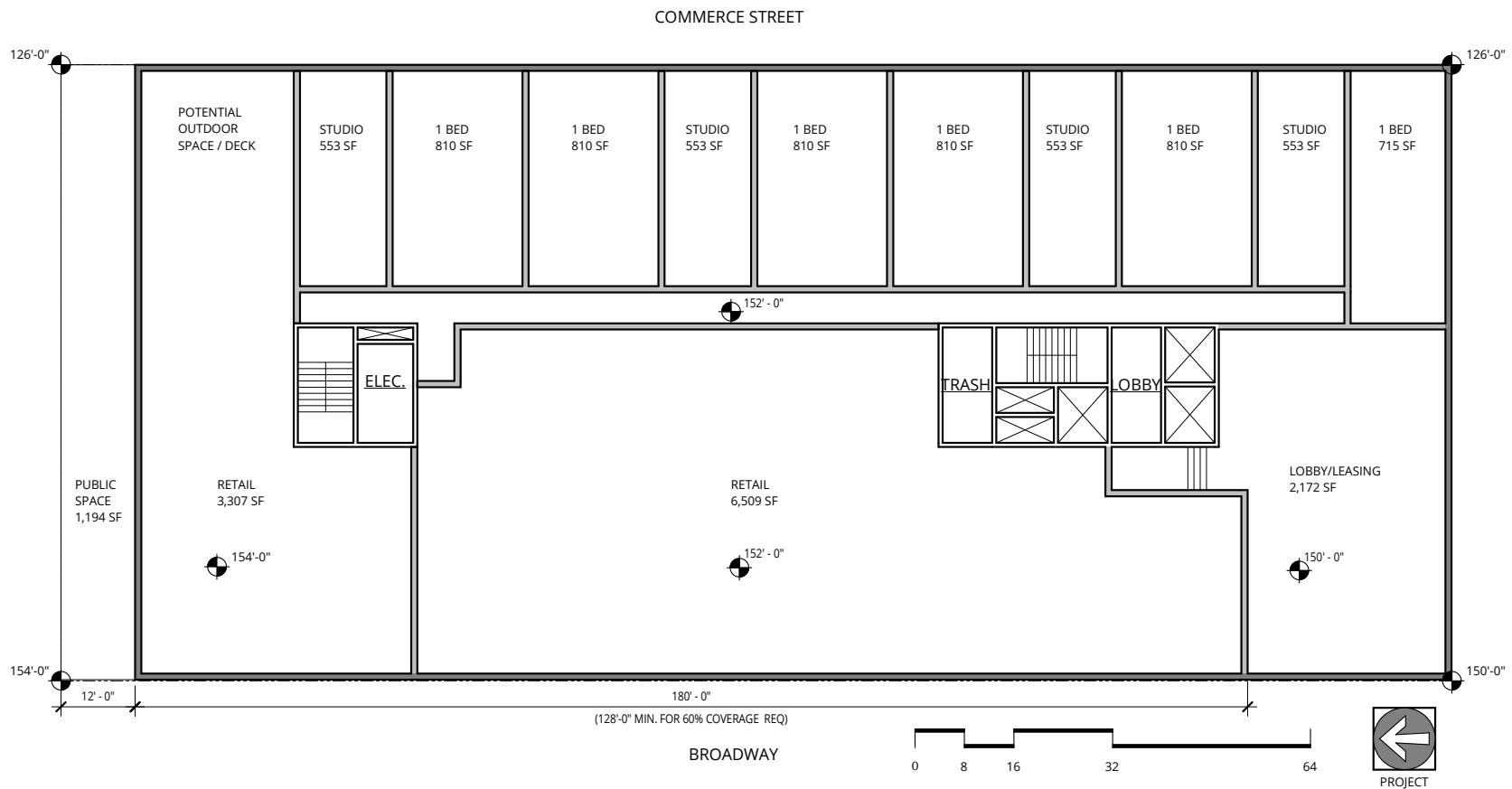
## MULTIFAMILY & SENIOR HOUSING DEVELOPMENT RENDERINGS



# APPROXIMATE AS-BUILT FLOOR PLANS

## Level 1

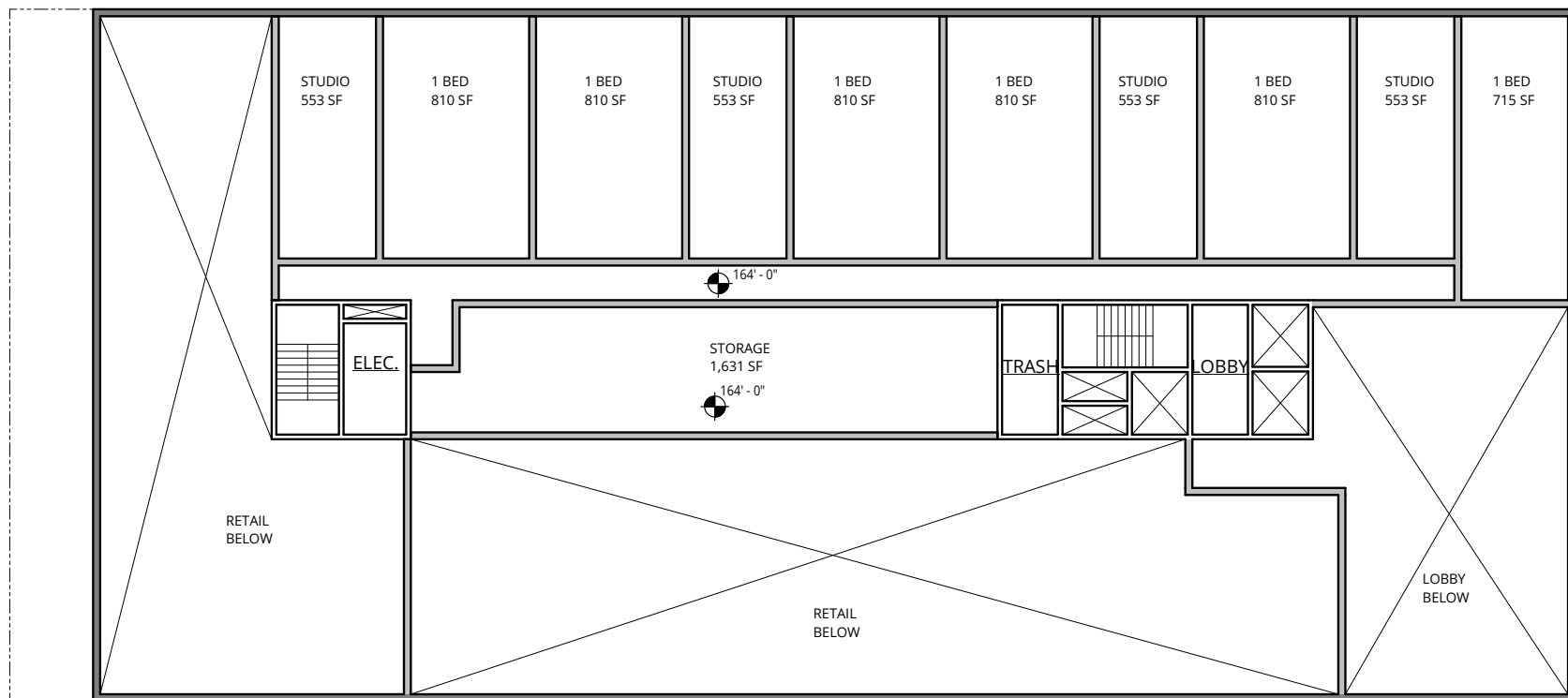
21,194 SF



## APPROXIMATE AS-BUILT FLOOR PLANS

### Level 2

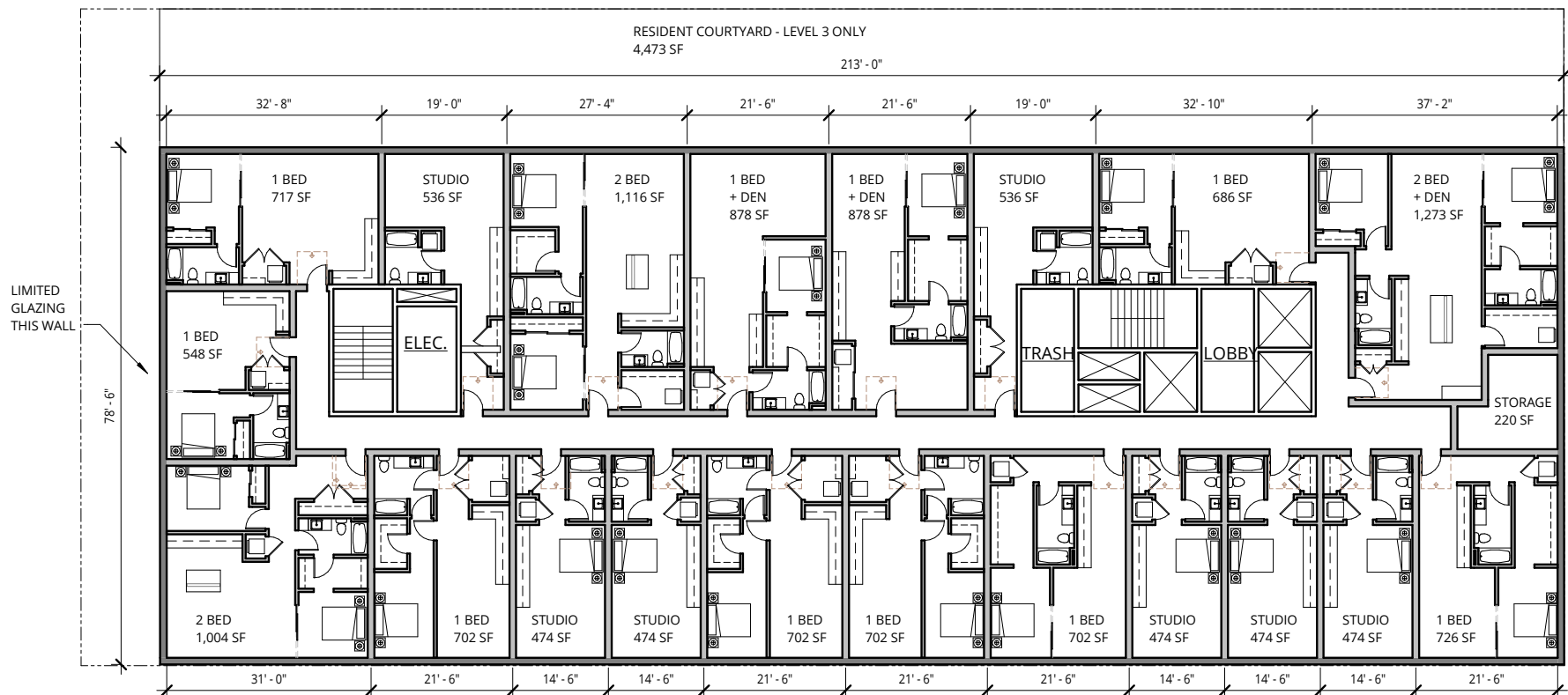
*21,194 SF*



# APPROXIMATE AS-BUILT FLOOR PLANS

## Level 3-11

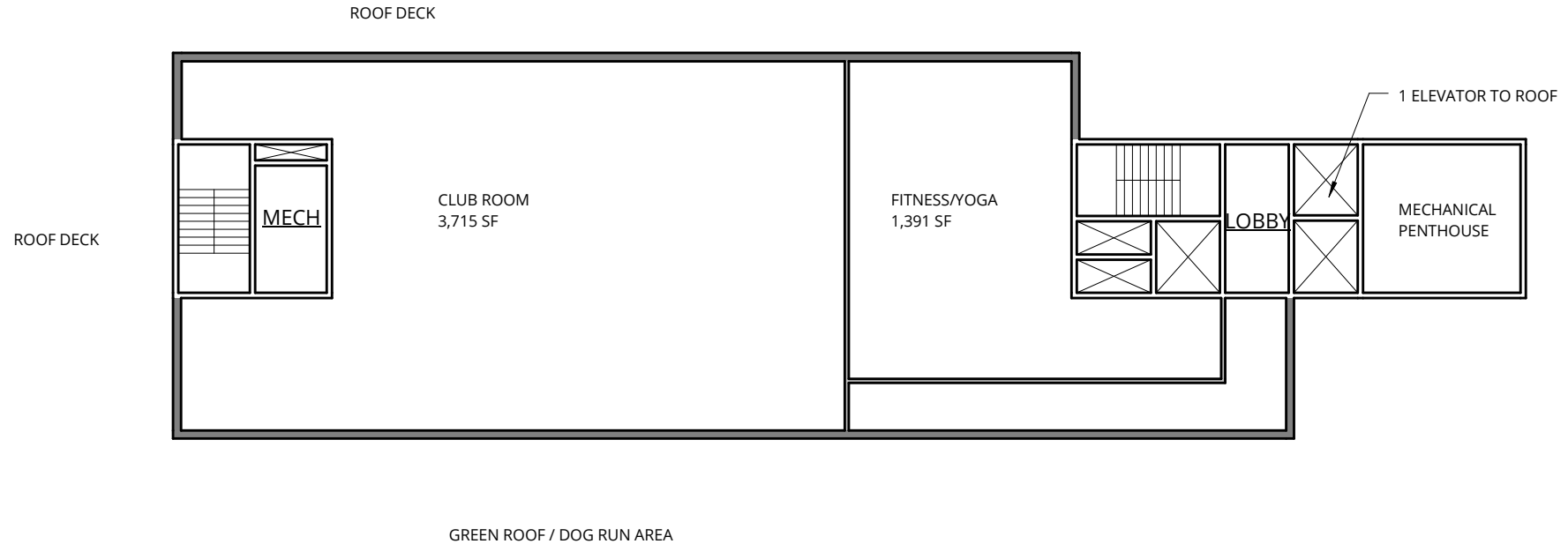
16,721 SF



## APPROXIMATE AS-BUILT FLOOR PLANS

### Roof

*7,135 SF*





# DEVELOPMENT POTENTIAL

DEVELOPMENT POTENTIAL	Multifamily & Senior Housing
LOT SIZE	22,215 Land SF
ZONING	Downtown Commercial Core
ZONING HEIGHT	400 FT

## SAMPLE MASSING STUDIES

### Multifamily Development

UNITS	180 Units
AVG. UNIT SIZE	753 SF
NRSF	140,228 SF
GSF	168,869 SF

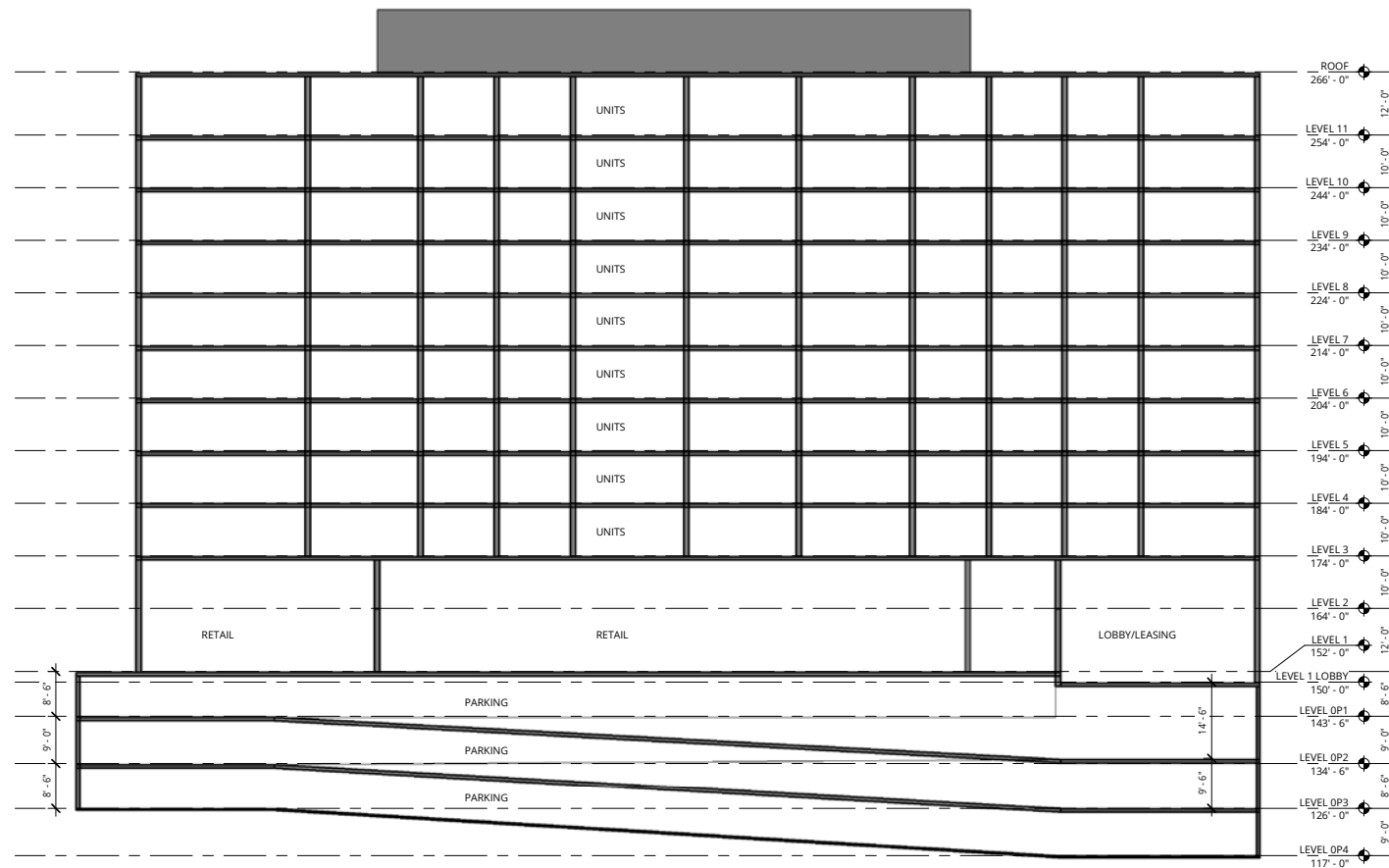
## AVAILABLE DUE DILIGENCE STUDIES / REPORTS

ENVIRONMENTAL PHASE 1	SURVEY
GEOTECH SOILS REPORT	WATER AVAILABILITY
MASSING STUDIES	

 [CLICK HERE FOR ALL DEVELOPMENT INFO](#)



## SAMPLE MASSING STUDY



## North-South Section



# TACOMA

*Tacoma ranks as the 3rd largest city in Washington State, attracting a diverse and vibrant community.*

Tacoma's strategic location, merely 33 miles south of Seattle, makes it an appealing choice for residents seeking job opportunities and a more manageable commute. The city's advantageous position provides access to a variety of job centers, making it a magnet for professionals and job seekers looking to establish themselves in a competitive job market.

Tacoma's economic landscape is fortified by major employers such as Boeing, a prominent aerospace company, and MultiCare Health System, a leading healthcare organization, along with CHI Franciscan, a renowned medical provider. These institutions provide diverse and stable job prospects across industries, contributing to Tacoma's robust employment ecosystem.

The combination of job availability, lower living costs compared to Seattle, and a thriving urban environment has created an attractive atmosphere for both individuals and families looking to settle in the area. With its picturesque waterfront, cultural amenities, and recreational opportunities, Tacoma offers an appealing blend of career growth and a high quality of life, making it a desirable destination for those seeking a balanced and fulfilling lifestyle.



**219K**  
POPULATION



**3<sup>RD</sup>**  
LARGEST CITY  
IN WA STATE



*Pierce County has been one of the fastest growing counties in the state of Washington since the 1960's and consistently exceeds the state's overall rate of growth.*

Pierce County, provides strong support to a diverse range of manufacturers, including industry giants like Boeing, Milgard Manufacturing, James Hardie Building Products, Toray Composites (America), Inc., and Medallion Foods. In addition to these manufacturing powerhouses, prominent companies like Recreational Equipment, Inc. (REI), Whirlpool, and Costco have also established major distribution centers within the county.

# THRIVING HEALTHCARE SECTOR

*Healthcare plays a significant role in Tacoma's growing employment base, with numerous hospitals and medical centers contributing to this sector's expansion.*

The second-largest employer in Tacoma is MultiCare Health System, which provides jobs to 7,400 residents. This not-for-profit healthcare organization operates Tacoma General Hospital, featuring a 24-hour emergency Level II trauma center, the MultiCare Regional Cancer Center, and the region's largest and most advanced Neonatal Intensive Care Unit (NICU).

Other major healthcare employers in the area include CHI Franciscan with 6,500 employees and Kaiser Permanente with 755 employees. Looking ahead, MultiCare has plans to establish the Mary Bridge Children's Hospital, which will encompass a 250,000 square foot inpatient tower and an ambulatory building. The ambulatory building will house specialty clinics, urgent care services, and behavioral health crisis management services. This upcoming hospital is scheduled to commence patient care in early 2026.



## MULTICARE TACOMA GENERAL HOSPITAL

MultiCare Health System's Tacoma General Hospital is the largest hospital in Tacoma, Washington. It is a level II trauma center with 437 beds and the second-largest obstetrical care center in the state of Washington.



## MULTICARE ALLENMORE HOSPITAL

Leading medical facility renowned for its exceptional patient care and comprehensive medical services. With state-of-the-art facilities with 130 patient beds and a team of skilled healthcare professionals.



## MULTICARE MARY BRIDGE CHILDREN'S HOSPITAL

Mary Bridge Children's in Tacoma, offers expert pediatric health care services with specialty and primary care clinics and 340 patient beds.



## ST. JOSEPH MEDICAL CENTER

Serving Tacoma and surrounding areas, St. Joseph Medical Center is consistently ranked among the top hospitals in Washington with 361 patient beds.



# HIGHER EDUCATION

Home to several esteemed institutions, Tacoma provides a wide array of educational opportunities for students of all interests and backgrounds. This vibrant higher education scene not only enhances the city's intellectual capital but also strengthens its cultural fabric and economic growth.

## UNIVERSITY OF WASHINGTON - TACOMA

Situated at the southern end of the Tacoma Central Business District, the University of Washington - Tacoma (UWT) branch campus plays a central role in the city's landscape. Spanning approximately 46 acres, including extensive land reaching west to Tacoma Ave. S, UWT transitioned to a four-year degree program in 2007, experiencing remarkable growth with an annual enrollment now exceeding 5,100 students. As a result, the vibrant urban campus has emerged as a key focal point within the Downtown CBD, driving present-day revitalization efforts and contributing significantly to Tacoma's dynamic and progressive transformation.

## TACOMA COMMUNITY COLLEGE

Tacoma Community College (TCC) is a leading institution of higher education, making a significant impact in Tacoma, Washington. With a mission to provide accessible and affordable education, TCC offers a diverse array of programs that cater to a wide range of students. The college has experienced impressive growth over the years, with an annual enrollment now exceeding 11,000 students, showcasing its popularity and importance in the community.



A prominent branch campus of the University of Washington, offering a wide range of undergraduate and graduate programs in the heart of Tacoma

**10 MILES  
FROM OAK  
TERRACE**



A leading institution of higher education, providing accessible and diverse educational opportunities to students

**5.8 MILES  
FROM OAK  
TERRACE**



## LOCATION OVERVIEW

### PACIFIC AVENUE

 4 MIN  
WALK



COURTYARD  
BY HARRIST



SUBWAY

725  
BROADWAY

### STADIUM DISTRICT

 4 MIN  
DRIVE



Orangetheory  
FITNESS



THRIFTWAY





## LOCATION OVERVIEW

# 725 BROADWAY HAS EXCELLENT ACCESS TO LINK LIGHT RAIL

### ACCESS TO TACOMA CBD



1 MIN



2 MIN

### ACCESS TO TACOMA SUBURBAN



5 MIN



20 MIN

### ACCESS TO UNIVERSITY PLACE/LAKEWOOD



16 MIN



60 MIN

### ACCESS TO PUYALLUP

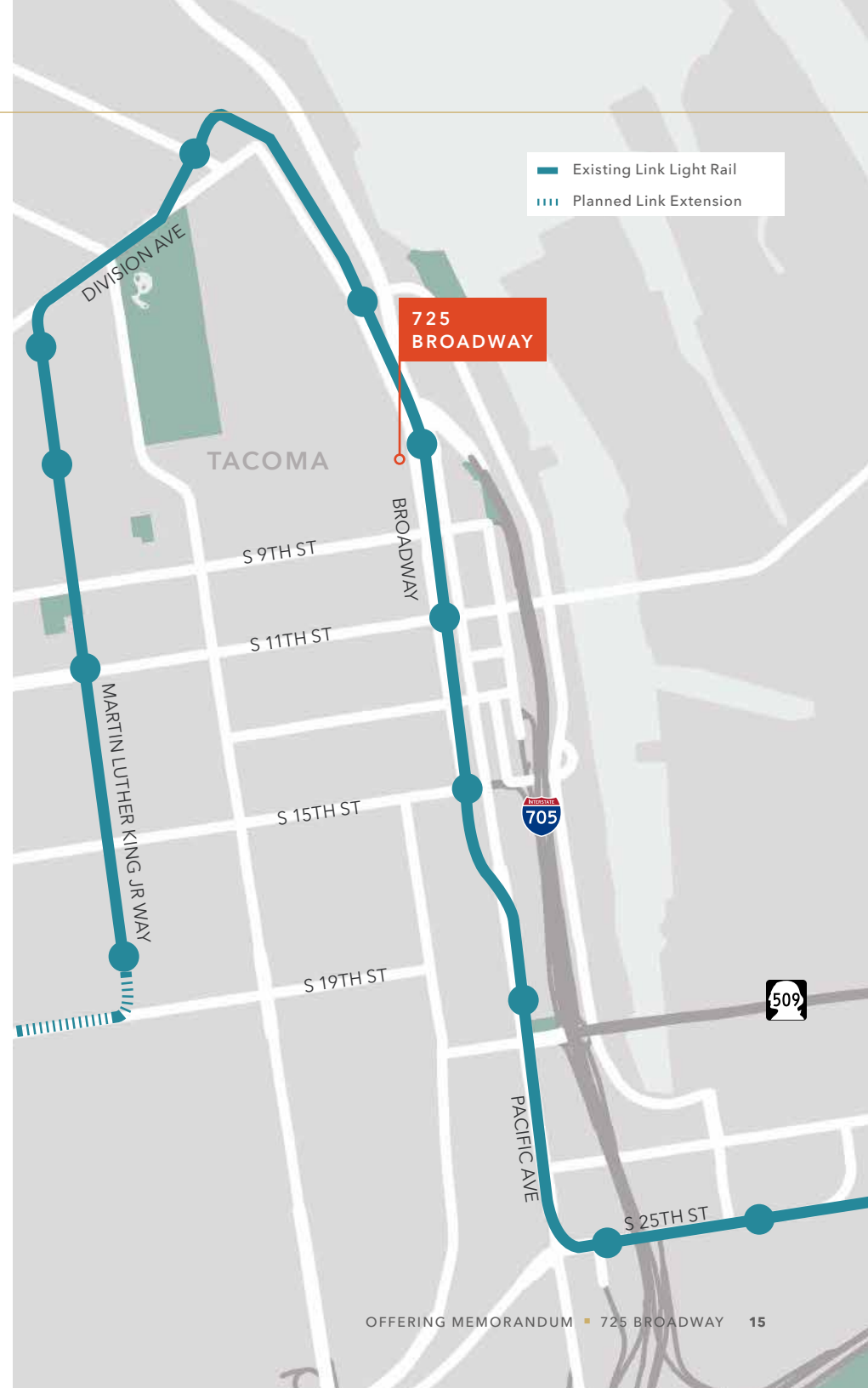


20 MIN



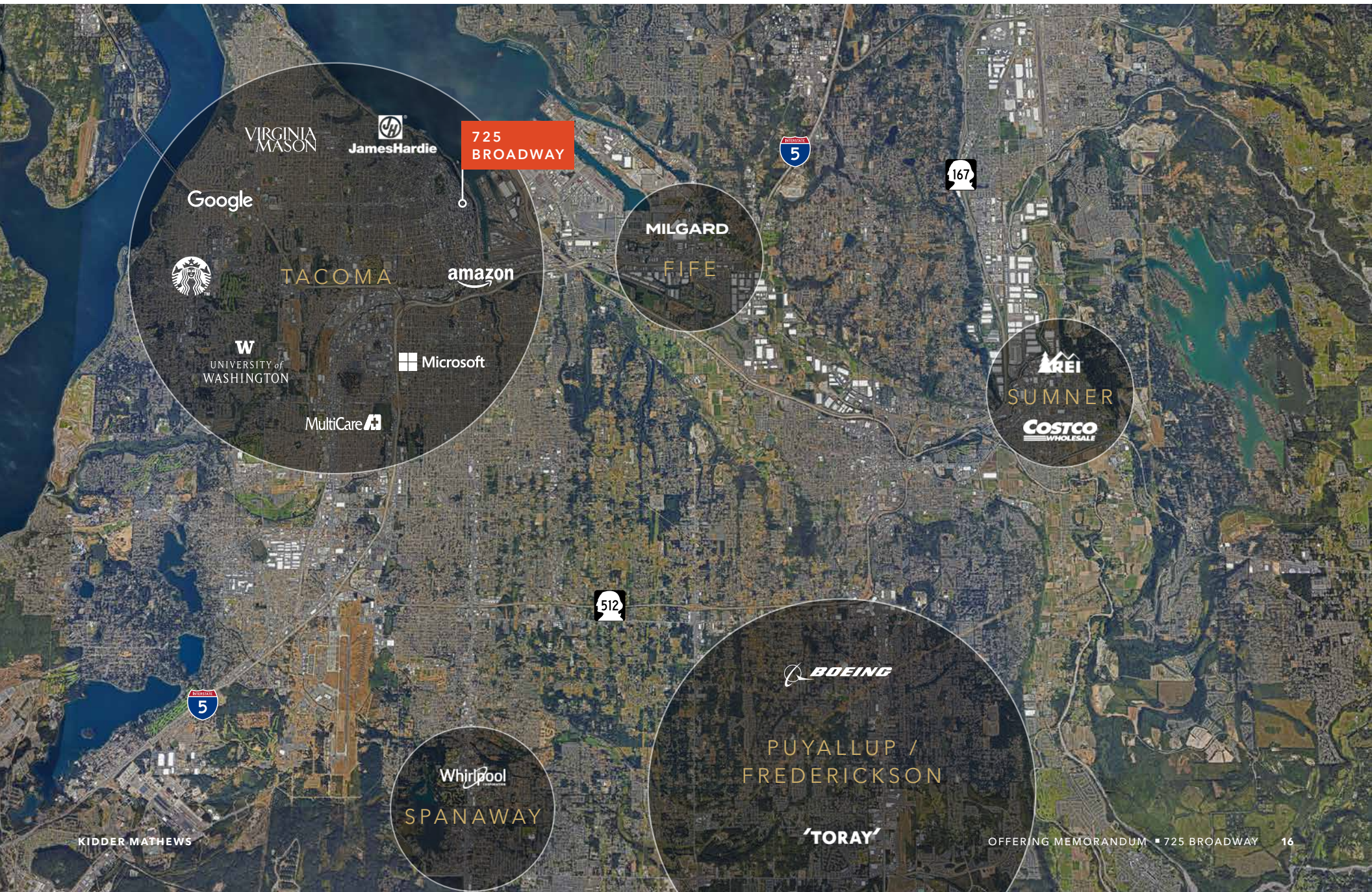
48 MIN

Source: Costar, US Census Bureau



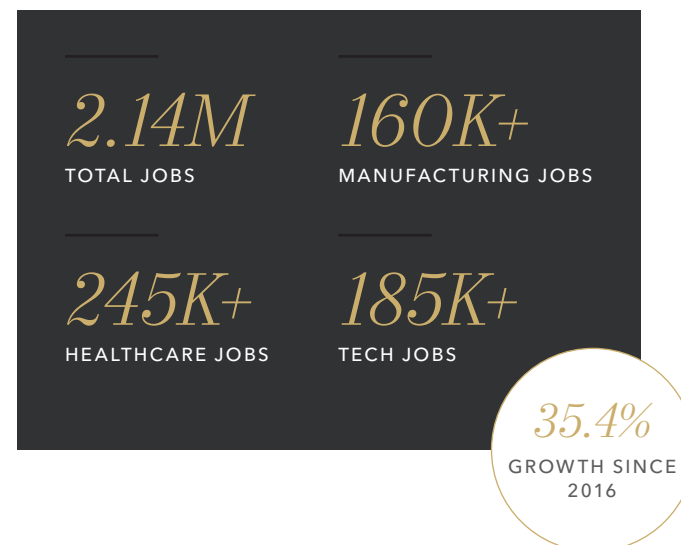


## LOCATION OVERVIEW





*THE PUGET SOUND IS THE  
LARGEST METRO AREA  
IN THE STATE WITH 17.6%  
POPULATION GROWTH  
SINCE 2010*



## NOTABLE EMPLOYERS

4,046,743 population

1st largest metro area in the State, 5th largest in the West, and 15th largest in the U.S.

\$126,819 average household income

128,041 employers

Sources: ESRI, Geekwire, and Puget Sound Business Journal



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