

ALLENMORE MOB

BUILT TO SUIT MEDICAL OFFICE BUILDING FOR LEASE 3307 S 19TH STREET, TACOMA



FEATURES

- 16,000 SF +/- medical office building
- Built to suit lease opportunity
- Adjacent to MultiCare Allenmore Hospital Campus
- Convenient central Tacoma location near HWY 16 interchange and minutes from I-5
- Excellent visibility off S Union Avenue

AVERAGE DAILY TRAFFIC COUNTS



HWY 16: 135,000 CPD
Union Ave: 25,200 CPD
S 19th St: 19,000 CPD



CONTACT

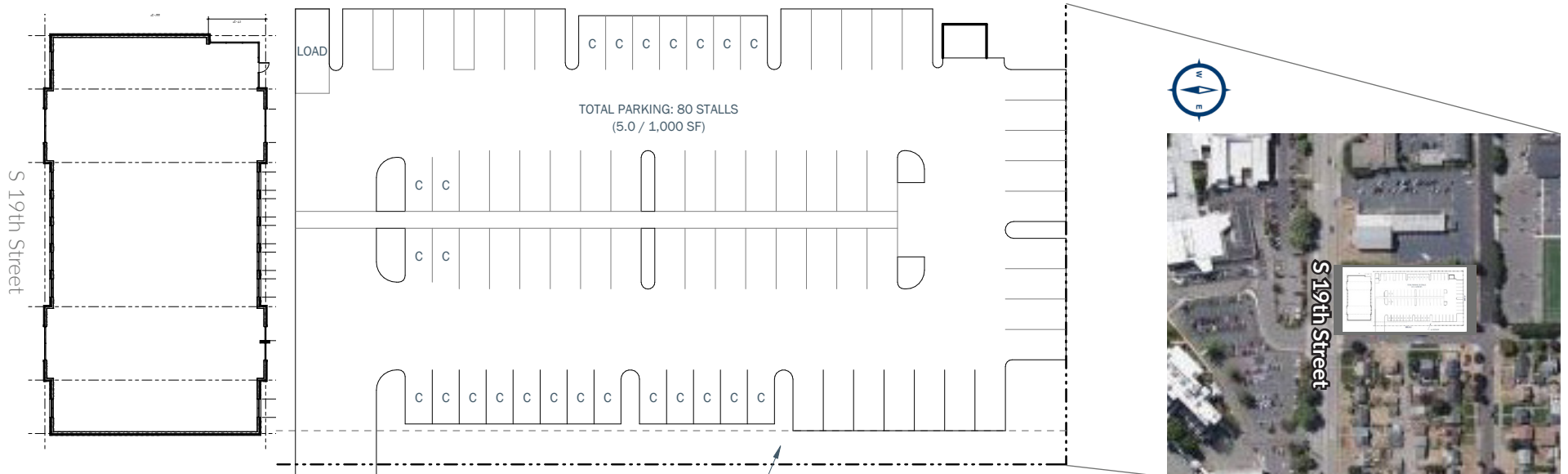
Emily Frankland
Leasing Broker, Rush Properties Inc.
t 253.858.3636 | f 253.858.3188
www.therushcompanies.com
efrankland@therushcompanies.com

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SITE PLAN

Two Story 16,000 SF +/- Built to Suit



AREA DEMOGRAPHICS	1 Mile Radius	3 Mile Radius	5 Mile Radius
Estimated 2022 Population	13,900	139,000	268,500
Projected 2027 Population	14,200	144,000	276,200
Estimated 2022 Households	6,000	58,700	108,200
Median Household Income	\$77,600	\$75,000	\$75,500
Average Household Income	\$93,600	\$97,800	\$100,500
Projected Average Household Income 2027	\$112,200	\$117,000	\$120,000

Source: ESRI