

LAND FOR SALE • CENTRAL TACOMA, WASHINGTON

\$850,000

1510 SOUTH UNION AVE

Tacoma, WA 98405 • Tax Parcels 5690000260 & 5690000250

0.27 ACRES

FOR SALE



AERIAL VIEW • 1510 SOUTH UNION AVE • TACOMA, WA 98405

SELLER FINANCING AVAILABLE

- Ownership is open to seller financing, offering buyers the ability to structure favorable terms and reduce upfront equity - an attractive advantage in today's capital environment.

LOT SIZE

11,731

SF • 0.27 Acres

ZONING

CCX

Commercial Mixed Use

PRICE PER SF

\$72

Land Basis/SF

PARCELS

Two

Assemblage/Vacant

PROPERTY OVERVIEW

A clean infill development opportunity at **\$850,000** in Tacoma's established commercial corridor — two vacant parcels totaling 11,731 SF with no improvements or income encumbrances, allowing immediate control and execution.

The CCX zoning provides flexibility for mixed-use residential, neighborhood retail, or owner-user development. Two-parcel configuration enhances optionality for phased development or alternative exit strategies.

CCX zoning - broad range of permitted uses

Two-parcel assemblage for flexible development

Strong connectivity & arterial access

31,000+ residents within 1-mile trade area

Surrounding residential density & amenity base

IDEAL USES

- Mixed-Use residential with ground-floor retail
- Neighborhood-serving retail or service commercial
- Owner-user development - medical, dental, and office
- Entrepreneurial developers seeking scalable infill projects

AREA DRIVE TIMES

Downtown Tacoma
3 min. est.

I-5 Access
3 min. est.

Tacoma Dome
5 min. est.

Port of Tacoma
6 min. est.

NEARBY AMENITIES (1 - MILE)

• Restaurants 64 • Retail 56 • Fitness 16

• Coffee 24 • Grocery 15

Market & Demographics

\$850,000

The subject property sits within Central Tacoma’s established commercial corridor along S Union Ave, serving a densely populated urban trade area including the surrounding Hilltop, New Tacoma, and Lincoln District neighborhoods. Demographic data is estimated from U.S. Census Bureau ACS 2024 5-Year Estimates for rings centered on the subject site.

POPULATION • HOUSEHOLD & INCOME DEMOGRAPHICS

1
MILE RADIUS

POPULATION	31,200
HOUSEHOLD	13,400
AVG. HH SIZE	2.33
MED. HH INCOME	\$72,800
AVG. HH INCOME	\$89,400
PER CAPITA INCOME	\$38,400
MED. HOME VALUE	\$432,000
OWNER OCCUPIED	43%

3
MILE RADIUS

POPULATION	103,500
HOUSEHOLD	42,800
AVG. HH SIZE	2.42
MED. HH INCOME	\$79,600
AVG. HH INCOME	\$99,200
PER CAPITA INCOME	\$41,000
MED. HOME VALUE	\$455,000
OWNER OCCUPIED	50%

5
MILE RADIUS

POPULATION	196,400
HOUSEHOLD	79,200
AVG HH SIZE	2.48
MED. HH INCOME	\$83,500
AVG. HH INCOME	\$105,800
PER CAPITA INCOME	\$43,600
MED. HOME VALUE	\$471,000
OWNER OCCUPIED	54%

REGIONAL MARKET HIGHLIGHTS

TACOMA POPULATION	228,200
TACOMA MED. HH INCOME	\$85,884
TACOMA MED. HOME VALUE	\$479,600
PIERCE CO. POPULATION	\$99,564
TACOMA POP. GROWTH (5YR)	+7.5%
1-MILE MAYTIME POPULATION	~41,000
MAJOR NEARBY EMPLOYERS	JBLM UPS MULTICARE

Demographics estimated from U.S. Census Bureau ACS 2024 5-Year Estimates. Ring figures are interpolated approximations; buyers are encouraged to obtain a full ESRI or CoStar demographic report for precise radial data.

TAX PARCEL DETAILS

TAX PARCEL IDS
569000 - 0260
569000 - 0250
CCX • Community Commercial Mixed Use District City of Tacoma • Pierce County, WA 1510 South Union Ave • Tacoma, WA 98405
CLEAN TITLEE
OWNER FINANCE

PRESENTED BY

PAT MUTZEL
SENIOR DIRECTOR • CAPITAL MARKETS

+ 1 425.466.8567
pat.mutzel@cushwake.com