



# TACOMA TOWN CENTER



AL MAYES PROPERTIES



**DOWNTOWN TACOMA, WASHINGTON**  
S 21st Street & Jefferson Avenue, Tacoma, WA

## TACOMA'S NEWEST RETAIL DESTINATION

**Tacoma Town Center** is a multi-story, entertainment driven **retail destination**. Designed to take advantage of its elevation change, the Town Center offers views of Tacoma's burgeoning Brewery and Museum Districts, Mount Rainier and the downtown landscape.

The project features **225,000 square feet of specialty retail, entertainment space, unique restaurants and over 350 UW Tacoma student-housing units**.

Tacoma Town Center offers an experience currently not found in Tacoma; a **proposed 20,000 square foot eSports interactive arena** featuring video games, mini golf, bowling and more.





**Downtown Tacoma** boasts a strong daytime population of **130,000 people** in a **3-mile radius of the site** and several large office towers within walking distance of the project. Tacoma sees over **6 million visitors** a year, who patronize at local museums, restaurants and retail shops.

Just **3 blocks** away sits **UW Tacoma's 46-acre campus**, with 7,000+ students and employees that is projected to double in size within the next 10 years.

Tacoma offers a multitude of entertainment options with its **world-renowned museums**, the **Tacoma Dome** and ever growing **restaurant and brewery scene**.

- **TOURISM**
- **OFFICES**
- **RESIDENTIAL**
- **MEDICAL**
- **RESTAURANTS**
- **THEATER DISTRICT**
- **PORT OF TACOMA**
- **BREWERY DISTRICT**



SHOP

# AERIAL VIEW

PUGET SOUND



TOWN CENTER

Saint Joseph HOSPITAL SCL Health

MultiCare Tacoma General Hospital

UNDERCONSTRUCTION Marriott HOTELS · RESORTS · SUITES

HOTELMARRANO

Greater Tacoma Convention & Trade Center

UNIVERSITY OF WASHINGTON TACOMA

COURTYARD Marriott

children's MUSEUM OF TACOMA

TACOMA ART MUSEUM

TACOMA BREWERY DISTRICT

Historical Society

Hamby's Express & Sales

The Melting Pot a fondue restaurant

El Gaucho

HISTORICAL SOCIETY

MUSEUM OF GLASS

INTERSTATE 705

509

AREA

FIRST WESTERN PROPERTIES

# DEVELOPMENT



- 1 Aero Precision
- 2 7 Seas Brewery
- 3 Holiday Inn Express
- 4 Brewery Blocks  
(42,000 SF Retail,  
75,000 SF Office,  
200+ Residential Units)
- 5 New YMCA
- 6 Marriott Hotel  
(Under Construction)
- 7 Greater Tacoma  
Convention and Trade  
Center
- 8 Marcato Condominiums
- 9 Napoleon Apartments  
(Under Construction)

# AREA

# DEMOGRAPHICS

By Trade Area

## PRIMARY TRADE AREA

Population	235,215
Households	94,270
Median Age	36.2
Average HH Income	\$78,546
Any College	63.0%
White Collar	57.6%
Daytime Population	209,364



## QUICK FACTS

### ① BREWERY DISTRICT

Harmon  
7 Seas  
Odd Otter  
Dystopian  
Pacific Brewing  
Wing Man  
Dunagan  
Tacoma Brewing

### ② THEATER DISTRICT

Pantages Theater  
Rialto  
Theater on the Square

### ③ TACOMA DOME

\$21.3 Million Remodel Investment from City of Tacoma - Completed by Fall 2018  
Over 6.2 Million Visitors in 2016  
\$1.13 Billion Tourism Dollars spent in 2016

### ④ CONVENTION CENTER

160,000 Attendance

### ⑤ CHIHULY MUSEUM OF GLASS

150,000 Visitors Per Year

### ⑥ LEMAY CAR MUSEUM

400,000 Visitors Per Year

### ⑦ UW TACOMA

6,000 Enrolled

### ⑧ UNIVERSITY OF PUGET SOUND

2,600 Enrolled

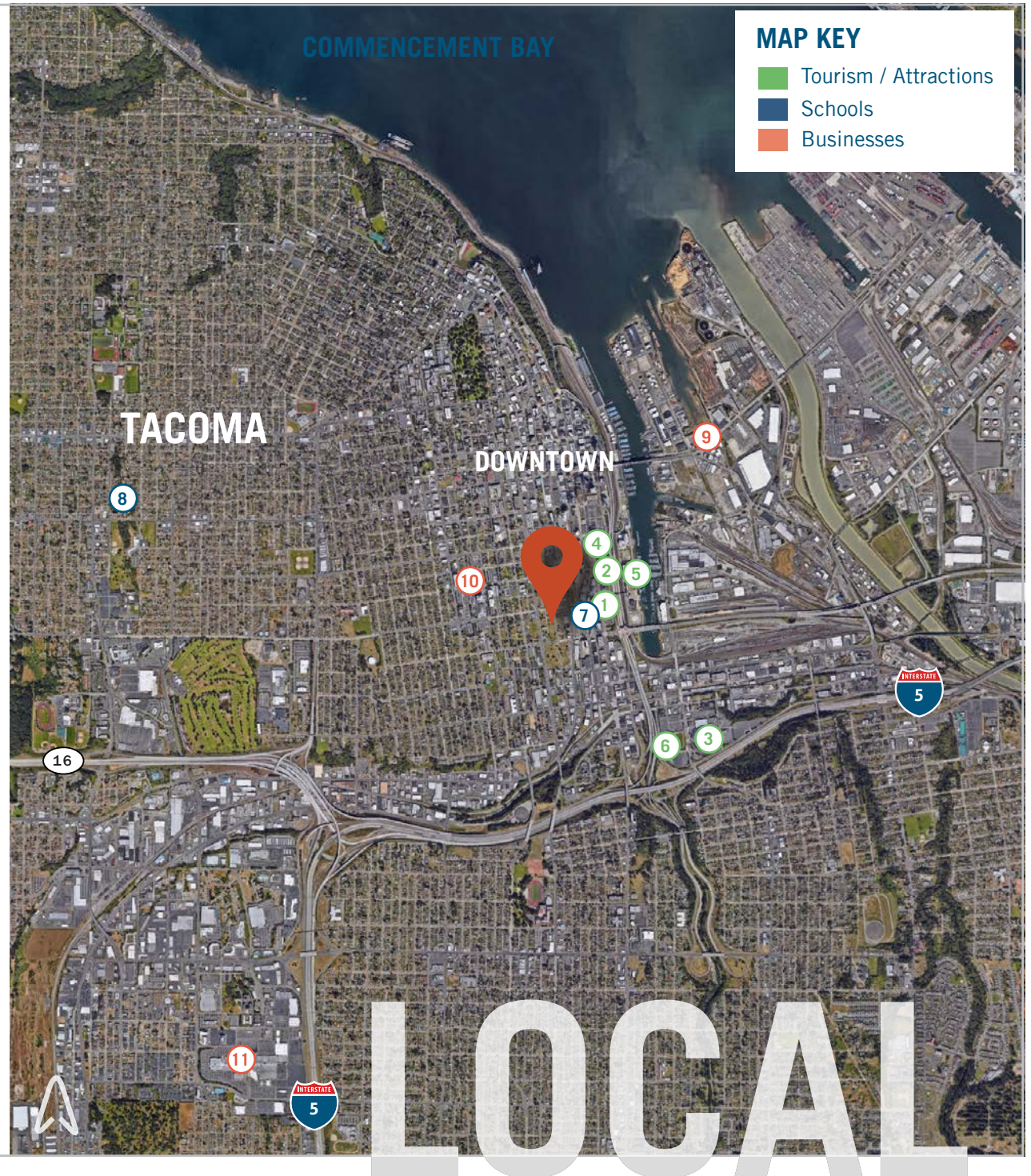
### ⑨ PORT OF TACOMA

### ⑩ ST JOHN'S HOSPITAL

### ⑪ TACOMA MALL (Simon)

## MAP KEY

- Tourism / Attractions
- Schools
- Businesses







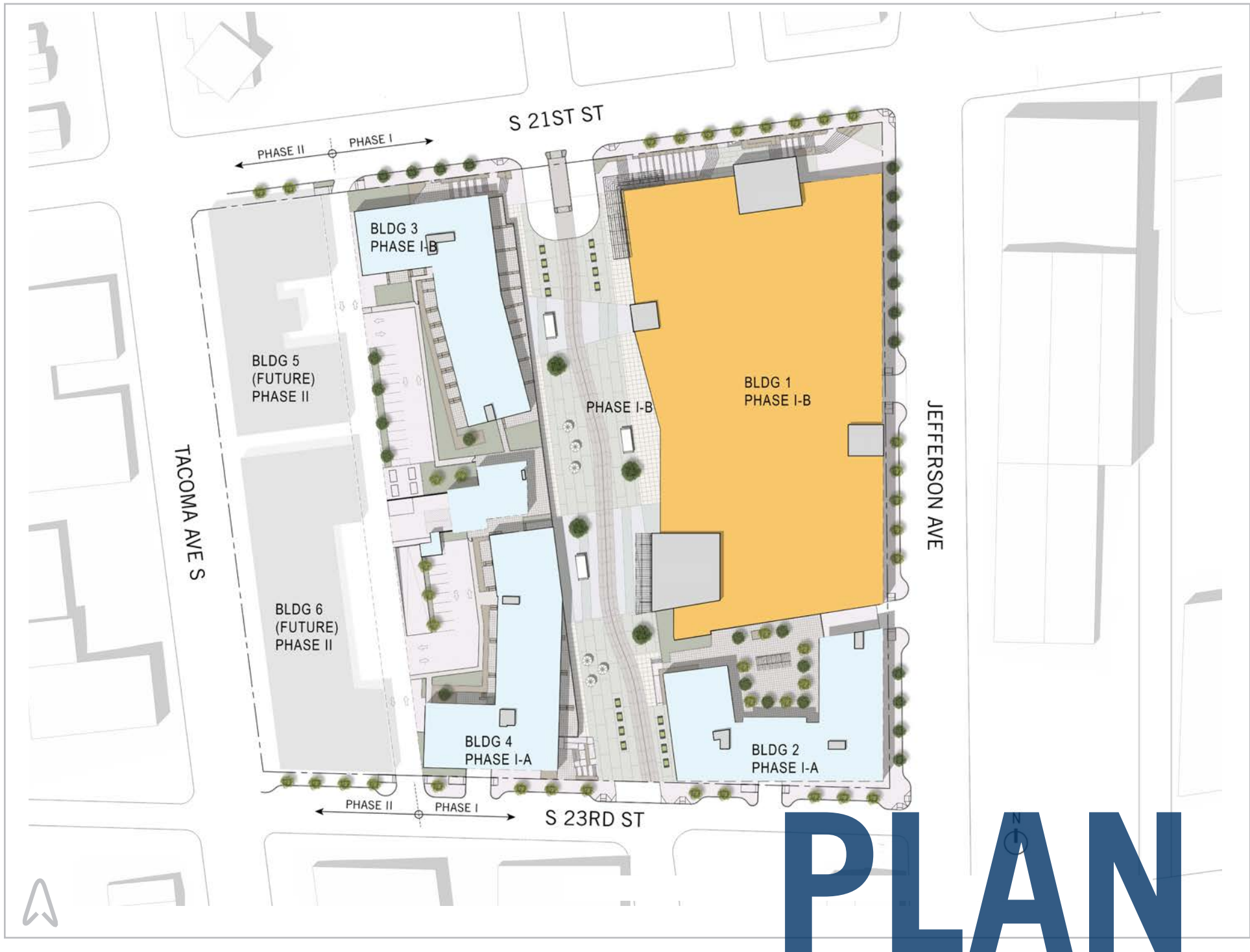
BUILDING 3  
PHASE 1-B

BUILDING 1  
PHASE 1-B

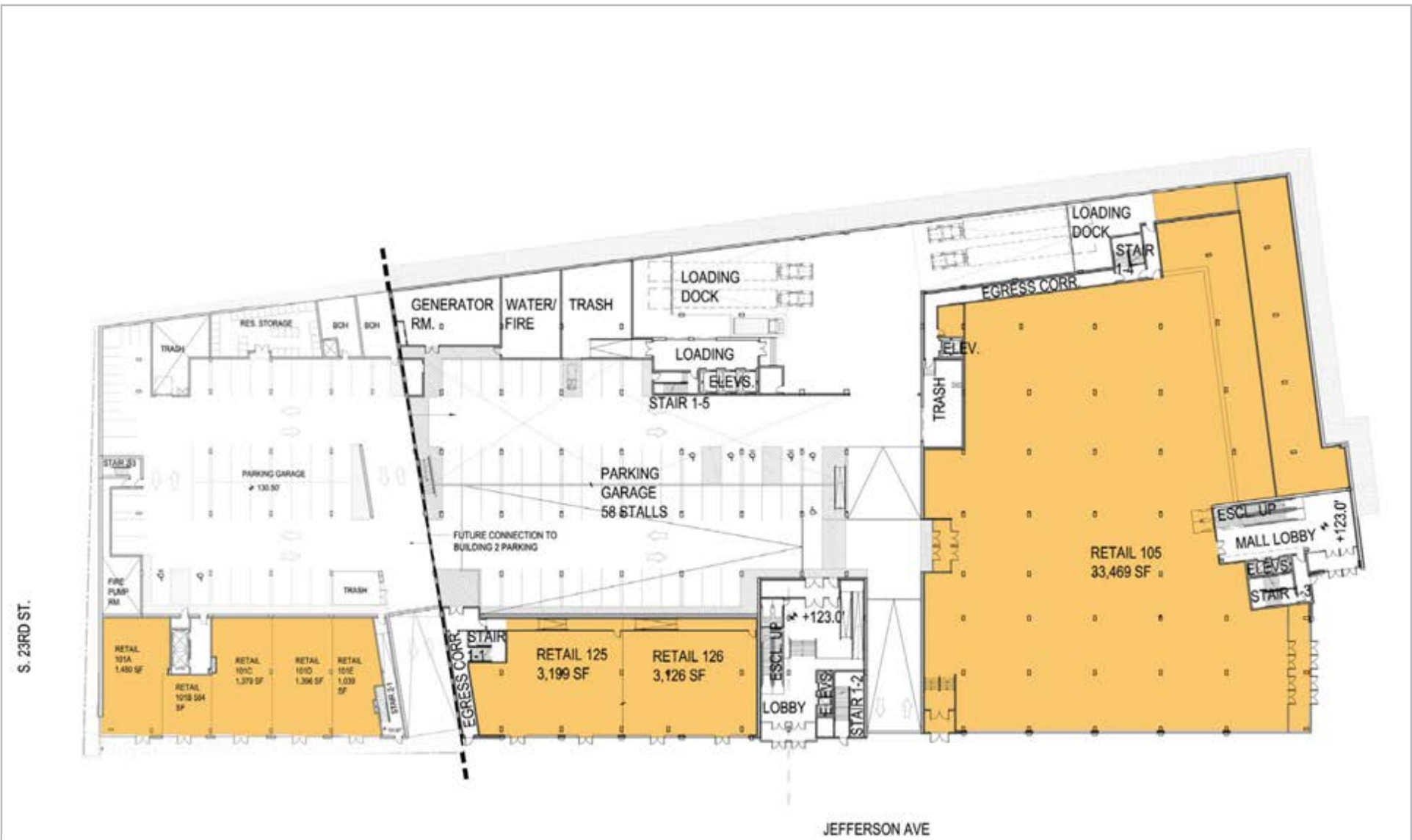
BUILDING 4  
PHASE 1-A

BUILDING 2  
PHASE 1-A

LOCAL

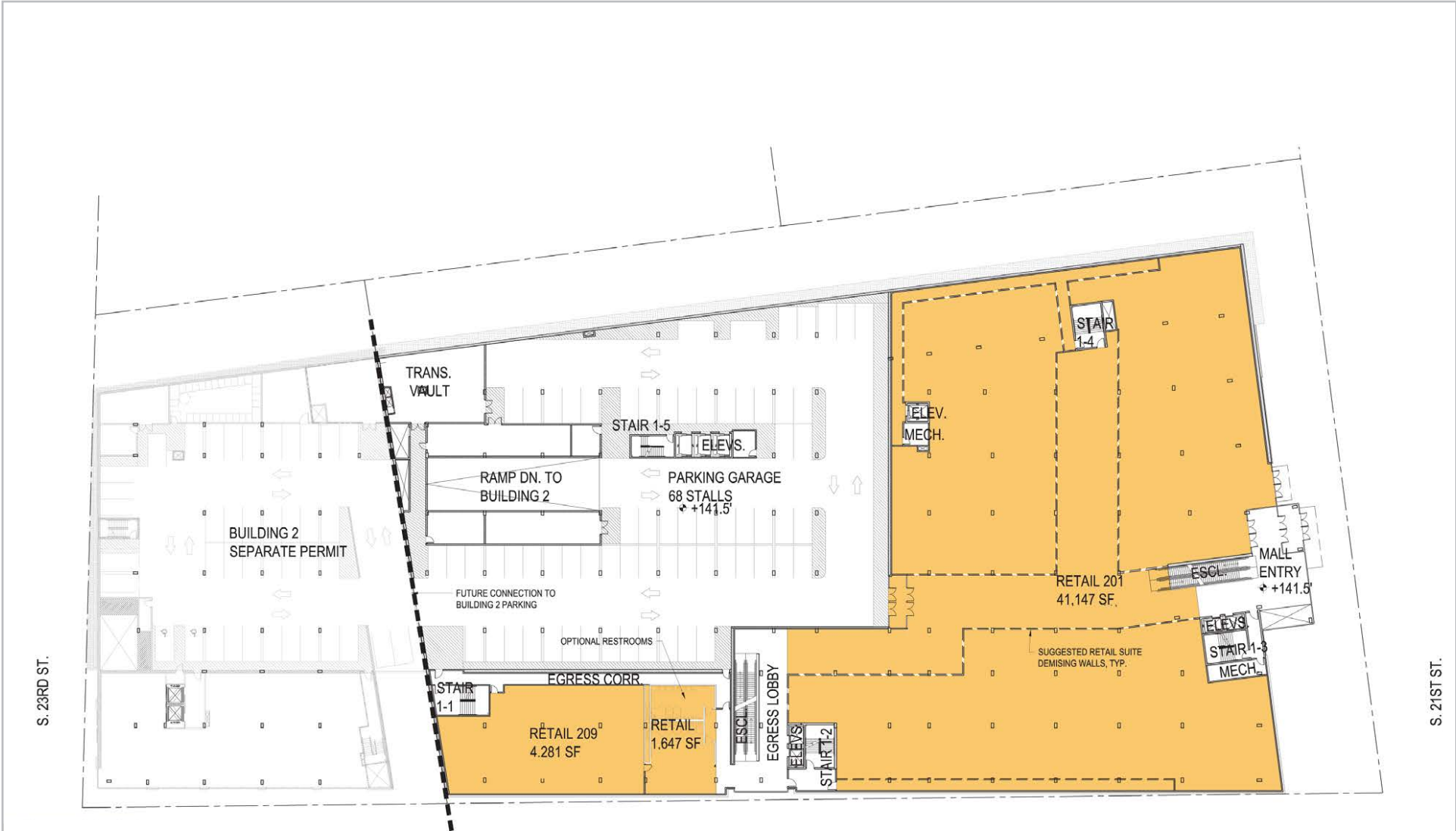


# PLAN



**FLOOR 1**

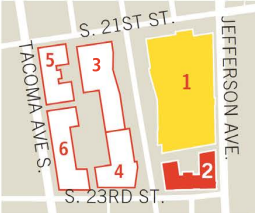
# PLAN



S. 23RD ST.

S. 21ST ST.

JEFFERSON AVE

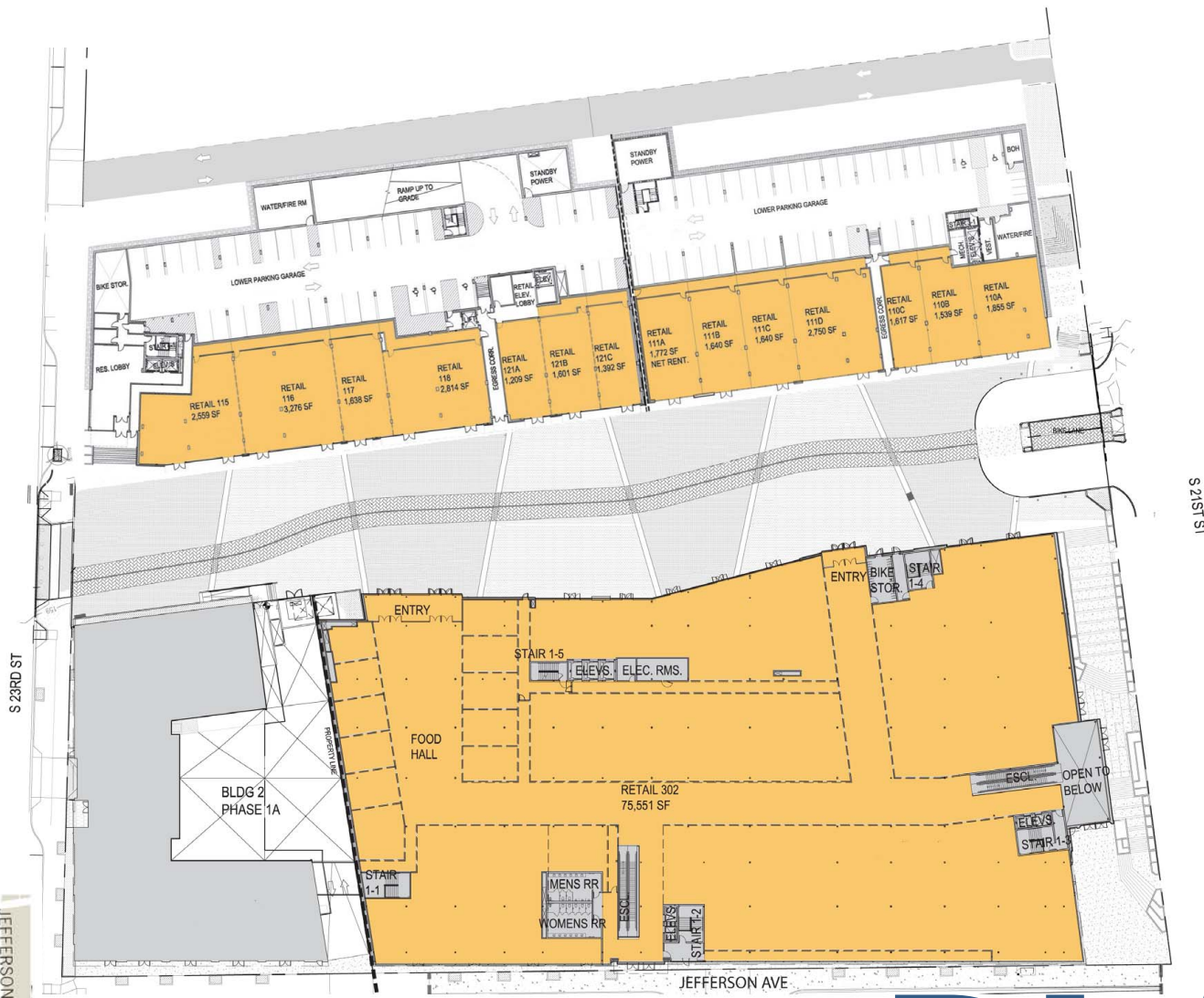


**FLOOR 2**

**PLAN**



# FLOOR 3



# PLAN



SEE



SEE



SEE



## **eSPORTS. THE NEXT GENERATION OF DIGITAL ENTERTAINMENT.**

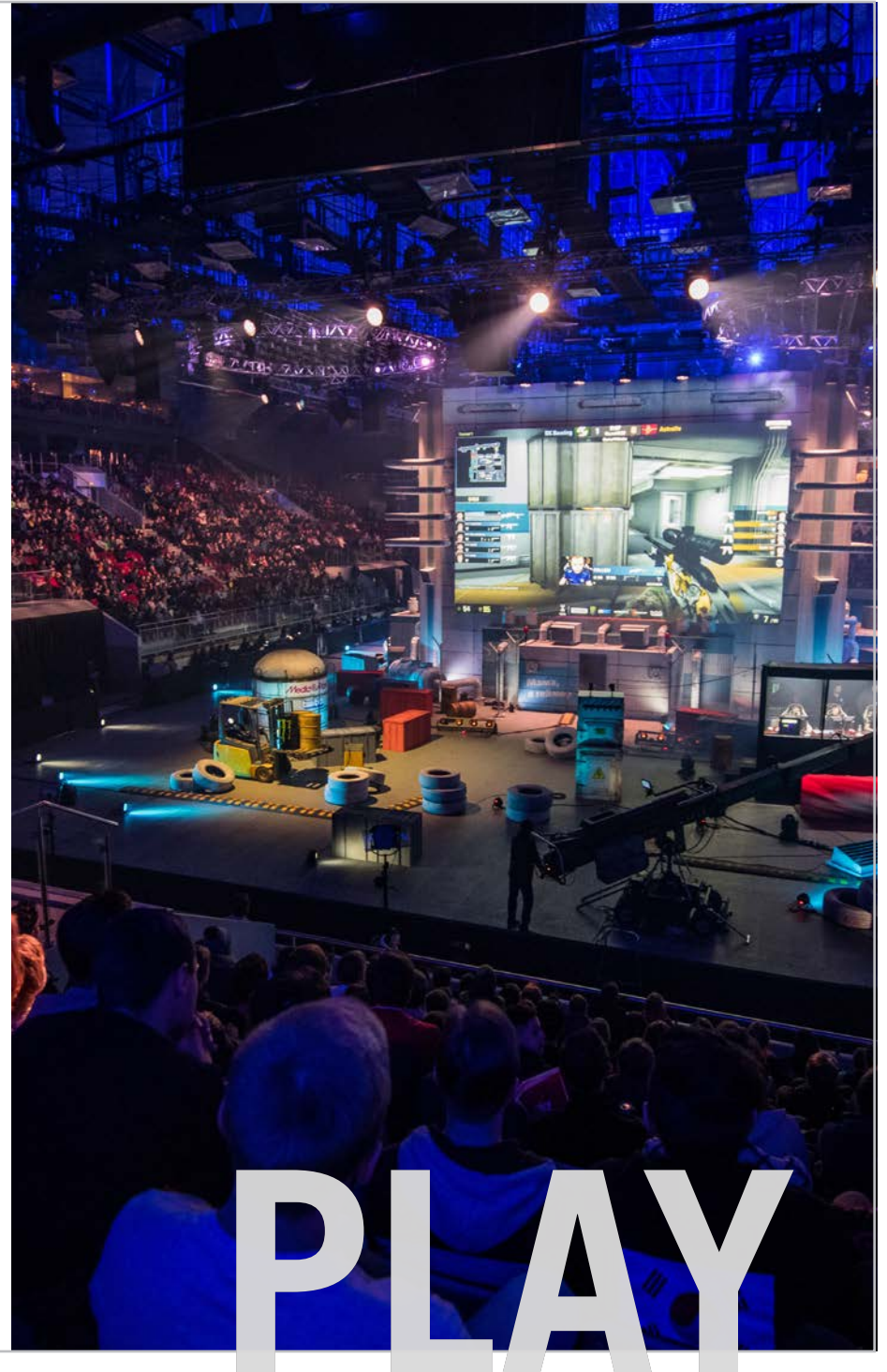
**eSports** is the world's fastest growing online platform for competitive video gaming, but it's **physical presence has just begun.**

**Live tournaments** draw crowds in the tens of thousands and sell out venues such as Madison Square Garden and the Staples Center.

Tournaments around the globe give players and teams a chance to compete for **championship prize money and fame.**

With **over 12 billion minutes of gameplay watched in 2016** and an estimated **global player base of over 200 million**, the experience is endless.

**Tacoma Town Center's** proposed arena will be a **one-of-a-kind experience** for **people of all ages** to come and enjoy.



## JOIN THE PARTY

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# CONNECT