

WESTGATE CENTER

2207 N Pearl St, Tacoma, WA 98406



PROPERTY DETAILS

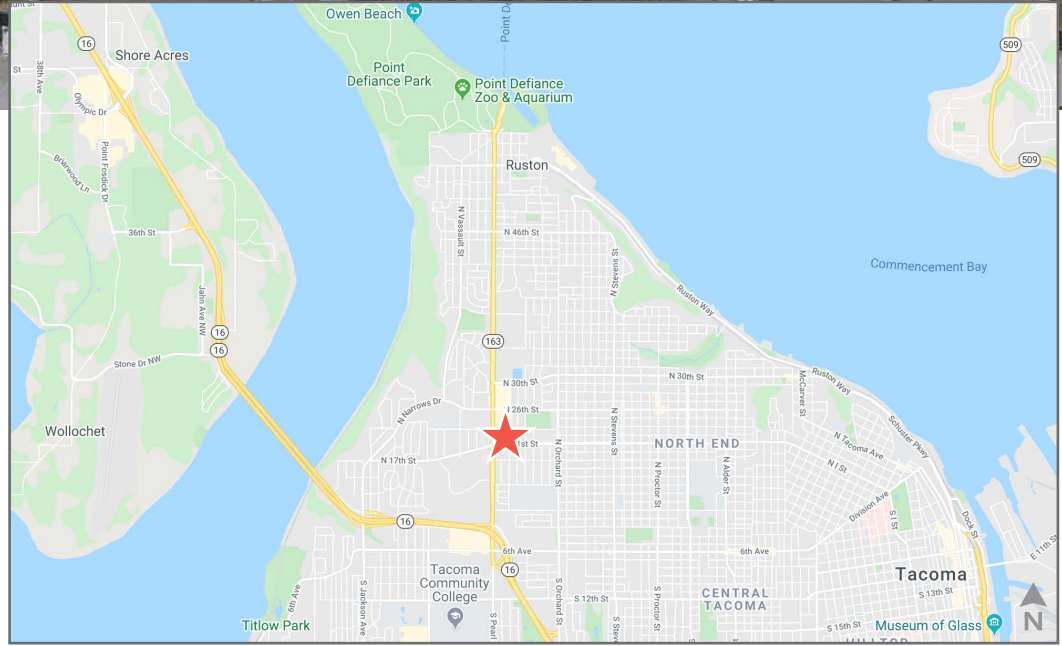
- Available space: 6,720 SF (divisible to \pm 4,500 SF)
- Lease rate: \$26 - \$30 PSF
- Existing restaurant/bar/deli
- Excellent exposure
- Over 27,000 cars per day at intersection
- Prominent signage on building and monument sign
- Abundant parking: 5/1,000, plus reciprocal parking
- Affluent North Tacoma area, less than 1.4 miles to Proctor District
- Neighboring tenants include: Starbucks, Mod Pizza, Planet Fitness, McDonalds, Big Lots, Taco Del Mar, and more



N Pearl St - 23,000 CPD

AERIAL MAPS & DEMOS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	16,461	94,860	187,866
HOUSEHOLD INCOME	\$84,851	\$91,445	\$86,950
DAYTIME POP	14,565	88,832	230,149



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