

# SHOWROOM WITH WAREHOUSE AND YARD

TACOMA, WA

FOR SALE > 0.48 ACRES

THREE LOTS  
COMBINED



## ADDRESS

5602, 5606, & 5608 S Adams St  
Tacoma, WA 98409

## AVAILABLE PROPERTY

- Building - 5,376 SF Warehouse & 1,944 SF Garage (7,320 SF combined)
- Land - 0.48 Acres (three lots combined)

## ASKING PRICE

\$1,500,000 (equipment & inventory sold separately)

## ZONING

M1 Light Industrial with STGPD and STMIC overlays

## TRAFFIC COUNTS

S 56th St - 29,771 ADT ('25)

S Tacoma Way - 19,029 ADT ('25)

I5 - 180,948 ADT ('25)

## HIGHLIGHTS

- Convenient signalized hard corner location near I5 and the Tacoma Mall on high traffic S 56th St., a high volume corridor connecting South Tacoma Way (19,029 ADT) and Interstate 5 (180,948 ADT).
- Railway nearby, including South Tacoma S Line Rail stop.
- Flexible zoning allows for a variety of uses including retail, car wash, self-storage, and vehicle repair.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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## EXTERIOR PHOTOS

# TACOMA SHOWROOM

5602, 5606, 5608 S ADAMS ST  
TACOMA, WA

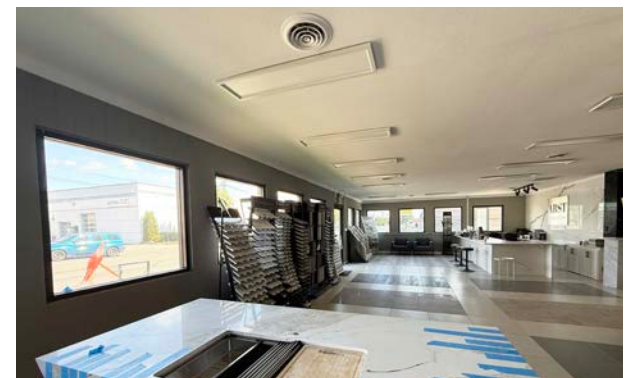
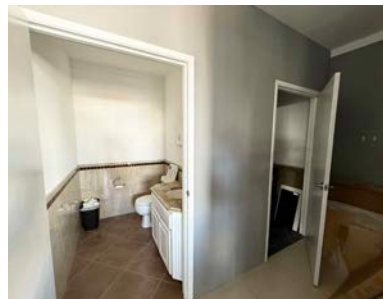
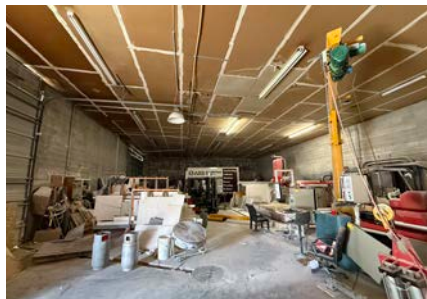
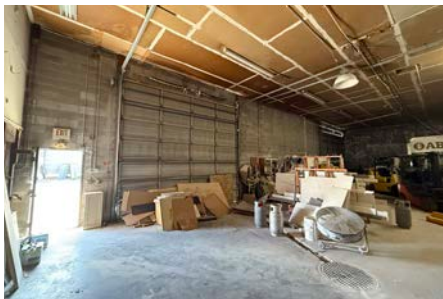




## INTERIOR PHOTOS

# TACOMA SHOWROOM

5602, 5606, 5608 S ADAMS ST  
TACOMA, WA





# TACOMA SHOWROOM

5602, 5606, 5608 S ADAMS ST  
TACOMA, WA

PIONEER  
Business Supply Co.



S Tacoma Way S Tacoma Way

Howdy  
BAGEL

DAWSON'S BAR & GRILL



29,771 ADT ('25)  
S 56th St

**SITE**

S 56th St

S 56th St

S 56th St

Button  
Veterinary  
Hospital

ROOF DOCTOR

gerber  
FOODS & GLASS

TR

Auto  
Zone

19,029 ADT ('25)

cricket

GROCERY  
OUTLET

HOME ADVISOR  
MOVING SERVICES





# TACOMA SHOWROOM

5602, 5606, 5608 S ADAMS ST  
TACOMA, WA





# TACOMA SHOWROOM

## 5602, 5606, 5608 S ADAMS ST

TACOMA, WA

### DEMOGRAPHIC SUMMARY

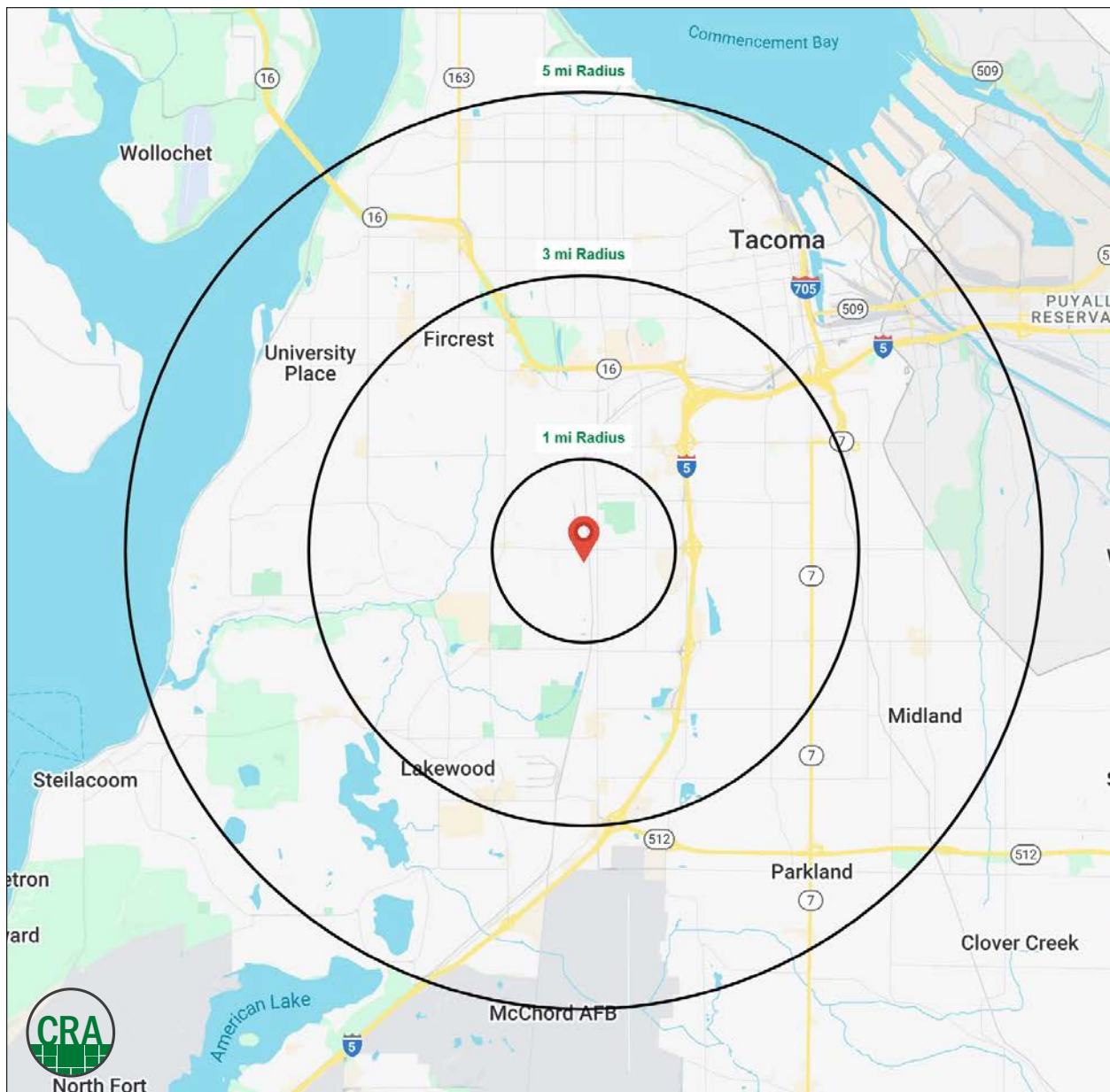
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	16,950	133,689	330,344
Estimated Households	6,798	53,729	131,630
Average HH Income	\$94,734	\$108,002	\$112,373
Median Home Value	\$428,059	\$472,337	\$511,480
Daytime Demographics 16+	7,940	82,406	208,100
Total Businesses	581	6,180	14,603
Some College or Higher	60.4%	61.6%	64.2%

## \$108,002

Average Household Income  
3 MILE RADIUS

## 35.6

Median Age  
3 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 47.2058/-122.487

5608 S Adams St Tacoma, WA 98409	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	16,950	133,689	330,344
2030 Projected Population	16,898	134,077	335,686
2020 Census Population	17,179	133,375	318,716
2010 Census Population	15,080	119,284	288,566
Projected Annual Growth 2025 to 2030	-	-	0.3%
Historical Annual Growth 2010 to 2025	0.8%	0.8%	1.0%
2025 Median Age	33.2	35.6	36.2
<b>Households</b>			
2025 Estimated Households	6,798	53,729	131,630
2030 Projected Households	6,848	54,458	135,841
2020 Census Households	6,620	52,245	125,571
2010 Census Households	5,806	46,979	114,618
Projected Annual Growth 2025 to 2030	0.1%	0.3%	0.6%
Historical Annual Growth 2010 to 2025	1.1%	1.0%	1.0%
<b>Race and Ethnicity</b>			
2025 Estimated White	51.5%	53.4%	57.0%
2025 Estimated Black or African American	17.1%	14.2%	12.3%
2025 Estimated Asian or Pacific Islander	11.9%	12.7%	11.8%
2025 Estimated American Indian or Native Alaskan	1.1%	1.0%	1.2%
2025 Estimated Other Races	18.5%	18.6%	17.7%
2025 Estimated Hispanic	14.6%	14.9%	14.1%
<b>Income</b>			
2025 Estimated Average Household Income	\$94,734	\$108,002	\$112,373
2025 Estimated Median Household Income	\$75,188	\$81,261	\$85,152
2025 Estimated Per Capita Income	\$38,134	\$43,554	\$45,158
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	4.0%	3.9%	3.4%
2025 Estimated Some High School (Grade Level 9 to 11)	6.1%	6.9%	6.0%
2025 Estimated High School Graduate	29.5%	27.6%	26.4%
2025 Estimated Some College	23.7%	23.1%	22.2%
2025 Estimated Associates Degree Only	11.1%	10.5%	10.1%
2025 Estimated Bachelors Degree Only	17.8%	17.4%	19.5%
2025 Estimated Graduate Degree	7.7%	10.6%	12.4%
<b>Business</b>			
2025 Estimated Total Businesses	581	6,180	14,603
2025 Estimated Total Employees	3,904	48,681	119,385
2025 Estimated Employee Population per Business	6.7	7.9	8.2
2025 Estimated Residential Population per Business	29.2	21.6	22.6

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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