

**FOR SALE**

3017 Ruston Way  
Tacoma, WA 98402



## RUSTON WAY RESTAURANT

Ray Velkers

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

**FOR SALE     \$5,500,000**

**15,313 SF BUILDING     5,500 SF UPSTAIRS**

**30,927 SF (.71 ACRES) LOT**

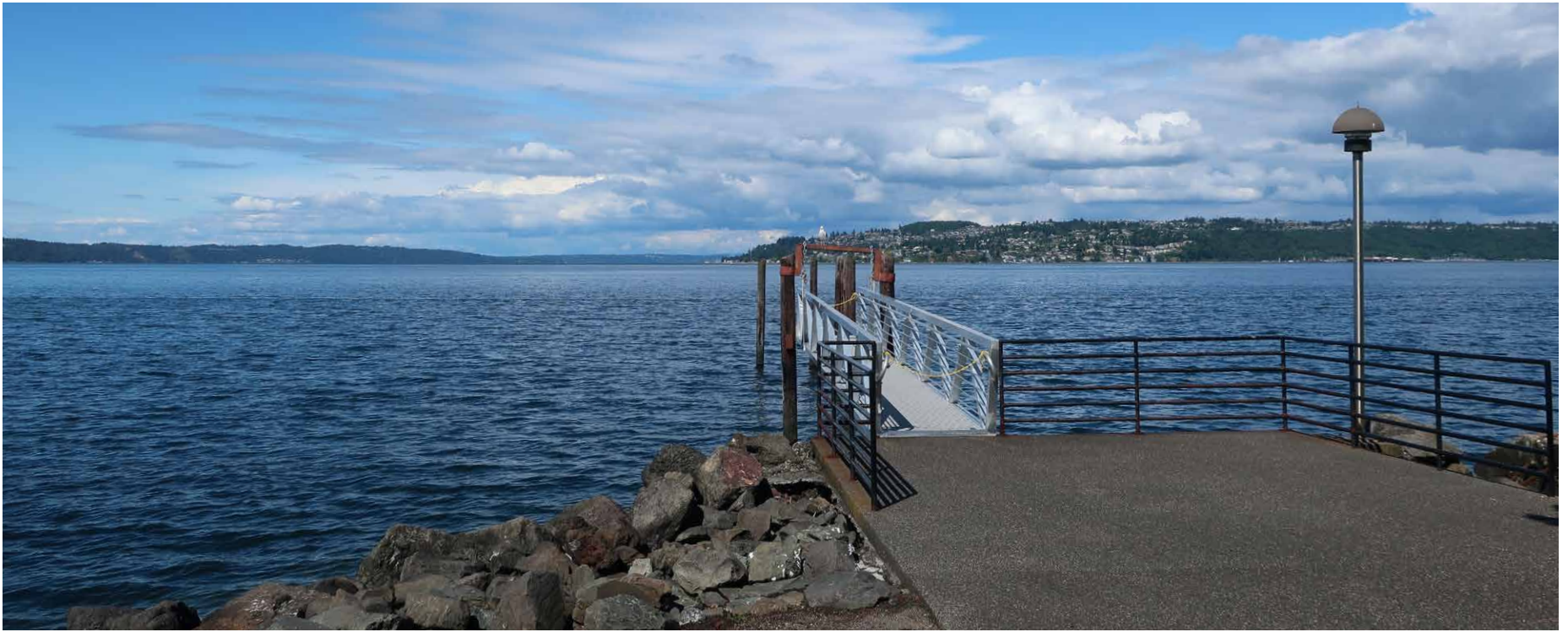
- Parcel #8950002640
- Built in 1983
- Premier location on Ruston Way
- Elevator services the second floor
- Includes dock for boat customers
- 180 degree water view from restaurant patio
- 91 parking spaces directly in front of the building, 200 parking spaces total including cross parking
- Zoned commercial
- Owners will listen to a leasing option



SUMMARY



SUMMARY



# DEMOGRAPHICS

## POPULATION

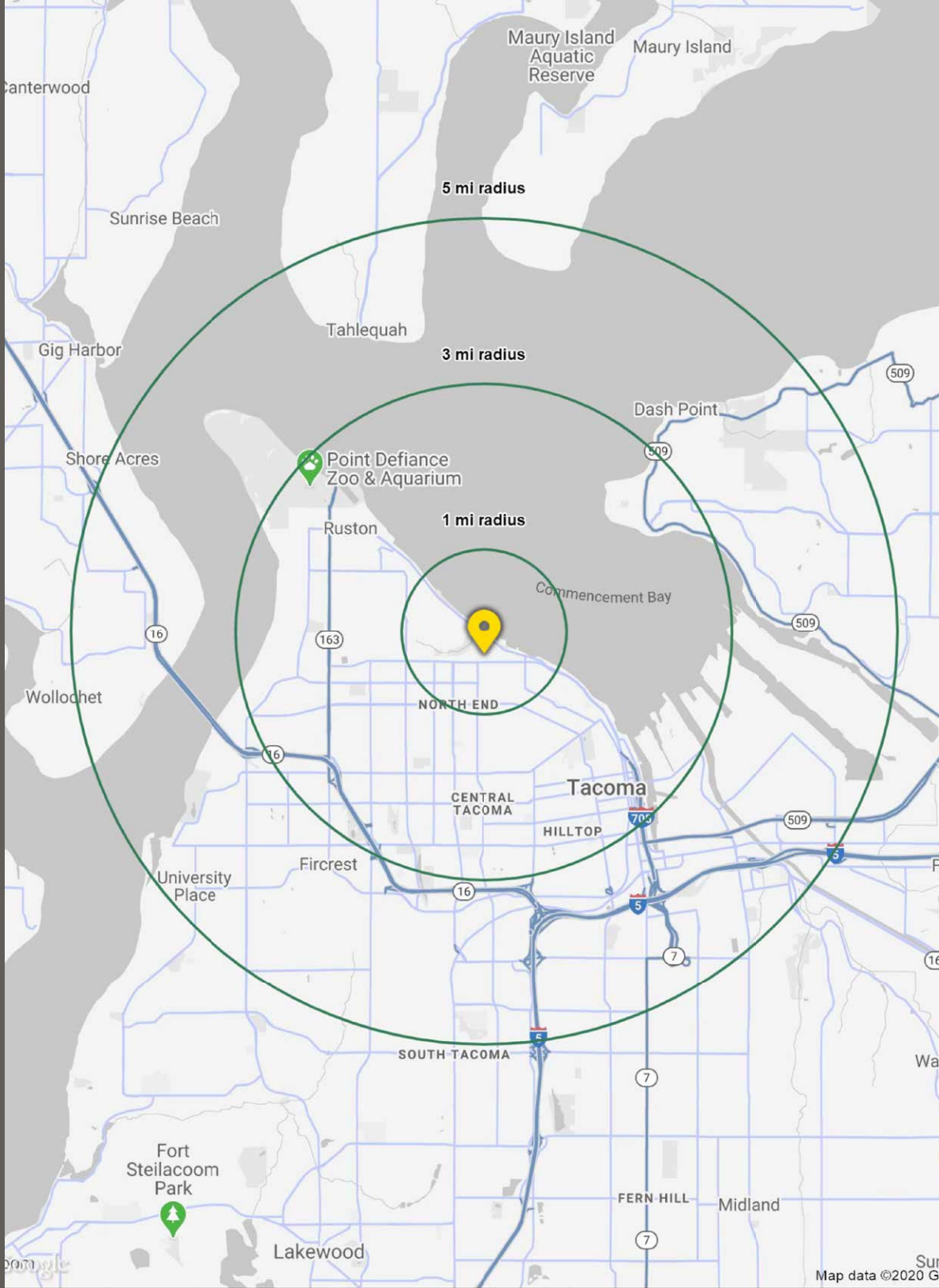
Mile 1	Mile 3	Mile 5
8,339	86,035	187,848

## AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$167,692	\$96,510	\$93,082

## DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
4,799	88,090	173,993



SUMMARY

LOCATION DETAILS



Located moments from Point Ruston

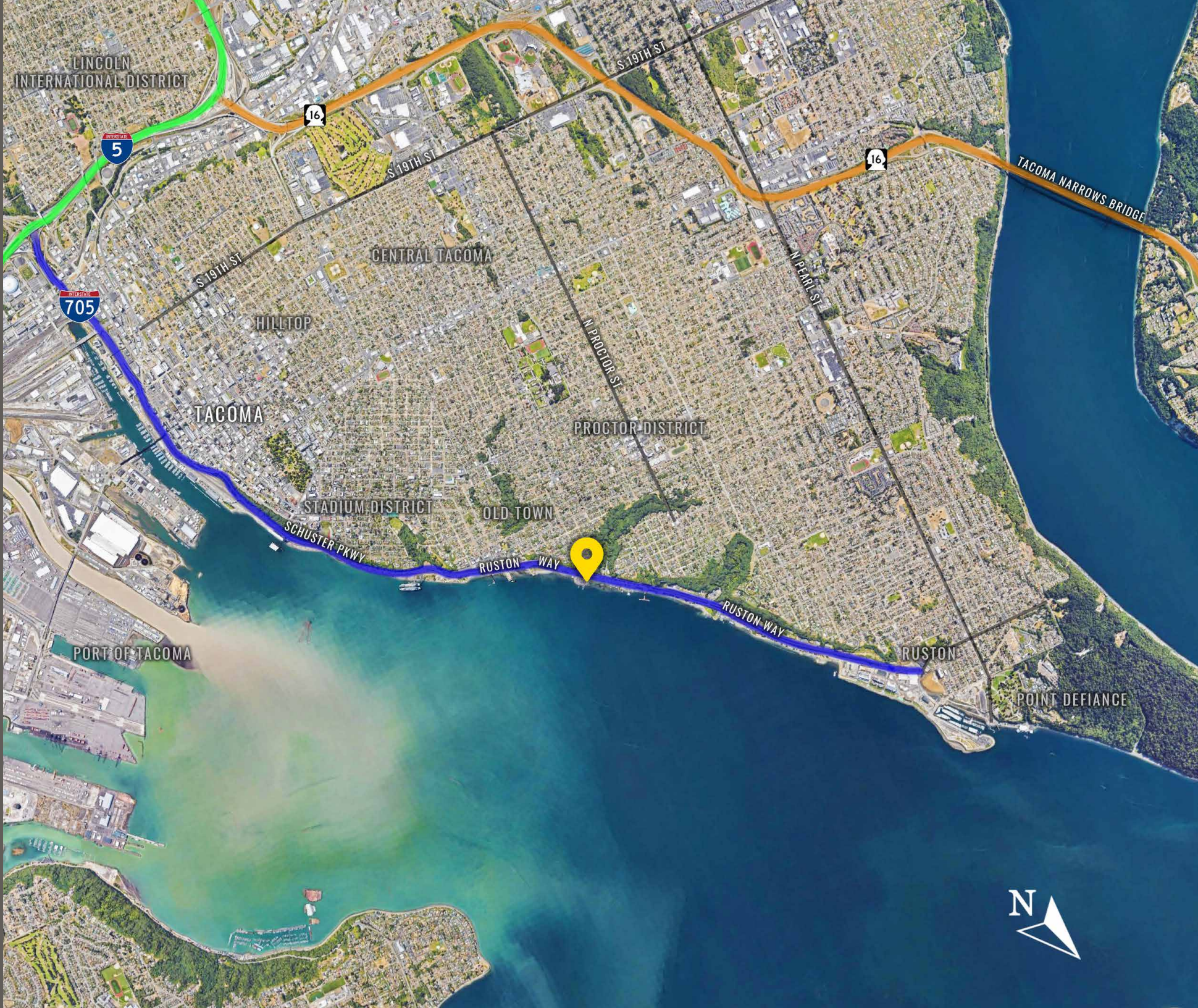


5 minute drive from downtown Tacoma



8,000 CPD Ruston Way

LOCATION AERIAL



CITY SUMMARY



**TACOMA, WA** is rooted in the arts and has a vibrant urban core that is alive with culture. Situated along the Puget Sound, Tacoma is a mid-sized urban port city of Pierce County just over 30 miles south of Seattle. The museum district is home for its world-renowned Museum of Glass, while the waterfront, parks, gardens and wildlife make Tacoma a nature wonderland ready for all to explore.



TACOMA | KIRKLAND | PORTLAND | SEATTLE



**RELATIONSHIP FOCUSED. RESULTS DRIVEN.**

**RAY VELKERS**

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