



FOR LEASE

5401 6th Avenue
Tacoma, WA 98406



SIXTH AVE PLAZA

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

5401 6TH AVENUE:

3,633 SF \$14.00 PSF PLUS NNN (\$5.08)

1,635 SF \$24.00 PSF PLUS NNN (\$5.08)

2,800 SF \$18.00 PSF PLUS NNN (\$5.08)

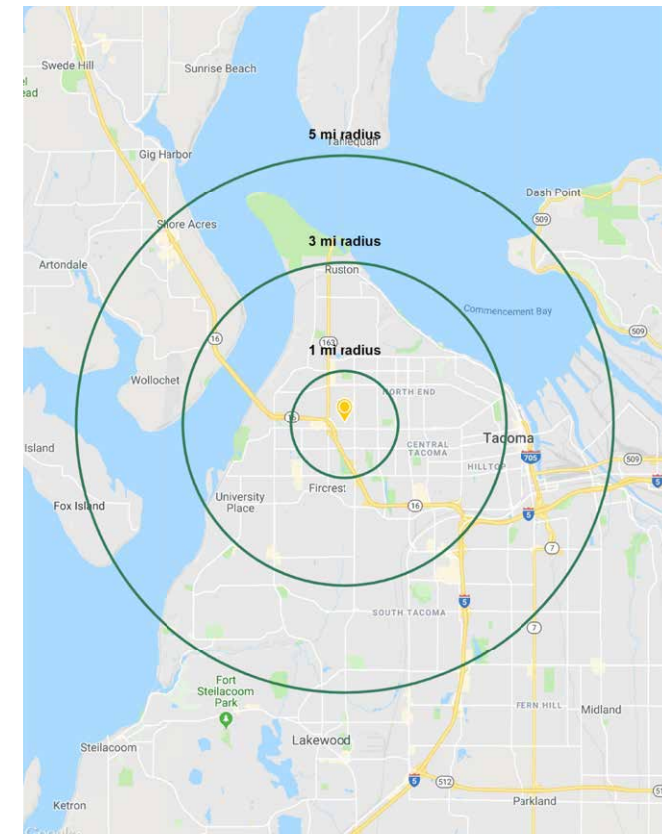
20,427 SF \$14.00 PSF PLUS NNN (\$5.08)

AVAILABLE JUNE 1, 2022

- Excellent co-tenants such as: American Freight, Harbor Freight Tools, Kumon, Goodwill, Smiles 4 Kids, Mattress Ranch, Curves, I Love Kickboxing!, Defiance Jiu Jitsu and Playback Sports.
- Great access and parking.
- New pylon signage
- 18-building residential development with 408 units planned across the street:
The 461,700-square-foot development will include 17 three-story “urban walk-up style” wood-framed residential buildings and a two-level clubhouse leasing center. A through-block road connection, playground and dog park will also be added.

| Regis - 2022 | Population | Average HH Income | Daytime Population |
|--------------|------------|-------------------|--------------------|
| Mile 1 | 15,772 | \$92,741 | 10,980 |
| Mile 3 | 119,004 | \$96,465 | 95,698 |
| Mile 5 | 216,397 | \$93,930 | 176,773 |

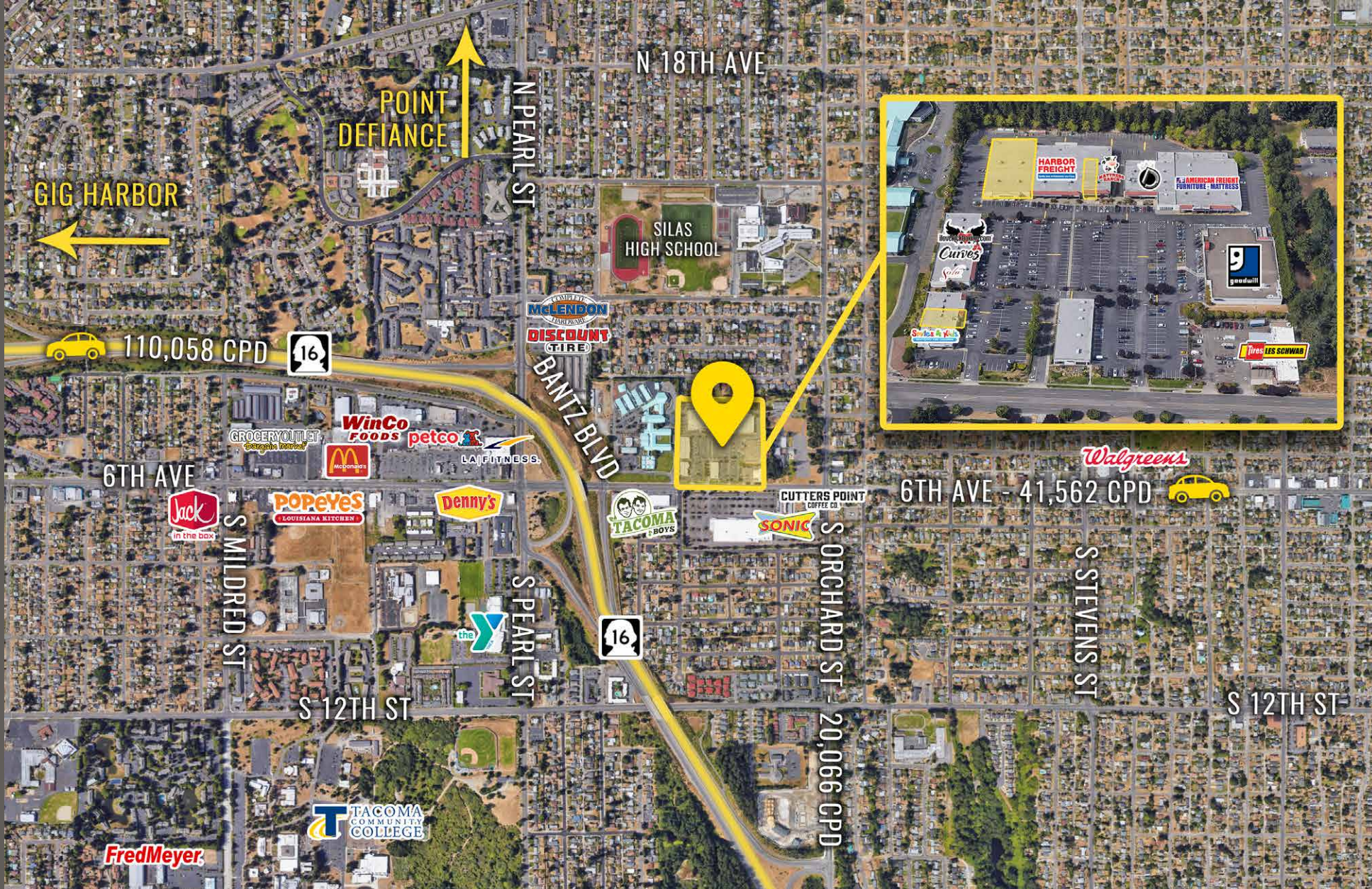
TENANTS



SUMMARY



LOCATION DETAILS



Located close to HWY 16 & Pearl Street exit ramp



Moments away from 6th Ave District



41,562 CPD
6th Ave



110,058 CPD
HWY 16

NEW DEVELOPMENT

6TH AVE - 41,562 CPD 



NEW MULTI-FAMILY DEVELOPMENT PROJECT

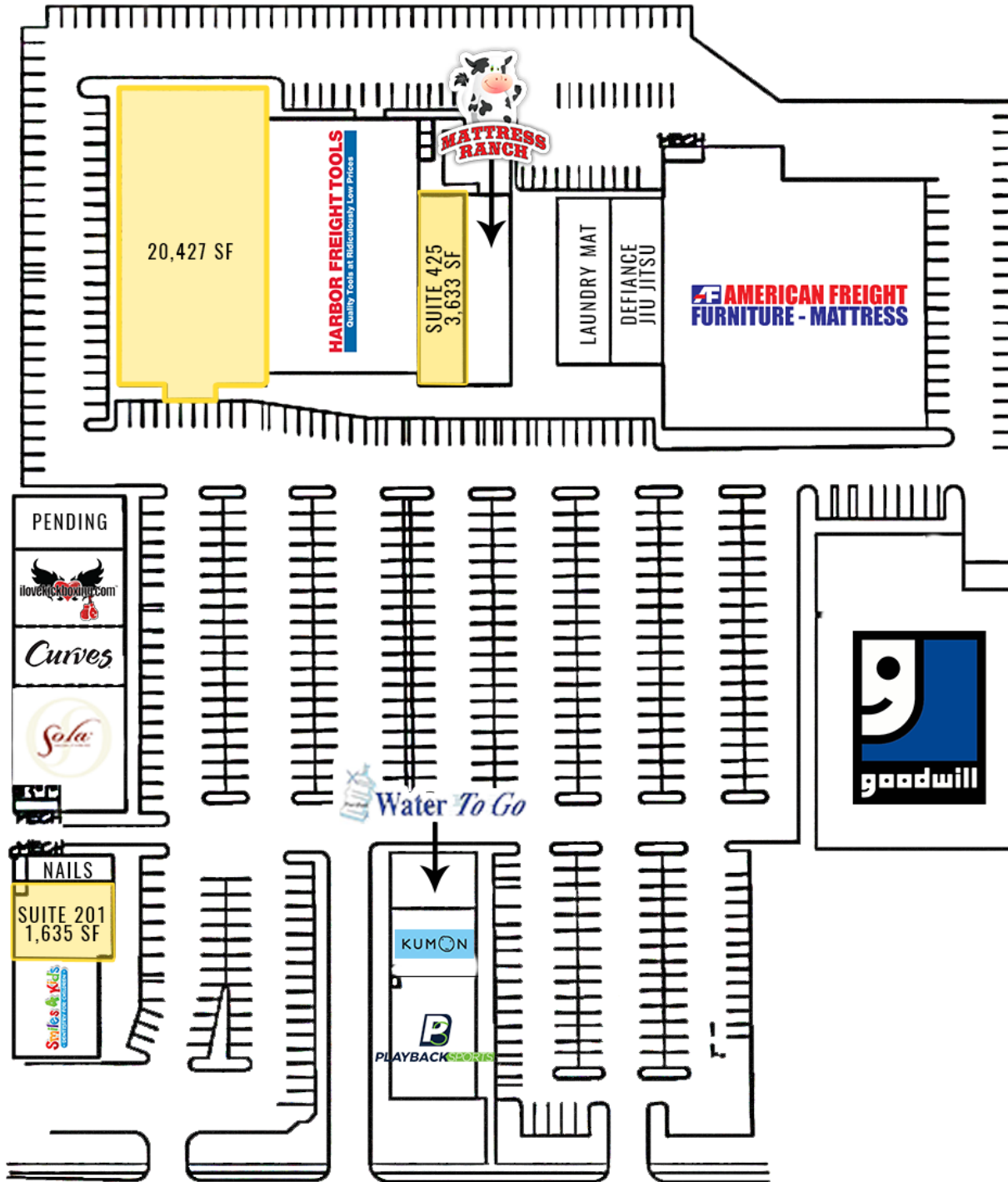
408 PLANNED UNITS



CUTTERS POINT COFFEE CO.



SITE PLAN





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.

JUSTIN HOLMES

253.447.2282

justin@firstwesternproperties.com



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

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.