

For Lease

S&S CENTER

Retail \$ 11.50 PSF + NNN

1,492 SF (Suite B) and

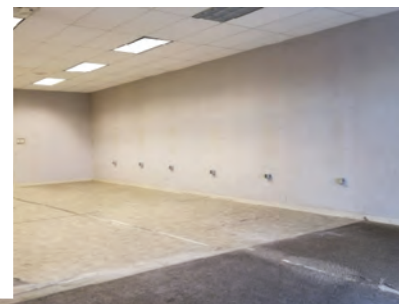
1,682 SF (Suite D) Available



14125 PACIFIC AVE. S. SUITE B & D, TACOMA, WA 98444

Property Assets

- ✓ Four tenant bldg with Subway anchor
- ✓ Storefront parking
- ✓ Located in the Parkland, Spanaway area of Tacoma
- ✓ Approximate NNN Rate \$8.93
- ✓ Suite B & Suite D are both available immediately
- ✓ Easy access to I-5, SR-512 and SR-161
- ✓ Traffic count 32,000 (source esri)
- ✓ Excellent monument & building signage
- ✓ Dense commercial and residential area
- ✓ Local ownership and management



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The highly visual pylon sign is located on Pacific Ave. and there is ample space for signage on the building.

The traffic count at this location is 32,000 daily. Pacific Avenue South passes through retail, office, multi-family, and residential commercial properties.

S&S Center is under new ownership and management. Recently, the Landlord has made extensive maintenance upgrades at this location in order to bring this great property up to the owner's high standards.

Suite B is 1,492 SF and suite D is 1,682 SF, are available immediately.

S&S Center was constructed in 2003 and has the following tenants:

- Subway
- Pico De Gallo



Firm License #7894

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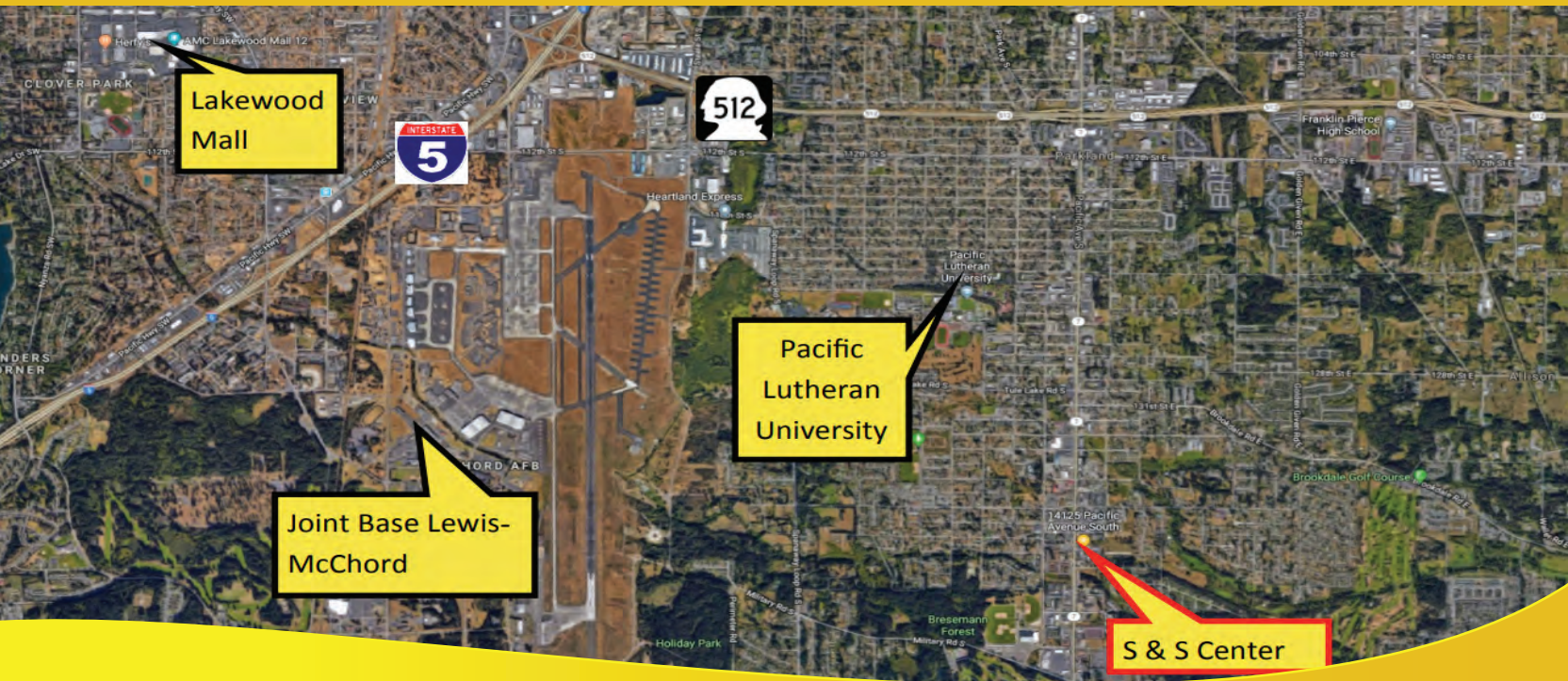
6116 211th St. SW #203 | Lynnwood, WA 98036 | 425-658-3288 | KEYCHOICECOMMERCIAL.COM

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This 6,570 SF building is located in the Spanaway neighborhood of Tacoma Washington.

Located directly to the west of the Pierce County Sheriff's Department.

The building is:

- 1.5 miles from Pacific Lutheran University (PLU)
- 2.5 miles from WA-512
- 5 miles from I-5
- 6 miles from Joint Base Lewis-McChord
- 9 miles from downtown Tacoma
- 13 miles from Dupont
- 20 miles from Federal Way



Please contact us for demographic and psychographic information.



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Building Square Footage	Suite D 1,682 SF Suite B 1,492 SF
Year Built	Suite B - 2003 Suite D - 2006
County	Pierce County
Parcel Number	0319167021
Total Monthly Base Rent	Suite B - \$1,429.83/month Suite D - \$1,611.92/month
Approximate NNN Rate	\$8.93
Zoning	CMUD



Listing Office RE License #: 7894

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