



# Maple Square Townhome Development Site

Permit-Ready Townhome Development Site in Tacoma

4014 PACIFIC AVE | TACOMA, WA 98418



Jones Lang LaSalle Americas, Inc.

# The offering

*JLL has been exclusively retained for the sale of 4014 Pacific Ave (The “Property” or “Site”), in Tacoma, Washington, just 30 miles south of Seattle.*

The Site is comprised of approximately 9,400 square feet of permit-ready UR-3 zoned land. The location offers excellent proximity to Interstate 5 and is within 3 miles of more than 10 million square feet of restaurants and retail establishments, providing a significant amenity base for future tenants.


The Site is strategically located just a 3-minute drive from I-5, ensuring excellent access to the entire Puget Sound region. It benefits from proximity to Pierce County's key economic drivers: Healthcare, Aerospace, and Banking & Insurance, and major employers like Boeing, State Farm, and Joint Base Lewis McChord with its 54k full-time employees. The Tacoma submarket is a premier investment destination, driven by robust fundamentals, a 14% population increase since 2010, and a projected 13% rise in median household income by 2030. This growth, combined with its relative affordability, makes Tacoma a compelling alternative to the higher-priced Seattle market.

## Zoning summary

 Address	4014 Pacific Ave Tacoma, WA 98418
 Pierce County Parcel #	7470024010
 Total Site Size	9,400 SF   0.216 acres
 Zoning	Urban Residential 3 (UR-3)
 Highest and Best Use	Townhomes
 Permit Status	Permit-Ready
 Code	To be permitted under the 2021 Washington State Building Code

### 1-MILE RADIUS STATS

 **\$97.7K**  
Average household income

 **13.9%**  
Median household income growth by 2030

 **15.4%**  
Average home value growth by 2030

 **38.6**  
Median age

Source: ESRI



**POINT RUSTON**  
 12-minute drive, 113K SF of retail,  
 1-mile paved walking trail connecting  
 to the 700-acre Point Defiance Park

**CINEMARK** *WildFin* **WATERFRONT Market**  
**FARRELLI'S PIZZA**

**DOWNTOWN SEATTLE**  
 35-minute drive

Amazon Google **STARBUCKS** Gates Foundation **FRED HUTCH**  
 Microsoft TESLA NORDSTROM **Meta** Expedia

**SEATTLE-TACOMA INTERNATIONAL AIRPORT**  
 24-minute drive

**DOWNTOWN TACOMA**  
 7-minute drive

Regence **StateFarm** **infoblox**

**PORT OF TACOMA**  
 12-minute drive  
 41K direct jobs  
 \$3.4B in economic activity

**TACOMA DOME**  
 3-minute drive  
 21K capacity  
 550K+ visitors annually

**TACOMA CENTRAL**  
 5-minute drive, 450K SF of retail

**DOLLAR TREE** **Office DEPOT**  
**TJ-maxx** **Walmart**

**FIFE INDUSTRIAL CORRIDOR**  
 26.4M SF of industrial space

Amazon **FredMeyer**   
**US FOODS** **FedEx** **Coca-Cola**

**Lincoln Park**  
**Lincoln High School**  
 8-minute walk

**LINCOLN INTERNATIONAL DISTRICT**  
 8-minute walk, 240K SF of retail

**Walgreens**

**EL FITNESS**

**McKinley Park**

**Maple Square Townhomes**

**TACOMA MALL**  
 6-minute drive, 1.4M SF of retail

**NORDSTROM** **macy's**  
**JCPenney**

**JOINT BASE LEWIS MCCHORD**  
 18-minute drive  
 290K active on-base population  
 30K active military  
 \$8B annual economic impact



## Rent Roll

Unit #	Unit Type	Stories	Average SF
Unit A	1x1	1	636
Unit B	2x1	2	1,337
Unit C	2x1	2	1,183
Unit D	2x1	2	1,178
Unit E	2x1	2	1,183
Unit F	2x1	2	1,178
Unit G	2x1	2	1,183
Unit H	2x1	2	1,178
Unit J	2x1	2	1,183
Unit K	3x1	2	1,363
<b>Total</b>	<b>10 units</b>		<b>11,602</b>

## Parking

Stall type	# Spaces
Compact	1
ADA van	1
Standard	11
<b>Total</b>	<b>13</b>

# Tacoma, WA

Tacoma, Washington is a thriving city in Pierce County nestled between the picturesque Puget Sound and Mount Rainier. This dynamic community embodies a perfect blend of scenic beauty, varied housing options, and a warm and inviting ambiance. Both residents and businesses benefit from a wide range of outdoor recreational activities, a vibrant downtown area, and excellent transportation to the greater Puget Sound region. With its breathtaking scenery and bustling economy, Tacoma offers a vibrant and diverse lifestyle in an energetic submarket.



Source: ESRI

## Tacoma statistics



**225K**

POPULATION



**13%**

MEDIAN HOUSEHOLD  
INCOME GROWTH BY 2030



**14%**

POPULATION GROWTH  
SINCE 2010



**17%**

PROJECTED AVERAGE HOME  
VALUE GROWTH BY 2030



**\$112K**

AVERAGE HOUSEHOLD  
INCOME



**38.3**

MEDIAN AGE

# Contacts

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