# For Sale $7,260,000

## POINT RUSTON | BUILDING 5

4924 Main St, Tacoma, WA 98407

## Mixed-Use Office & Retail Owner/User Opportunity




ORION COMMERCIAL PARTNERS

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| OFFERING MEMORANDUM

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## Contacts |


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# Investment Summary | EXECUTIVE SUMMARY



| | |
|---|---|
| Price | **$7,260,000** |
| Address | **4924 MAIN ST, TACOMA, WA 98407** |
| Building Size | **28,492 SF** |
| Building Price per SF | **$254.80** |
| Floors | **1. ±10,865 SF \| RETAIL**<br>*(A:±5,000 SF \| B:±6,000 SF)*<br>**2. ±9,872 SF \| OFFICE**<br>**3. ±7,755 SF \| OFFICE** |
| Available SF | **100%** |
| Land Size | **39,306 SF** |
| Land Price per SF | **$184.70** |
| Zoning | **S-15** |
| Parcel | **895000-3320** |

# Investment Summary | EXECUTIVE SUMMARY



ORION Commercial Partners presents the opportunity to acquire Point Ruston Building 5, located at 4924 Main Street in Tacoma, Washington. Offered at $7,260,000, the property sits in a prominent location in the Point Ruston waterfront community.

The Property consists of approximately 28,492 square feet across three stories on 39,306 square feet of land, including access to convenient street-level parking. Delivered substantially vacant, Building 5 offers exceptional flexibility for a variety of ownership strategies, including an owner/user headquarters, medical office conversion, multi-tenant office leasing, or other permitted commercial uses subject to applicable approvals.

Positioned along the vibrant Point Ruston waterfront, the Property benefits from immediate access to a built-in customer and employee base consisting of surrounding residents, retailers, restaurants, hospitality uses, entertainment venues, and year-round visitors. Occupants enjoy walkable access to the waterfront promenade, public gathering spaces, and Point Defiance Park, one of the Pacific Northwest's premier urban parks.

Point Ruston has emerged as a regional destination that combines waterfront living, recreation, dining, and commerce in a unique master-planned environment. Building 5 offers investors and owner-users the opportunity to establish a presence within this highly amenitized setting while capitalizing on the continued growth and long-term appeal of Tacoma's premier waterfront district.

# Property Overview | BUILDING EXTERIOR

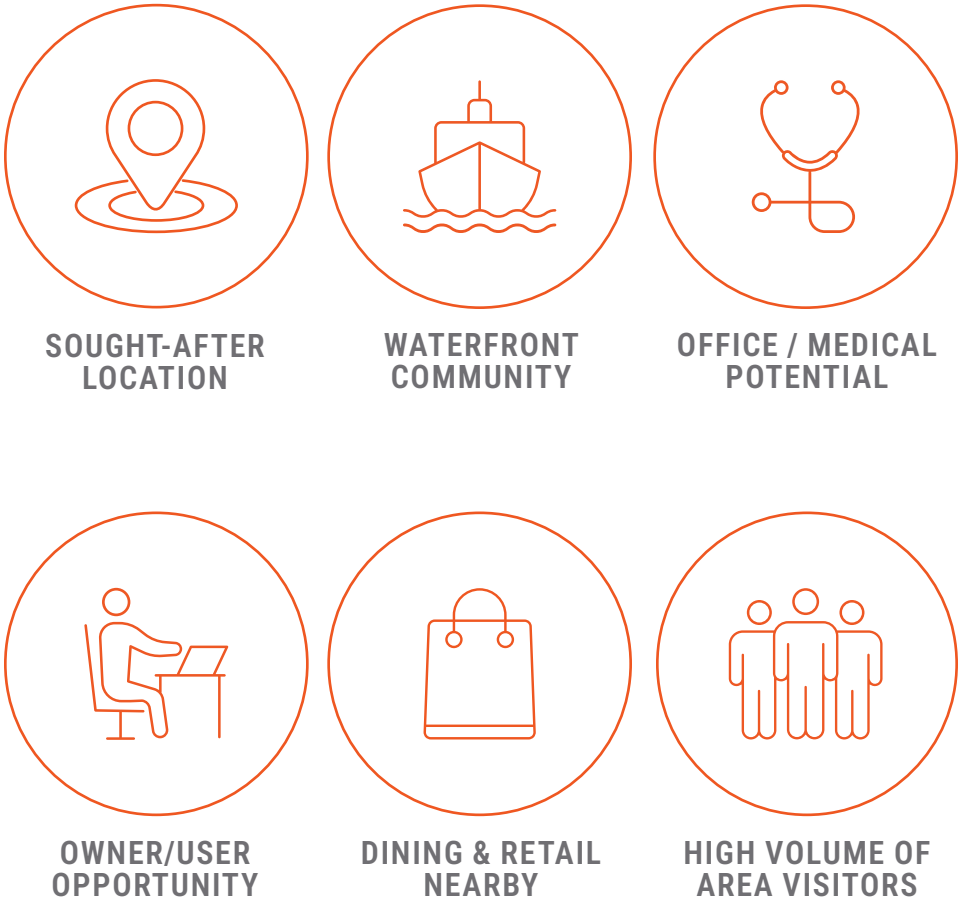








# Property Overview | HIGHLIGHTS




## POINT RUSTON LOCATION

Situated within Tacoma's Point Ruston waterfront development, Building 5 offers a highly visible location surrounded by luxury residential, destination dining, entertainment, and retail uses. The property is adjacent to the popular 2.5-mile waterfront promenade.

## WATERFRONT AMENITIES

The property provides direct access to an amenity-rich environment featuring waterfront trails, Point Defiance Park, destination restaurants, shopping, entertainment venues, and panoramic Puget Sound views which attracts more than 2.7 million visitors to the area annually.

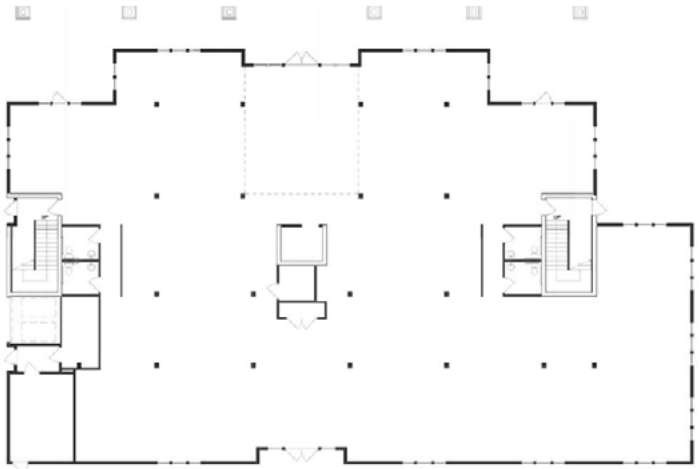
## OWNER/USER OPPORTUNITY

A rare opportunity for an owner/user or investor to customize the three-story property for office, medical, retail, or other permitted uses. The flexible layout allows users to create a tailored environment while capitalizing on one of the South Sound's most sought-after mixed-use destinations.

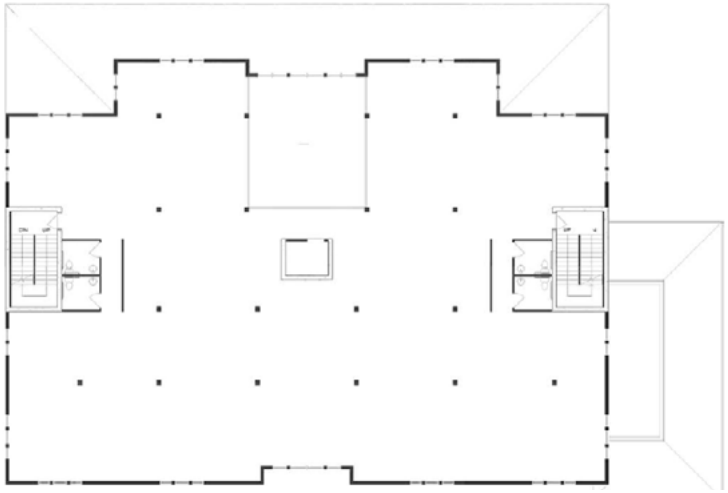
*Source: Crexi & Costar*

# Property Overview | FLOOR PLANS

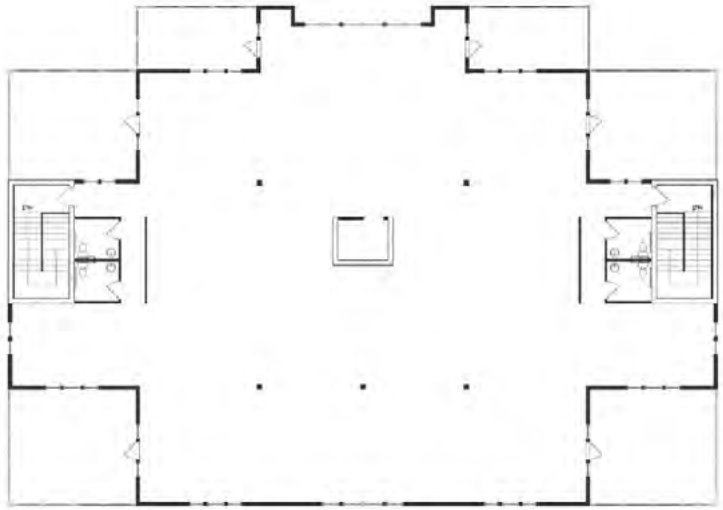
## FIRST FLOOR | ±10,865 SF | RETAIL



## SECOND FLOOR | ±9,872 SF | OFFICE



## THIRD FLOOR | ±7,755 SF | OFFICE



## POINT RUSTON | PARCEL



# Location Overview | AERIAL



# Location Overview | NEARBY AMENITIES



# Market Overview | ABOUT TACOMA

Tacoma, Washington, combines a Puget Sound setting with an established business community, a diverse economy, and a distinctive arts scene. Located south of Seattle, the city serves as a center for employment, education, commerce, and recreation in the South Sound. Its waterfront, historic neighborhoods, and urban amenities offer an appealing setting for businesses and residents alike.

The city's economy includes healthcare, manufacturing, maritime trade, logistics, and professional services. The Port of Tacoma and educational institutions, including the University of Washington Tacoma, contribute to its role as a regional business hub. These industries support a varied employment base and demand for commercial space throughout the area.

Point Ruston brings residential development, dining, shopping, and entertainment together along Tacoma's waterfront. Its mix of amenities creates an appealing setting for businesses seeking proximity to both a residential community and recreational destinations. Restaurants, cafés, and gathering spaces provide convenient options for employees, customers, and visitors throughout the day.

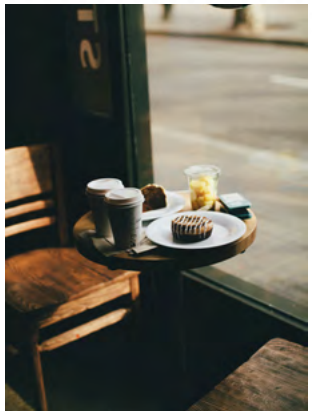
From the Ruston Way waterfront to downtown's museums and historic architecture, Tacoma offers experiences beyond the workday. Point Defiance Park, waterfront paths, and local cultural attractions add to the city's appeal for residents, employees, and visitors. This combination of business activity, outdoor recreation, and neighborhood character gives Tacoma a distinct identity within the Puget Sound region.

Tacoma combines waterfront amenities, a diverse business community, and a vibrant cultural scene in the heart of the South Sound.



## Explore

Discover Tacoma's waterfront along Ruston Way and the Point Ruston promenade. Nearby Point Defiance Park offers trails, gardens, and beach access, while downtown features museums and historic architecture. These destinations give residents, employees, and visitors opportunities to enjoy the city's natural surroundings and cultural attractions.



## Eat

Tacoma's dining scene ranges from neighborhood cafés and casual eateries to waterfront restaurants. Point Ruston and Ruston Way offer options for coffee, lunch, after-work gatherings, and dinner overlooking the Sound. Nearby dining adds convenience for future building occupants and creates places to meet clients or unwind after the workday.

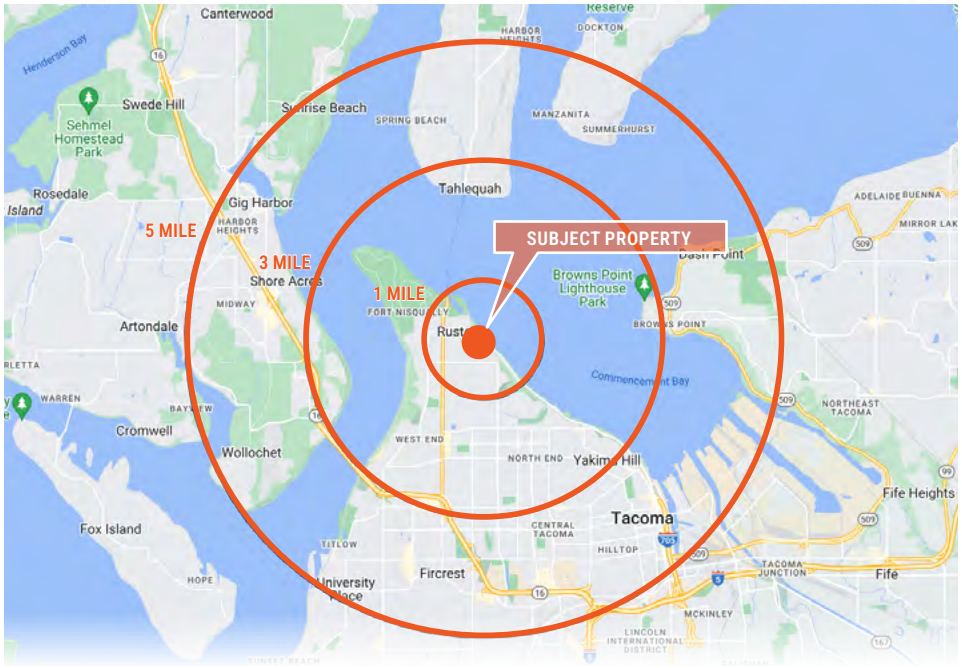


## Shop | Art

Explore Point Ruston's shops and boutiques, then discover Tacoma's galleries, public art, and museums. Downtown destinations such as the Museum of Glass and Tacoma Art Museum reflect the city's creative identity. Together, local retail and cultural attractions offer opportunities to shop, browse, and experience the South Sound's arts community.

# Market Overview | DEMOGRAPHICS

| RADIUS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| **POPULATION:** | | | |
| 2020 Population | 7,641 | 51,207 | 140,910 |
| 2025 Population | 7,846 | 55,996 | 149,990 |
| 2030 Population Projection | 7,984 | 57,738 | 153,849 |
| Annual Growth 2020-2025 | 0.5% | 1.9% | 1.3% |
| Annual Growth 2025-2030 | 0.4% | 0.6% | 0.5% |
| Median Age | 43.9 | 39.8 | 40.4 |
| **2025 HOUSEHOLDS** | **3,462** | **23,704** | **65,088** |
| 2030 Household Projection | 3,530 | 24,436 | 66,858 |
| Annual Growth 2020-2025 | 1.4% | 2.8% | 2.2% |
| Annual Growth 2025-2030 | 0.4% | 0.6% | 0.5% |
| Owner Occupied Households | 2,459 | 15,089 | 34,266 |
| Renter Occupied Households | 1,071 | 9,347 | 32,592 |
| Total Specified Consumer Spending ($) | $136.7M | $892.9M | $2.3B |
| **AVG HOUSEHOLD INCOME** | **$140,127** | **$135,061** | **$120,344** |
| **MEDIAN HOUSEHOLD INCOME** | **$118,878** | **$109,997** | **$96,228** |
| $25,000 - 50,000 | 258 | 3,058 | 8,969 |
| $50,000 - 75,000 | 397 | 2,501 | 8,354 |
| $75,000 - 100,000 | 278 | 2,513 | 7,790 |
| $100,000 - 125,000 | 678 | 3,217 | 7,867 |
| $125,000 - 150,000 | 374 | 1,667 | 4,410 |
| $150,000 - 200,000 | 556 | 3,521 | 9,132 |
| $200,000+ | 636 | 4,734 | 9,960 |








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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.


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