

FOR SALE: ~~\$2,495,000~~ \$1,995,000

FORMER MING PALACE RESTAURANT

8736 S HOSMER ST, TACOMA, WA 98444 // OFFERING MEMORANDUM



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ORION
COMMERCIAL PARTNERS

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, and numbers are approximate. Parties must verify the information and bears all risk for any inaccuracies.

INVESTMENT SUMMARY

THE OFFERING

ORION Commercial Partners is pleased to offer for sale the former Ming Palace Restaurant located at 8736 S Hosmer St in Tacoma, WA. This versatile property boasts a 13,992 square foot building, featuring a full-service restaurant on the ground floor and a spacious event space on the second floor, ideal for hosting receptions, conferences, and other gatherings. Convenient elevator access connects both levels, ensuring effortless navigation throughout the property.

Situated on a generous 1.71-acre (74,492 square foot) level lot, the property is also primed for redevelopment. The C-2 zoning designation provides flexibility for a variety of end uses: including offices, retail establishments, hospitality ventures, and more. Priced competitively at just over \$142.58 per square foot of building space and \$26.78 per square foot of land, this property presents an attractive opportunity for both owner/users and as a redevelopment.

	Address	8736 S HOSMER ST TACOMA, WA 98444
	Offering Price	\$1,995,000
	Pro Forma Cap Rate	10.52% @ \$15.00 NNN RENT
	Building Area	13,992 SF // BUILT: 1992
	Price Per Square Foot Building	\$142.58
	Land Area	74,492 SF // 1.71 ACRES
	Price Per Square Foot Land	\$26.78
	Zoning	C2 - GENERAL COMMUNITY COMMERCIAL DISTRICT
	Parcel Number	032031-8-022

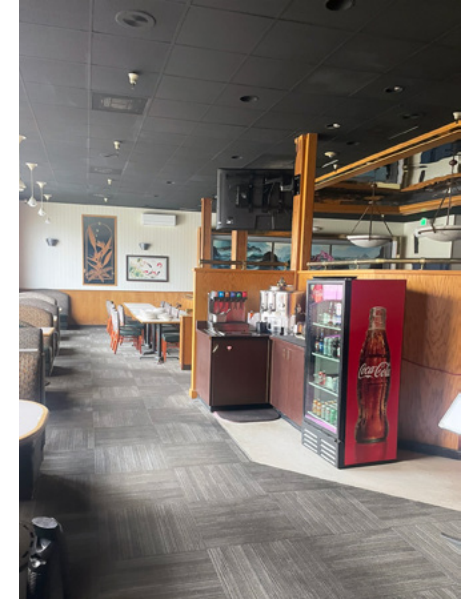
PROPERTY OVERVIEW

BUILDING PHOTOS



PROPERTY OVERVIEW

INTERIOR PHOTOS

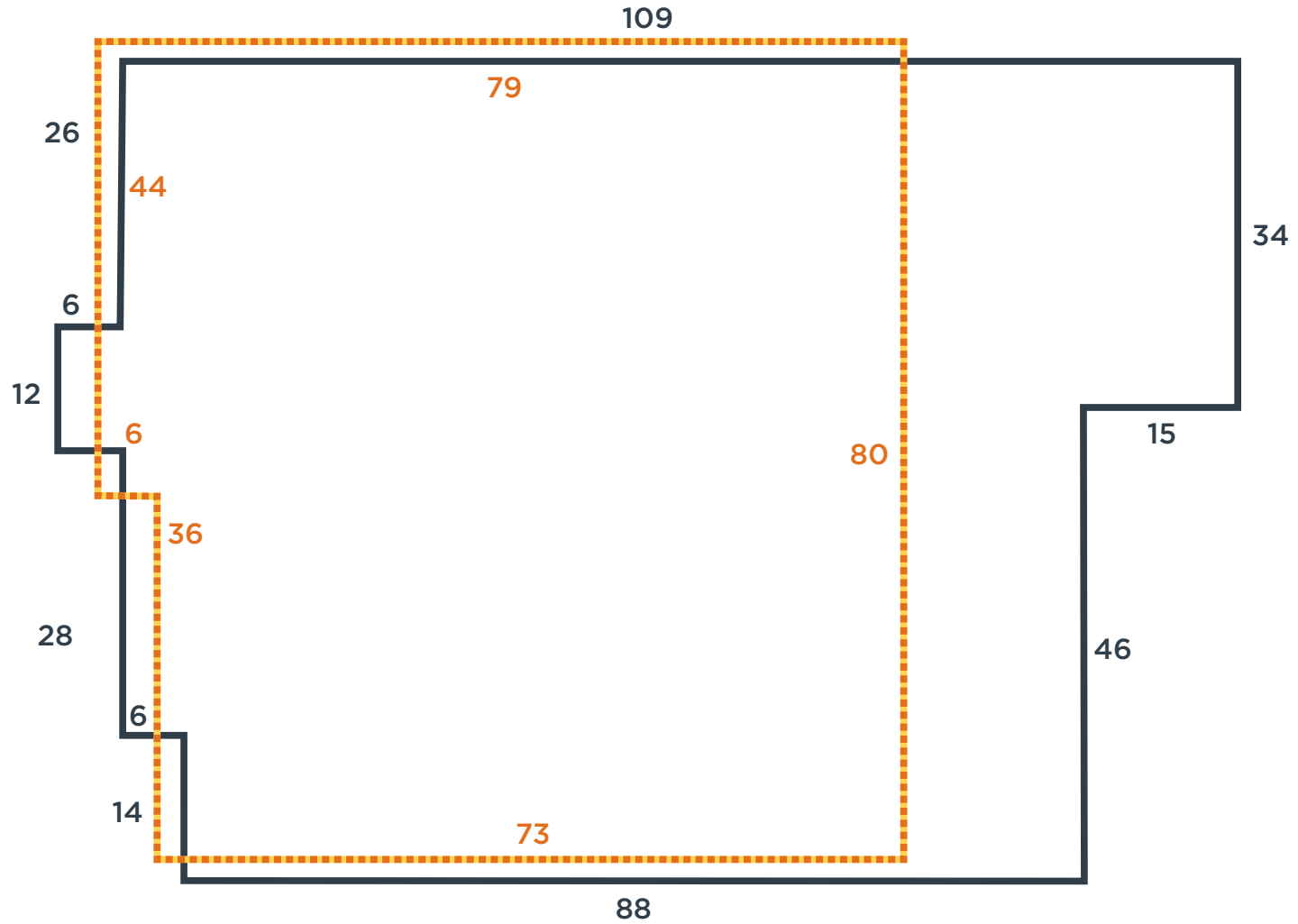


PROPERTY OVERVIEW

FLOORPLANS

FIRST FLOOR: RESTAURANT 8018

SECOND FLOOR: BUFFET/RECEPTION 6104



PROPERTY OVERVIEW

AERIAL



PROPERTY OVERVIEW

AERIAL



PRO-FORMA VALUATION ANALYSIS

FORMER MING PALACE RESTAURANT

PRICE:		\$1,995,000
Proposed Down Payment:	30.00%	\$598,500
Current Cap Rate:		10.52%
Approximate Net Rentable SF:	13,992	sf
Approximate Lot Size:	74,492	sf
Year Built:	1992	
Cost Per Net Rentable SF:	\$142.58	
Rent Per Net Rentable SF:	\$15.00	NNN
2024 PRO-FORMA DATA		
Gross Potential Rental Income:		\$209,880
Plus Recaptured Operating Expenses:		\$83,953
Gross Operating Income:		\$293,833
Less Operating Expenses:		\$83,953
Net Operating Income:		\$209,880
Less Annual Debt Service:		\$(107,972)
*Pre-Tax Cash Flow:		\$101,908 17.03%
Plus Principal Reduction:		\$24,858
*Pre-Tax Return:		\$126,766 21.18%

*as a percent of down payment

LOAN INFORMATION	
Proposed First Loan Amount:	\$1,396,500
Interest Rate:	6.00%
Amortization:	25
Annual Debt Service:	\$(107,972)
2024 ESTIMATED OPERATING EXPENSES	
Real Estate Taxes (2024):	Landlord Paid
Insurance:	Landlord Paid
Repairs:	Landlord Paid
Maintenance:	Landlord Paid
Utilities:	Landlord Paid
Total Non-Recaptured Expenses:	\$-
Total Property Expenses:	\$83,953
Estimated Property Expenses/Net RSF:	\$6.00

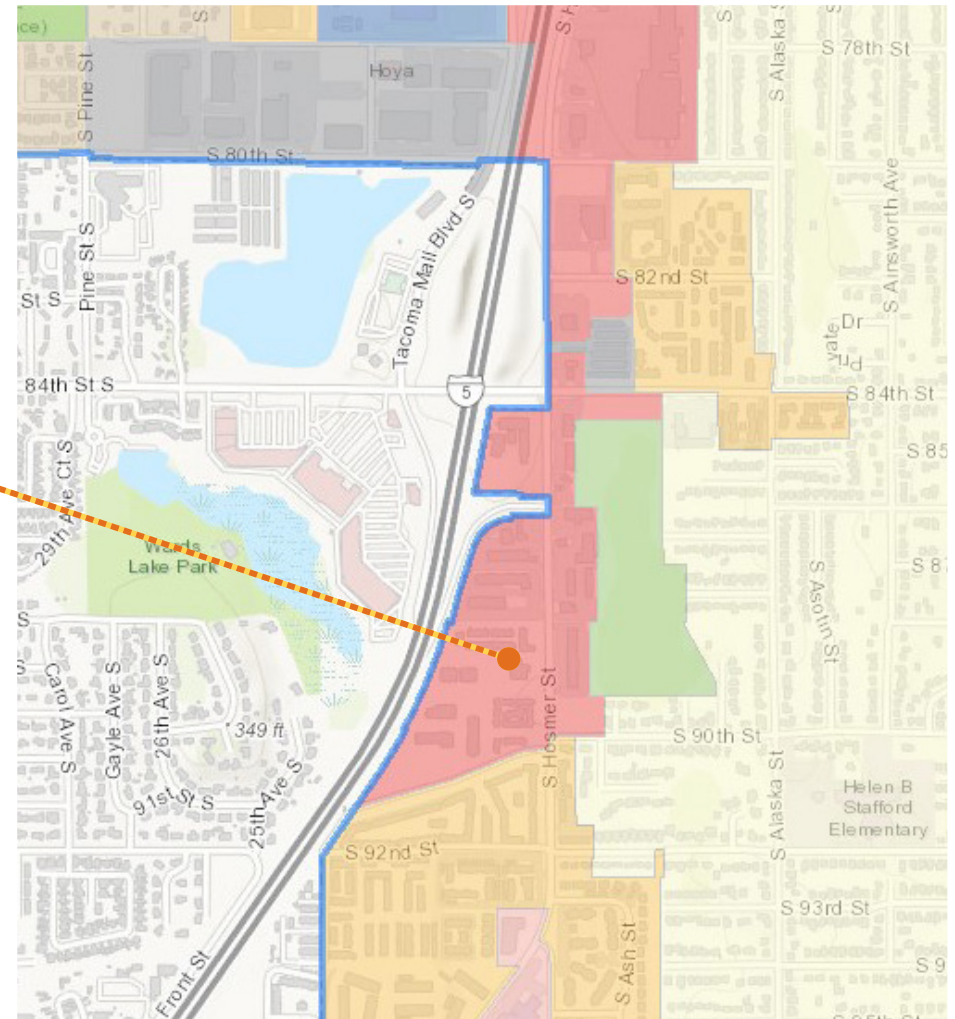
ZONING INFORMATION

GENERAL COMMUNITY COMMERCIAL DISTRICT (C-2)



GENERAL COMMUNITY COMMERCIAL (C-2) - LAND USE

This district is intended to allow a broad range of medium- to high-intensity uses of larger scale. Office, retail, and service uses that serve a large market area are appropriate. Residential uses are also appropriate. This classification is not appropriate inside Comprehensive Plan designated mixed-use centers or low-intensity areas



ZONING INFORMATION

GENERAL COMMUNITY COMMERCIAL DISTRICT(C-2) - LAND USE MATRIX ALLOWED USES

USES ⁴	C-2'	ADDITIONAL REGULATIONS ^{2, 3, 4} (ALSO SEE *FOOTNOTES AT BOTTOM OF TABLE)
Adult family home	P	See definition for bed limit.
Adult retail and entertainment	N	Prohibited except as provided for in Section 13.06.080.B.
Agricultural uses	CU	Such uses shall not be located on a parcel of land containing less than 20,000 square feet of area. Livestock is not allowed.
Airport	CU	
Ambulance services	P	
Animal sales and service	P	Must be conducted entirely within an enclosed building.
Assembly facility	P	
Brewpub	P	2,400 barrel annual brewpub production maximum, equivalent volume wine limit.
Building materials and services	P	
Business support services	P	
Carnival	TU	Subject to Section 13.06.080.P.
Cemetery/internment services	N	New facilities are not permitted. Enlargement of facilities in existence prior to the effective date of this provision (May 27, 1975) may be approved in any zoning district subject to a conditional use permit.
Chemical manufacturing, processing and wholesale distribution	N	
Cleaner Fuel Infrastructure	N	
Coal facilities	N	
Commercial parking facility	P	
Commercial recreation and entertainment	P	
Communication facility	P	
Confidential shelter	P	See Section 13.06.080.N. Limit: 15 residents in T District.
Continuing care retirement community	P	See Section 13.06.080.N.

USES ⁴	C-2'	ADDITIONAL REGULATIONS ^{2, 3, 4} (ALSO SEE *FOOTNOTES AT BOTTOM OF TABLE)
Correctional facility	N	
Craft Production	P	"Must include a retail/eating/ drinking/tasting component that occupies a minimum of 10 percent of usable space, fronts the street at sidewalk level or has a well-marked and visible entrance at sidewalk level, and is open to the public. Outside storage is allowed provided screening and/ or buffer planting areas are provided in accordance with Section 13.06.090.E. All production, processing and distribution activities are to be conducted within an enclosed building."
Cultural institution	P	
Day care, family	P	
Day care center	P	Subject to regulations set forth in Section 13.06.080.E.
Detention facility	N	
Detoxification center	N	
Drive-through with any use	P	"Prohibited in any commercial district combined with a VSD View-Sensitive Overlay District and adjacent to a Shoreline District (i.e., Old Town Area). Subject to the requirements of TMC 13.06.090.A."
Dwelling, single-family detached	P	Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.G.
Dwelling, two-family	P	Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.G.
Dwelling, three-family	P	Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.G.

USES ⁴	C-2'	ADDITIONAL REGULATIONS ^{2, 3, 4} (ALSO SEE *FOOTNOTES AT BOTTOM OF TABLE)
Dwelling, multiple-family	P	
Dwelling, townhouse	P	
Dwelling, accessory (ADU)	P	Subject to additional requirements contained in 13.06.080.A.
Eating and drinking	P	"In the C-1 and PDB districts, restaurants are permitted outright while drinking establishments require a conditional use permit. See Chapter 13.01 for the definitions of restaurants and drinking establishments. In the C-2 district, live entertainment is limited to that consistent with either a Class "B" or Class "C" Cabaret license as designated in Chapter 6B.70. In all other districts, live entertainment is limited to that consistent with a Class "C" cabaret license as designated in Section 6B.70. *Limited to 7,000 square feet of floor area, per business, in the HM, JBLM Airport Compatibility Overlay District, and PDB Districts"
Emergency and transitional housing	P	See Section 13.06.080.N.
Extended care facility	P	See Section 13.06.080.N.
Foster home	P	
Fueling station	P	
Funeral home	P	
Golf course	P	
Group housing	P	
Heliport	N	
Home occupation	P	Subject to additional requirements contained in Section 13.06.080.G
Hospital	CU	
Hotel/motel	P	
Industry, heavy	N	
Industry, light	N	

USE TABLE ABBREVIATIONS	
P	Permitted use in this district.
CU	Conditional use in this district. Requires conditional use permit, consistent with the criteria and procedures of Section 13.05.010.A.
TU	Temporary Uses allowed in this district subject to specified provisions and consistent with the criteria and procedures of Section 13.06.080.P.
N	Prohibited use in this district.

*Footnotes:

1. Designated Pedestrian Streets – For segments here noted, additional use limitations apply to areas within C-2 Commercial District zoning to ensure continuation of development patterns in certain areas that enhance opportunities for pedestrian-based commerce. North 30th Street from 200 feet east of the Starr Street centerline to 190 feet west of the Steele Street centerline: street level uses are limited to retail, personal services, eating and drinking, and offices.
2. For historic structures and sites, certain uses that are otherwise prohibited may be allowed, subject to the approval of a conditional use permit. See Section 13.05.010.A for additional details, limitations and requirements.
3. Commercial shipping containers shall not be an allowed type of accessory building in any commercial zoning district. Such storage containers may be allowed as a temporary use, subject to the limitations and standards in Section 13.06.080.P.
4. Within the JBLM Airport Compatibility Overlay District, the land use and development standards of this section are modified as specified in TMC 13.06.070.F, which shall prevail in the case of any conflict.

ZONING INFORMATION

GENERAL COMMUNITY COMMERCIAL DISTRICT (C-2) - LAND USE MATRIX ALLOWED USES

USES ⁴	C-2'	ADDITIONAL REGULATIONS ^{2, 3, 4} (ALSO SEE *FOOTNOTES AT BOTTOM OF TABLE)
Intermediate care facility	P	See Section 13.06.080.N.
Juvenile community facility	N	Prohibited except as provided for in Section 13.06.080.H.
Live/Work	P	"Projects incorporating live/work in new construction shall contain no more than 20 live/work units. Subject to additional requirements contained in Section 13.06.080.I."
Marijuana processor, producer, and researcher	N	
Marijuana retailer	P	"*Limited to 7,000 square feet of floor area, per business, in the HM and PDB Districts. See additional requirements contained in Section 13.06.080.J."
Microbrewery/winery	N	
Mining and quarrying	N	Existing surface mines are permitted as conditional uses, subject to specific requirements in Section 13.06.080.O.
Mobile home/trailer court	CU	
Nursery	P	
Office	P	*Limited to 7,000 square feet of floor area, per business, in the JBLM Airport Compatibility Overlay District.
Parks, recreation and open space	P	"Subject to the requirements of Section 13.06.080.L."
Passenger terminal	P	
Personal services	P	*Limited to 7,000 square feet of floor area, per business, in the HM and PDB Districts.
Petroleum Fuel Facility	N	
Port, terminal, and industrial; water-dependent or water-related (as defined in Title 191)	N	
Public service facilities	P	
Religious assembly	P	

USES ⁴	C-2'	ADDITIONAL REGULATIONS ^{2, 3, 4} (ALSO SEE *FOOTNOTES AT BOTTOM OF TABLE)
Repair services	P	Must be contained within a building with no outdoor storage. Engine repair, see Vehicle Repair.
Research and development industry	N	
Residential care facility for youth	P	See Section 13.06.080.N. See definition for bed limit.
Residential chemical dependency treatment facility	P	See Section 13.06.080.N.
Retail	P/ CU-	"-A conditional use permit is required for retail uses exceeding 45,000 square feet within the C-2 District. *Limited to 7,000 square feet of floor area, per business, in the HM, JBLM Airport Compatibility Overlay District, and PDB Districts."
Retirement home	P	See Section 13.06.080.N.
School, public or private	P	
Seasonal sales	TU	Subject to Section 13.06.080.P.
Self-storage	P	Any other use of the facility shall be consistent with this section. See specific requirements in Section 13.06.090.J.
Short-term rental (1-2 guest rooms)	P	"Subject to additional requirements contained in Sections 13.06.080.M and 13.06.080.A."
Short-term rental (3-9 guest rooms)	P	"Subject to additional requirements contained in Sections 13.06.080.M and 13.06.080.A."
Short-term rental (entire dwelling)	P	"Subject to additional requirements contained in Sections 13.06.080.M and 13.06.080.A."
Smelting	N	
Staffed residential home	P	See Section 13.06.080.N. See definition for bed limit.
Student housing	P	
Temporary uses	TU	Subject to Section 13.06.080.P.

USES ⁴	C-2'	ADDITIONAL REGULATIONS ^{2, 3, 4} (ALSO SEE *FOOTNOTES AT BOTTOM OF TABLE)
Theater	P	Movie theaters are limited to 4 screens. This does not include adult entertainment.
Transportation/freight terminal	P	
Urban Horticulture	N	
Utilities	CU	
Vehicle rental and sales	P	Prohibited in any commercial district combined with a VSD View-Sensitive Overlay District and adjacent to a Shoreline District (i.e., Old Town Area).
Vehicle service and repair	P	"*In the C-1 District, car washes are allowed with a limit of 2 washing bays. Washing bays shall be enclosed on at least 2 sides and covered with a roof. No water shall spray or drain off-site. Subject to development standards contained in Section 13.06.080.S. Prohibited in any commercial district combined with a VSD View Sensitive Overlay District and adjacent to a Shoreline District (i.e., Old Town Area)."
Vehicle service and repair, industrial	N	
Vehicle storage	N	
Warehouse, storage	N	
Wholesale or distribution	N	
Wireless communication facility	P/ CU	Wireless communication facilities are also subject to Section 13.06.080.Q.
Work/Live	P	"Projects incorporating work/live in new construction shall contain no more than 20 work/live units. Subject to additional requirements contained in Section 13.06.080.I."
Work release center	N	Prohibited except as provided for in Section 13.06.080.R.
Uses not prohibited by City Charter and not prohibited herein	N	

For more details on specific sections of the Regulatory Code, [CLICK HERE](#)

Port, terminal, and industrial; water-dependent or water-related (as defined in Title 191). Repair services, Research and development industry, Retail, Self-storage, Smelting, Theater, Transportation/freight terminal, Urban Horticulture, Vehicle rental and sales, Vehicle service and repair, Vehicle service and repair, industrial, Vehicle storage, Warehouse, storage, Wholesale or distribution, Work release center, Uses not prohibited by City Charter and not prohibited herein,

USE TABLE ABBREVIATIONS	
P	Permitted use in this district.
CU	Conditional use in this district. Requires conditional use permit, consistent with the criteria and procedures of Section 13.05.010.A.
TU	Temporary Uses allowed in this district subject to specified provisions and consistent with the criteria and procedures of Section 13.06.080.P.
N	Prohibited use in this district.

PROHIBITED USE IN THIS DISTRICT: Adult retail and entertainment, Ambulance services, Animal sales and service, Brewpub, Building materials and services, Business support services, Cemetery/internment services, Chemical manufacturing, processing and wholesale distribution, Cleaner Fuel Infrastructure, Coal facilities, Commercial recreation and entertainment, Communication facility, Correctional facility, Detention facility, Detoxification center, Drive-through with any use, Eating and drinking, Fueling station, Heliport, Hospital, Hotel/motel, Industry, heavy, Industry, light, Juvenile community facility, Marijuana processor, producer, and researcher, Marijuana retailer, Microbrewery/winery, Mining and quarrying, Mobile home/trailer court, Nursery, Passenger terminal, Personal services, Petroleum Fuel Facility,

MARKET OVERVIEW

ABOUT TACOMA



Tacoma is a mid-sized urban port city and located in Pierce County, Washington. The city is on Washington's Puget Sound, 32 miles southwest of Seattle - of which it is the largest satellite city, 31 miles northeast of the state capital, Olympia, and 58 miles northwest of Mount Rainier National Park. Tacoma is the second-largest city in the Puget S. Nestled in the South Sound, the City is bounded by Puget Sound and Commencement Bay, as well as the communities of Ruston, Fife, Federal Way, Fircrest, Lakewood, University

Place, and unincorporated Pierce County. Tacoma sits just north of a major military installation, the Joint Base Lewis McChord (JBLM), and is home to the Port of Tacoma. The City is bisected by two major state facilities (I-5 and SR 16) and includes other highways of regional importance (I-705 and SR 509). The City also hosts a segment of the SR 167 gap, which is among the State's top priorities for completing the highway system. Tacoma is served by Pierce Transit, Sound Transit, Intercity Transit, numerous regional recreational trails, and other state services such as the Tahlequah Ferry and Amtrak.

Tacoma is currently growing at a rate of 0.78% annually and its population has increased by 11.52% since the most recent census, which recorded a population of 198,397 in 2010. Tacoma reached its highest population of 221,259 in 2021. Spanning over 62 miles, Tacoma has a population density of 4,447 people per square mile. The average household income in Tacoma is \$80,460.

Tacoma is experiencing unprecedented growth. With more than \$1 billion being invested in downtown Tacoma alone, private investment has surpassed public investment by a nearly 4:1 ratio. Tacoma is the second-largest city in the Puget Sound region and the most important business employment center in the South Sound region. Over the past two decades, Tacoma has seen a significant renaissance, with substantial reinvestment. Tacoma's growth target is 127,000 new residents and 97,000 new jobs by 2040.

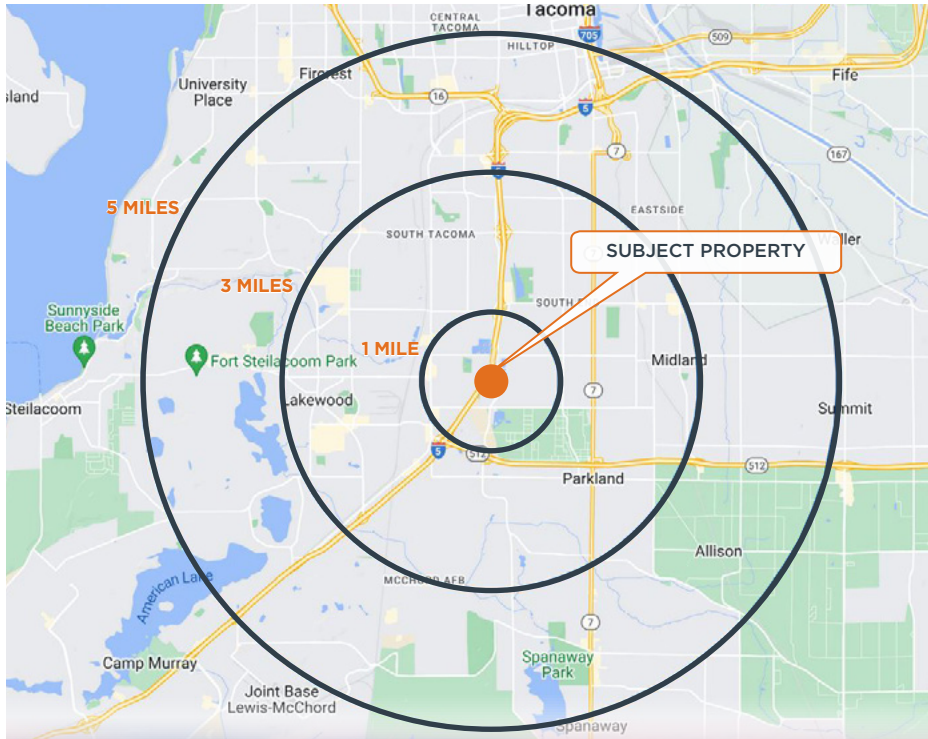
Urbanites are drawn to downtown Tacoma for its competitively priced living spaces with sweeping mountain, city, and water views, while families gravitate toward Tacoma's charming neighborhoods with big-city amenities.

A haven for hikers, runners, and cyclists, Tacoma is alive with activity from students attending the University of Washington Tacoma, the University of Puget Sound, The Evergreen State College Tacoma campus, local trade and technical colleges, and nearby Pacific Lutheran University.

Tacoma's gourmards and culinary connoisseurs have cultivated a scene for foodies, that's made the national press, while its world-renowned museums, top-notch meeting and convention spaces, and large headliner concerts have drawn visitors from across the globe. There are about 671 restaurants, bars, and coffee shops in Tacoma. Tacoma is a city on the rise.

MARKET OVERVIEW

DEMOGRAPHICS: 1, 3 & 5 MILE RADIUS



RADIUS	1 MILE	3 MILES	5 MILES
POPULATION:			
2010 Population	18,931	114,870	242,760
2023 Population	22,488	131,406	275,847
2028 Population Projection	23,226	135,013	283,148
Annual Growth 2010-2023	1.4%	1.1%	1.0%
Annual Growth 2023-2028	0.7%	0.5%	0.5%
Median Age	33.6	34.9	36
HOUSEHOLDS			
2023 Households	8,422	49,728	104,852
2028 Household Projection	8,707	51,124	107,623
Annual Growth 2010-2023	1.3%	0.8%	0.7%
Annual Growth 2023-2028	0.7%	0.6%	0.5%
Owner Occupied Households	2,464	22,036	53,077
Renter Occupied Households	6,243	29,087	54,546
Total Specified Consumer Spending (\$)	\$210M	\$1.4B	\$3.2B
AVG HOUSEHOLD INCOME	\$61,413	\$72,943	\$80,999
MEDIAN HOUSEHOLD INCOME	\$50,645	\$60,075	\$65,083
< \$25,000	1,766	9,271	17,115
\$25,000 - 50,000	2,380	11,034	22,666
\$50,000 - 75,000	1,935	11,085	20,940
\$75,000 - 100,000	1,060	6,914	14,732
\$100,000 - 125,000	646	5,268	12,529
\$125,000 - 150,000	288	2,440	6,033
\$150,000 - 200,000	220	2,184	5,932
\$200,000+	127	1,532	4,905

ORION Commercial Partners maximizes real estate value through comprehensive project acquisition/disposition, property/asset management, and leasing services. We are a progressive real estate services and investment firm constantly seeking a perfect alignment of interests between us as the service provider and our clients. ORION delivers a

UNIFIED TEAM APPROACH

to fulfill our client's objectives. Creativity, accountability and focused attention are the hallmarks of our business.

INVESTMENT CONTACTS:

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ORION
COMMERCIAL PARTNERS