

# RETAIL SPACE

2901 S 38TH ST | TACOMA, WA

FOR LEASE

1,000 - 3,500  
SF AVAILABLE

MOTIVATED LANDLORD OFFERING GENEROUS RENT CONCESSIONS



## LEASE INFO

### Suite A

**Size:** 3,500 SF

**Lease Rate:** \$25/SF/YR, NNN

**Available:** September 2021

**Comments:** Nice endcap space at busy corner

### Suite B

**Size:** 1,000 SF

**Lease Rate:** \$25/SF/YR, NNN

**Available:** Now

**Comments:** Former nail salon space suitable for small, established retailers

## PROPERTY FEATURES



Prime Retail Location



On High Traffic Corner



2 Minutes from I-5 Ramps



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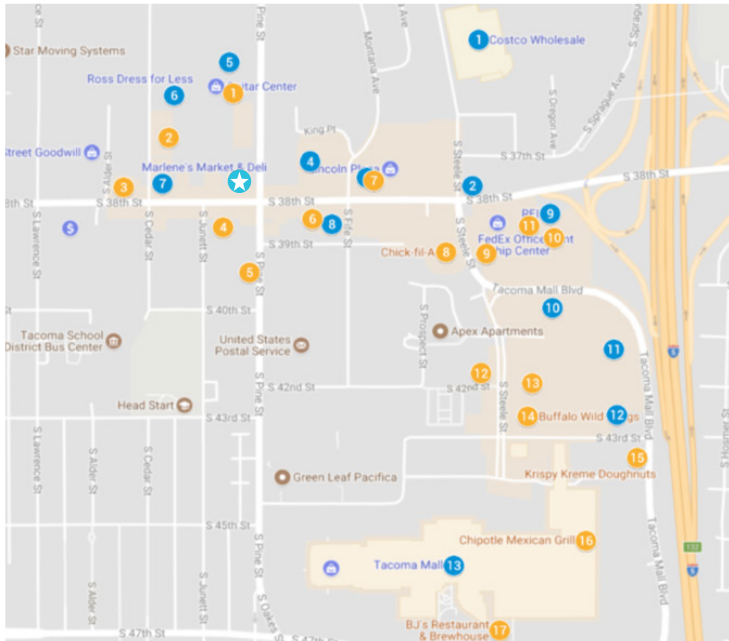
All square footage references are approximate. The information contained herein is from sources deemed reliable. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters.

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NEIL WALTER  
COMPANY



### Retail

- 1 Costco Wholesale
- 2 BevMo!
- 3 Plato's Closet Tacoma
- 4 Sprint Store
- 5 K&G Fashion Superstore
- 6 Ross Dress for Less
- 7 Marlene's Market & Deli
- 8 The UPS Store
- 9 REI
- 10 Petco Animal Supplies
- 11 JOANN Fabrics and Crafts
- 12 Toys"R"Us
- 13 Tacoma Mall

### Restaurants

- 1 Miyabi Tacoma
- 2 Wok Teriyaki IX
- 3 Outback Steakhouse
- 4 McDonald's
- 5 Pacific Southern
- 6 Arby's
- 7 Wingstop
- 8 Chick-fil-A
- 9 Red Robin Gourmet Burgers
- 10 Five Guys
- 11 Pho 38th
- 12 Wendy's
- 13 Adriatic Grill
- 14 Buffalo Wild Wings
- 15 Krispy Kreme Doughnuts
- 16 Chipotle Mexican Grill
- 17 BJ's Restaurant

★ 2901 S 38TH ST

### DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Total Population:	11,253	138,834	290,430
Median HH Income:	\$43,318	\$49,278	\$50,165

### TRAFFIC COUNTS

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Dist from Property
S Pine St	S 38th St	0.04 S	15,311	0.03
S 38th St	S Pine St	0.02 E	24,713	0.03
S 38th St	S Pine St	0.05 W	31,085	0.08



Suite B



Suite B

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