

FOR LEASE

South 23rd Street & Jefferson Avenue
Tacoma, WA 98402



**FIRST
WESTERN
PROPERTIES**

TACOMA TOWN CENTER - BUILDING 2

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

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 rapidly growing Brewery and Museum Districts, Mount Rainier and the downtown landscape.

S 23RD ST & JEFFERSON AVE:

BUILDING 2 - VARIABLE SF AVAILABLE

- Currently under construction - Estimated delivery: Q2 2021
- Mixed use project with 150 residential apartment units.
- Downtown Tacoma boasts a strong daytime population of approximately 231,000 people in a 3-mile radius of the site.
- Tacoma sees over 6 million visitors a year, who patronize at local museums, restaurants and retail shops.
- Located blocks away from the Tacoma light rail and the new Brewery Blocks.
- 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.
- Easily accessible from I-5, I-705 and mass transit.



NEARBY TENANTS



DEMOGRAPHICS

POPULATION

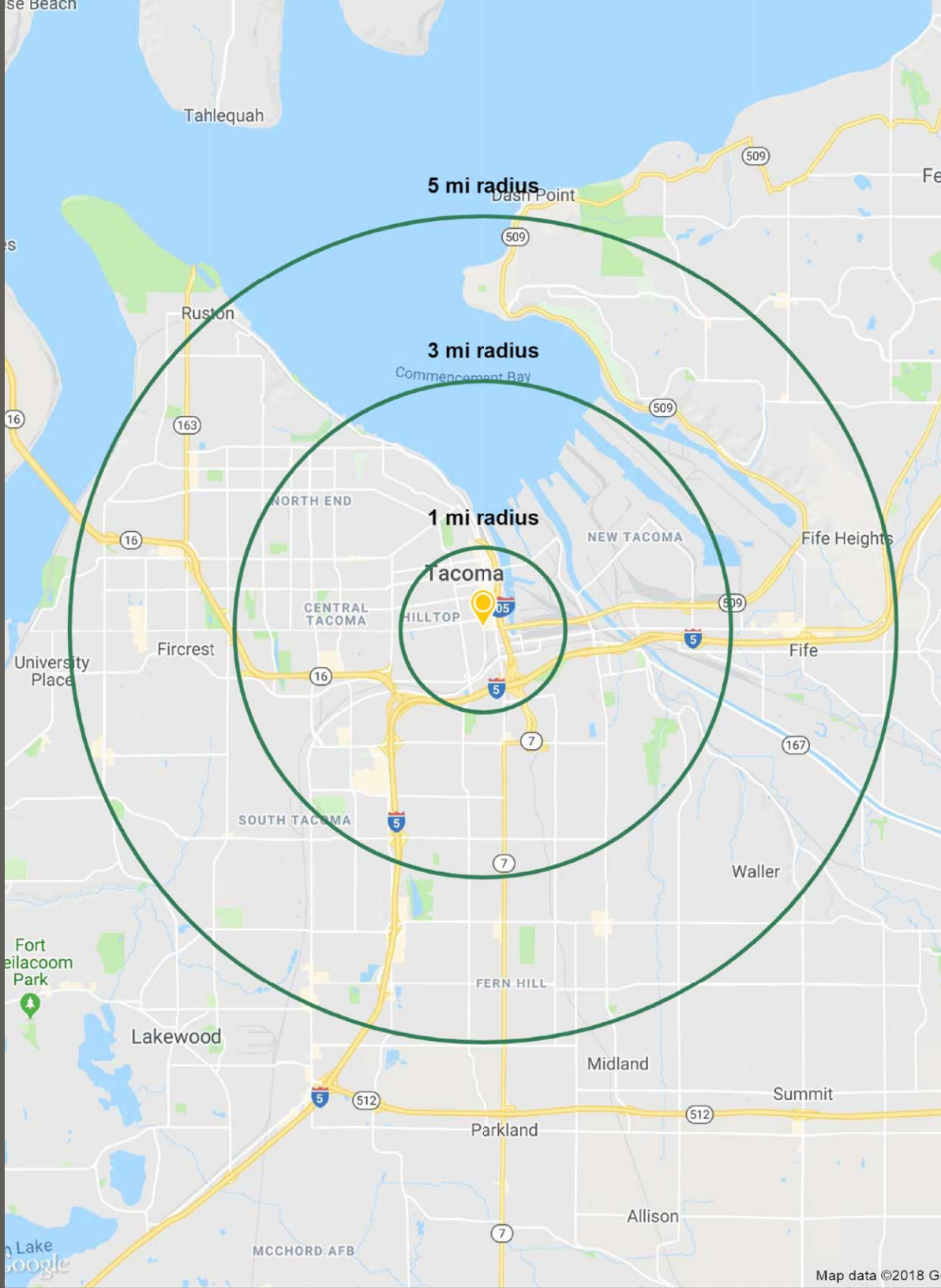
Mile 1	Mile 3	Mile 5
18,339	113,009	272,194

AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$52,814	\$65,113	\$71,875

DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
33,981	129,707	236,997



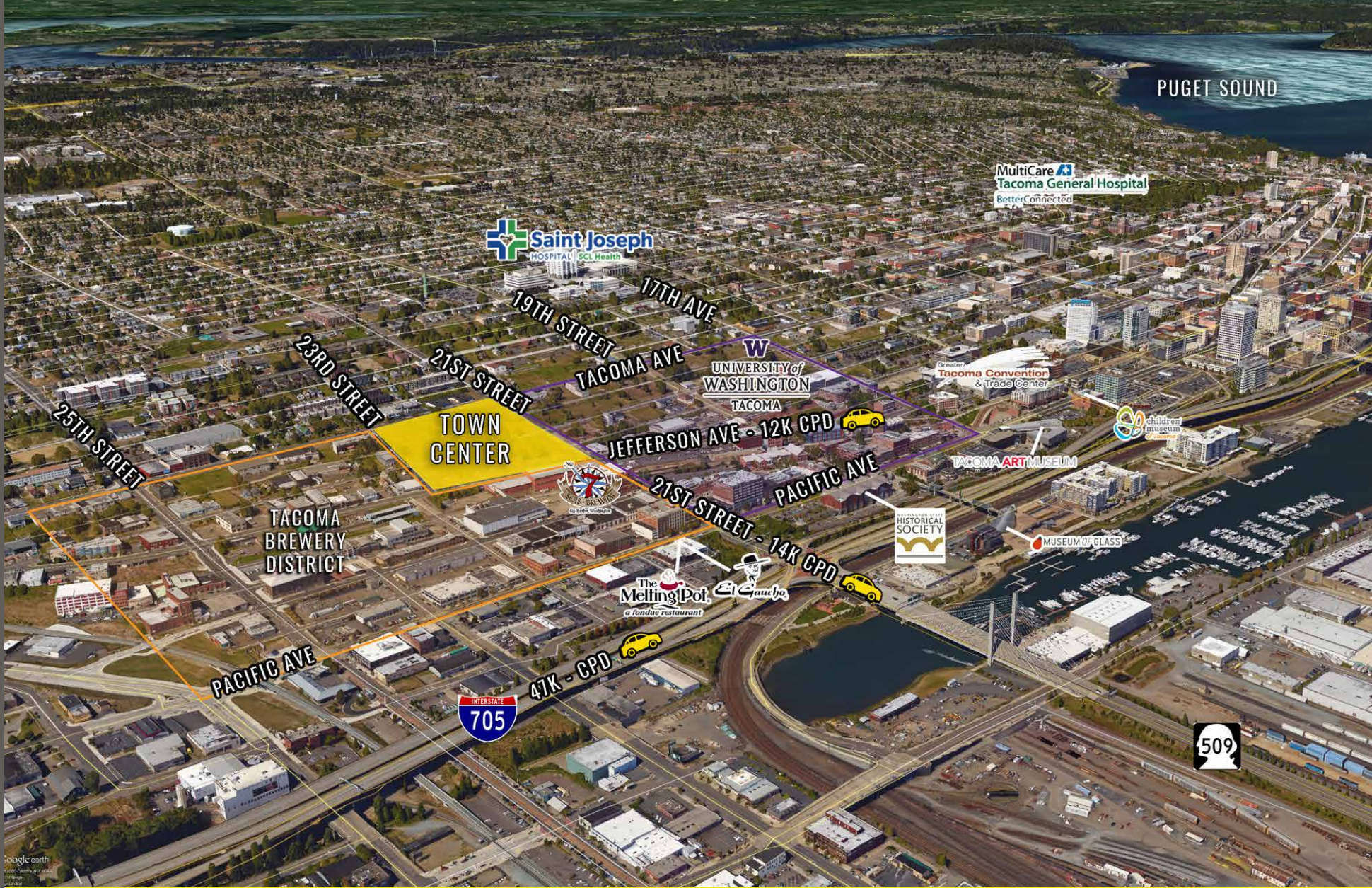
SUMMARY

LOCATION DETAILS



LOCATION DETAILS

PUGET SOUND



Located moments from I-705 & SR-509



Located close to University of Washington Tacoma

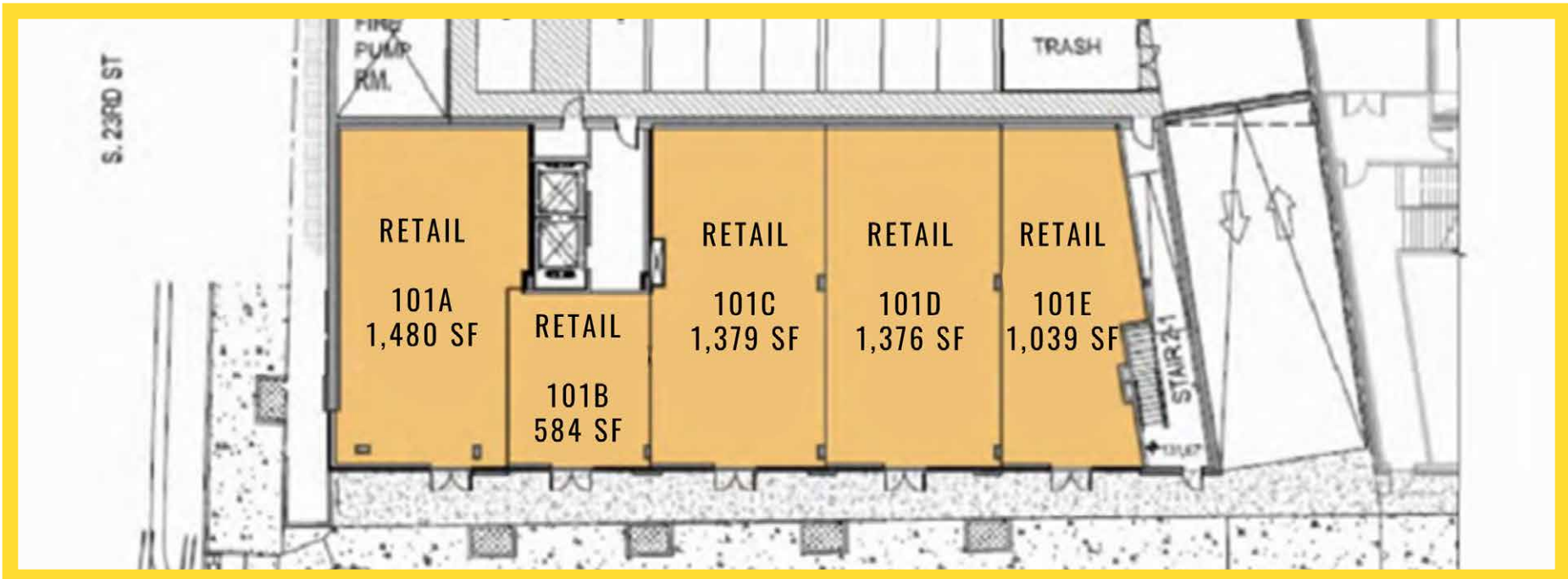
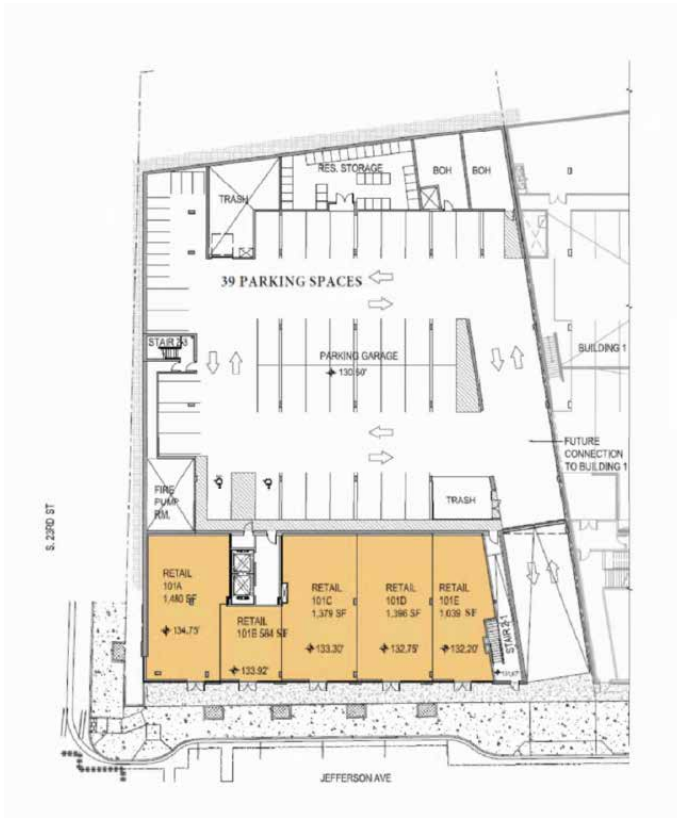


14,000 CPD 21st Street



12,000 CPD Jefferson Avenue

SITE PLAN



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.

CARRIE WALKER

253.284.3644
carrie@firstwesternproperties.com

AL MAYES

206.605.2690
al@almayesproperties.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.