

TACOMA MALL REDEVELOPMENT

FORMER PIER 1

4301 S Steele St - Tacoma, WA 98409



MATTIS PARTNERS



PROPERTY SUMMARY

LOCATION

4301 S Steele St - Tacoma, WA 98409

AVAILABLE RETAIL SPACE

± 8,000 Square Feet - Demisable

ZONING

UCX STGPD

ALLOWED USES

±Residential, retail, restaurant, office, drive-thru potential

TACOMA

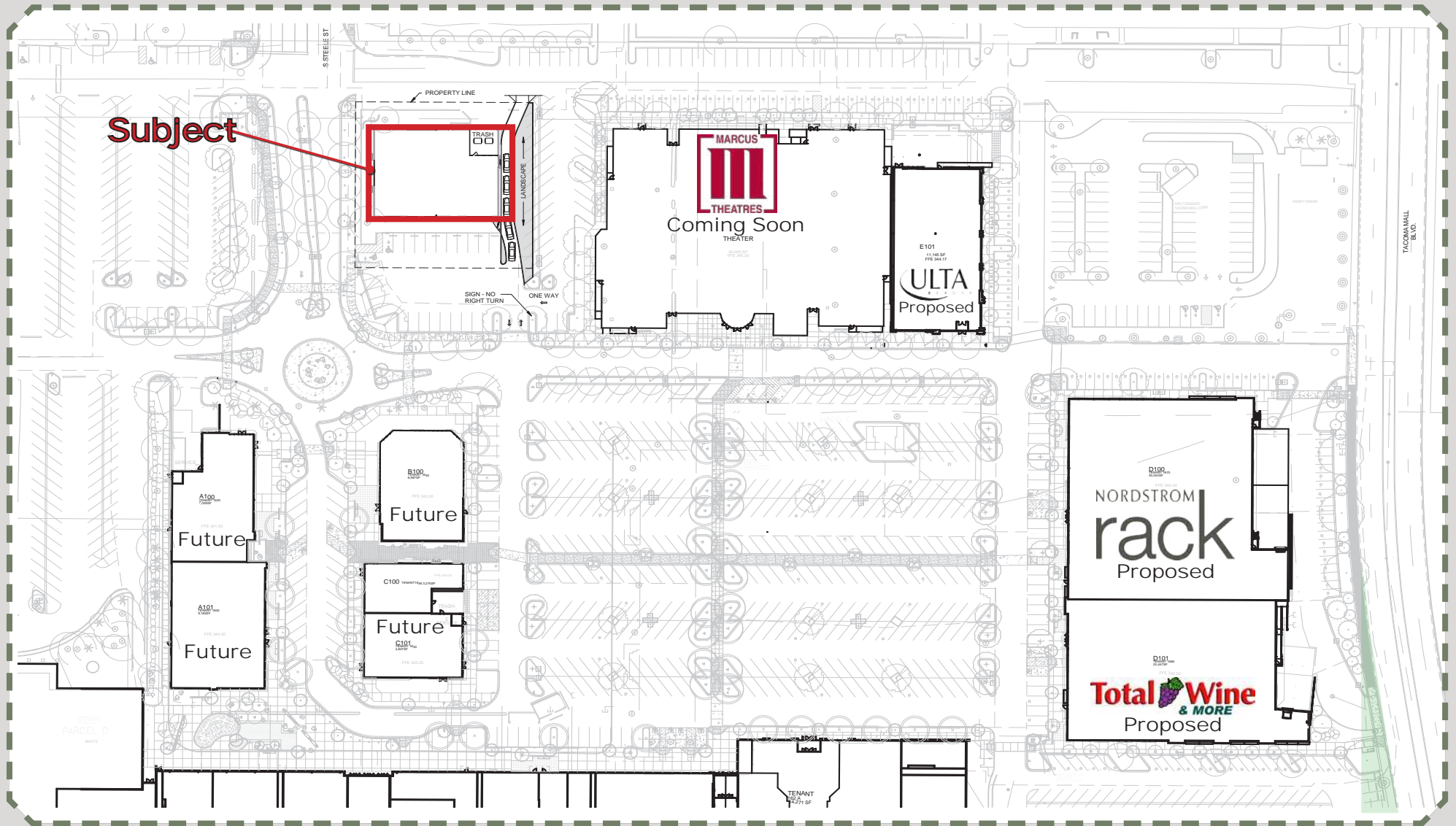
The Tacoma retail market has demonstrated strong fundamentals with an increasing population, strong retail sales, and below historical average vacancy rates.

MARKET STATISTICS

- The market is comprised of 14.7M SF of which 97.7% is occupied.
- Tacoma had the largest annual increase in employment nationally in July 2018 at 4.9%.
- The population of the submarket has grown 9.7% since 2010.
- Total retail sales in Tacoma in 2018 were \$5.8B representing a 6.5% annual increase.

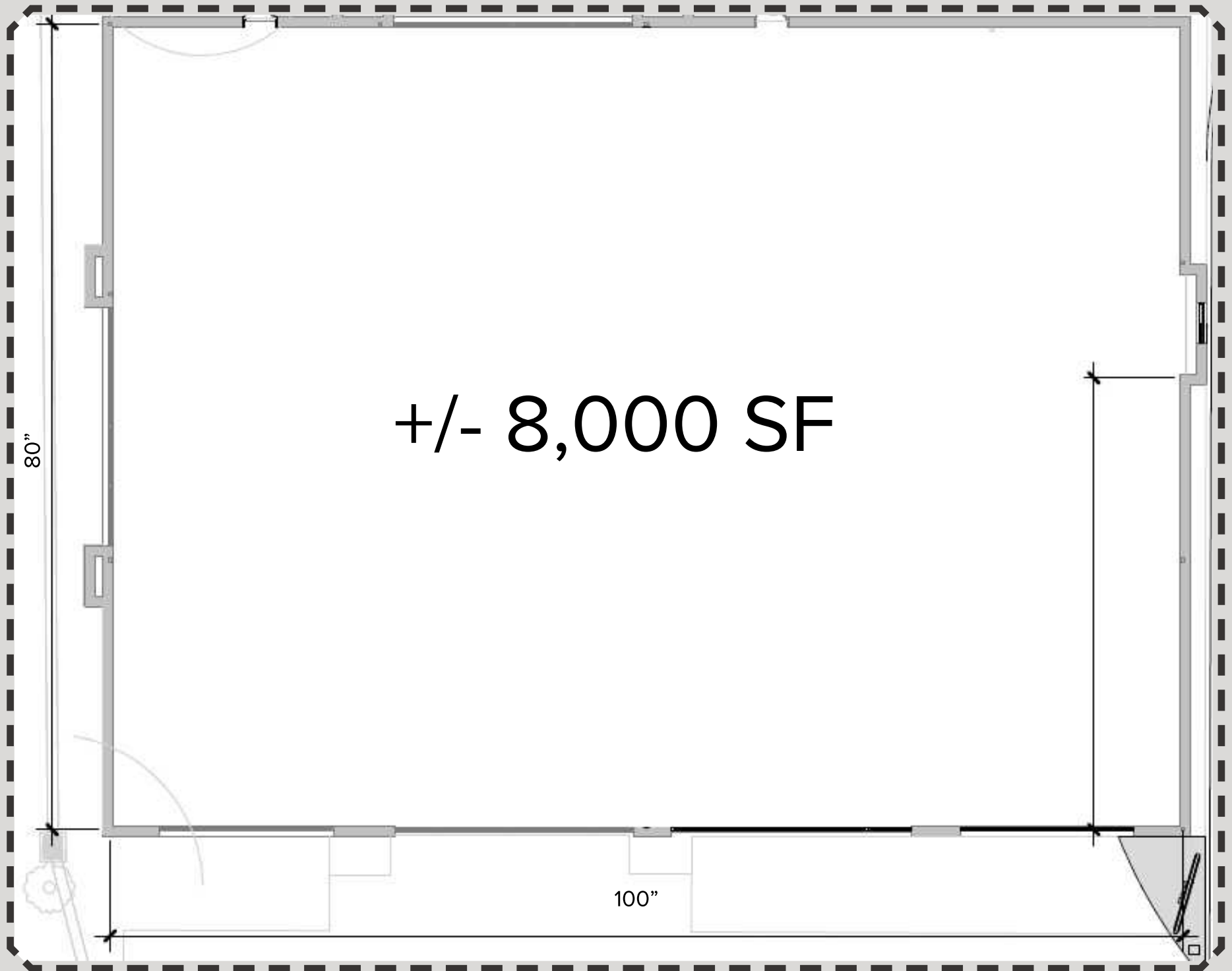


PROPOSED TENANTS/AVAILABILITY



PROPOSED TENANT	SQUARE FEET
Marcus Theatres	40,000
Ulta	11,145
Nordstrom Rack	30,034
Total Wine	23,447

LEASE OUTLINE DRAWING



TACOMA MALL REDEVELOPMENT



2019 DEMOGRAPHICS



POPULATION DENSITY

1 Mile	3 Mile	5 Mile
14,984	141,060	301,659



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$60,576	\$67,069	\$74,554



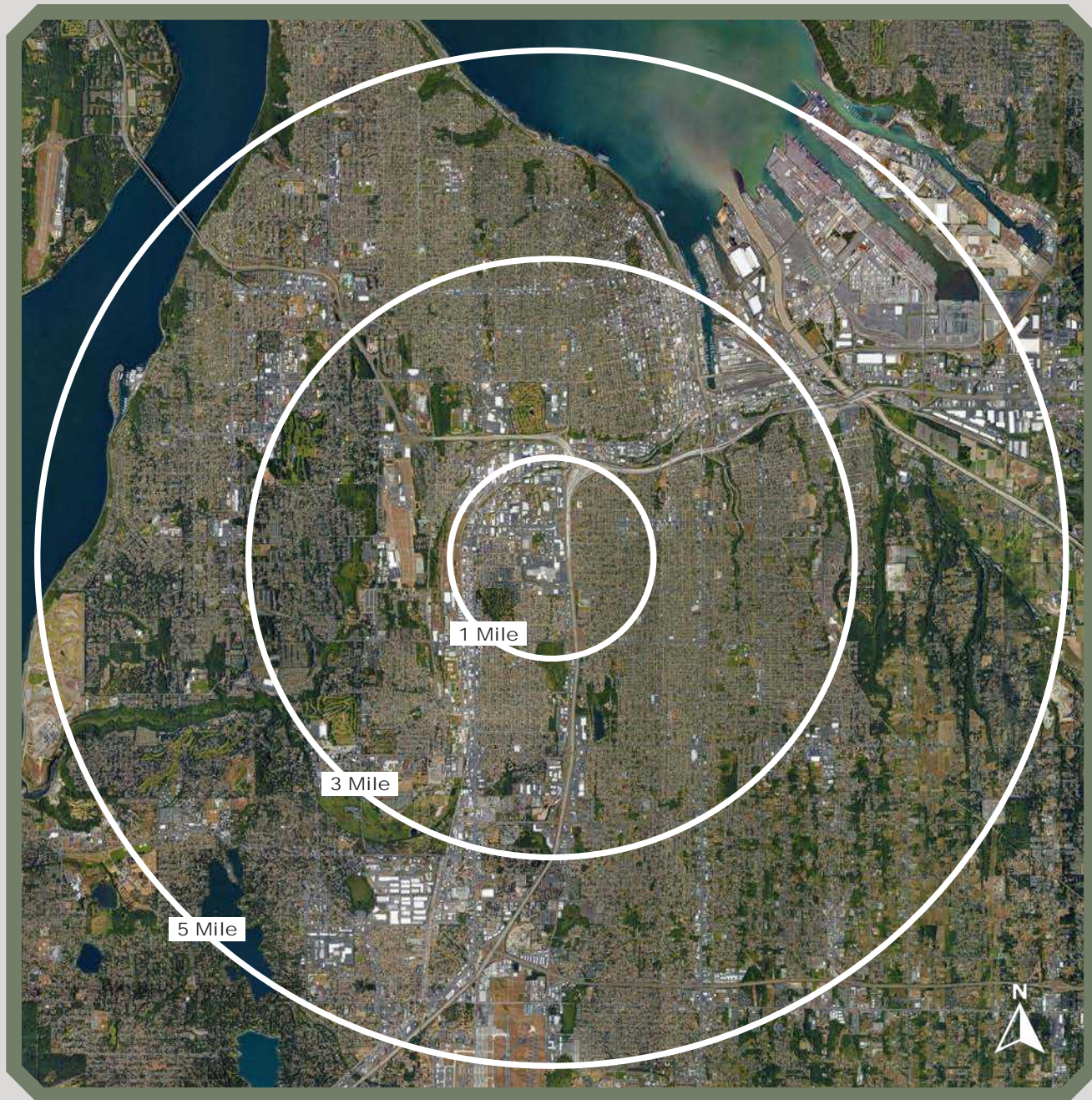
MEDIAN HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$50,366	\$53,317	\$55,741



DAYTIME EMPLOYEES

1 Mile	3 Mile	5 Mile
15,909	111,317	182,826



INDUSTRY COMMERCE & MAJOR EMPLOYERS

TACOMA The city of Tacoma is situated within Pierce County just 32 miles southwest of Seattle. Tacoma is the second largest city in the greater Seattle Area and the third largest in the state with an estimated population of 209,397. Residents are drawn to the greater Tacoma area given it's competitively priced housing while still affording big city amenities.

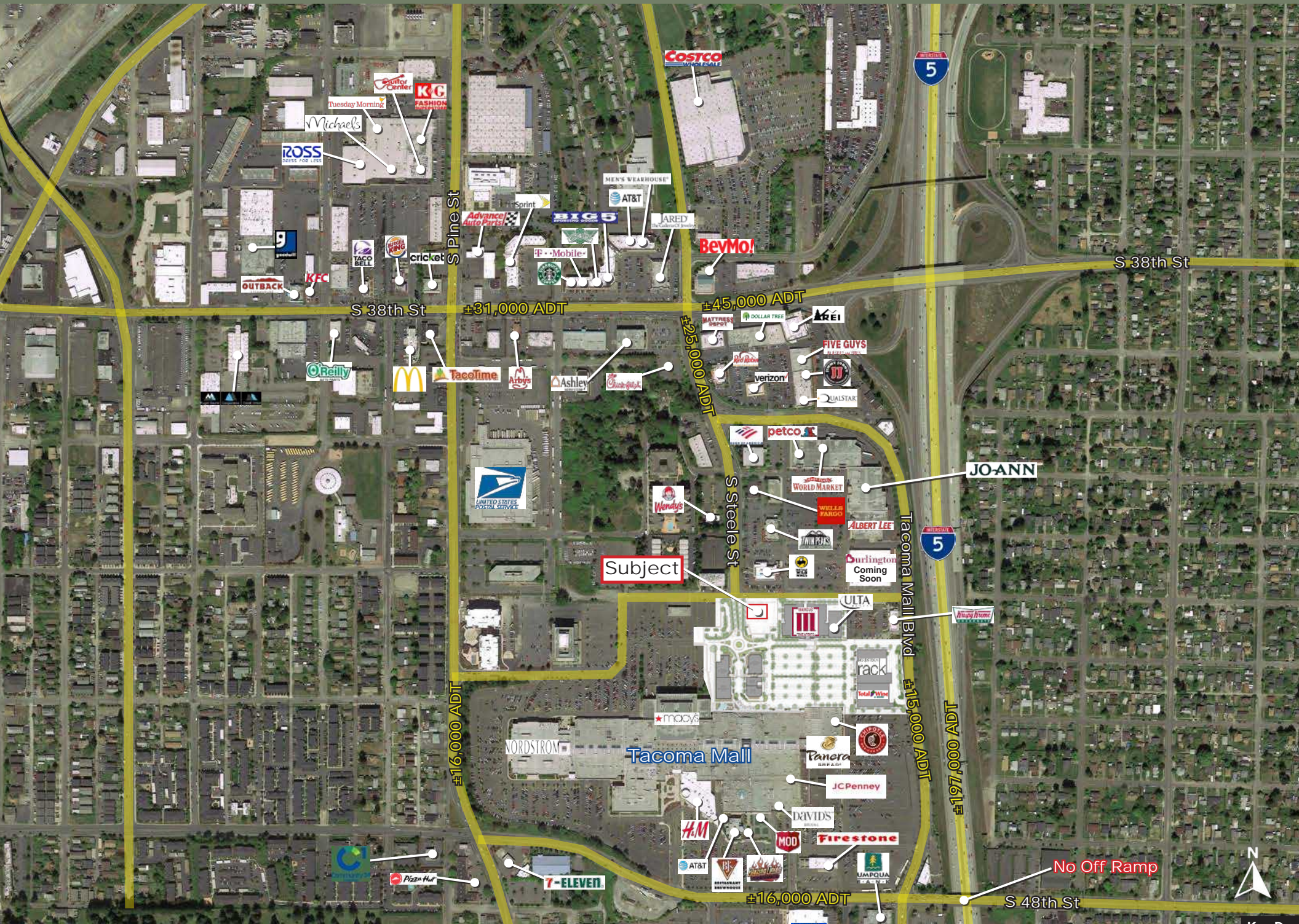
Tacoma's economy is largely based on the Port of Tacoma, Commencement Bay. The Port is the largest in Washington State and the third largest cargo gateway in the United States handling about 13 million tons of cargo and more than \$25 billion of commerce. Port Activities are related to more than 113,000 jobs in the state of Washington.

Tacoma boasts an unemployment rate of 3.9% well below the state's rate of 5.3%. The average household income in 2016 was \$69,425 allowing the 74% of families in the city to live comfortably. Being a short 20 minute drive to local mountains with hiking and rivers to explore Tacoma is quickly becoming the go-to city for those wanting a little bit of everything.

COMPANY	SECTOR	Employee Count
Joint Base Lewis-McChord	Military	±60,000
Port of Tacoma	Commerce	±43,000
Multicare	Healthcare	7,439
Washington State Employees	Public Sector	6,838
CHI Franciscan	Healthcare	6,528
Local Public School District	Education	3,541
Pierce County Government	Public Sector	3,058
Bethel School District	Education	2,465
City of Tacoma	Government	2,251
State Farm Insurance	Insurance	2,150
Emerald Queen Casino	Gaming	2,082
Safeway	Retail	1,848



TACOMA AERIAL



Michael's

ROSS
DEALS FOR LESS

Target Center
KFC FASHION

9

TACO BELL

cricket

Advanced Auto Parts

Sprint

BIG 5

MEN'S WEARHOUSE

AT&T

JARED

COSTCO
WORLDWIDE SALES

BeyMo!

S 38th St ±31,000 ADT

±45,000 ADT

S 25,000 ADT

O'Reilly

McDonald's

TacoTime

Arby's

Ashley

Club-Guest

MATTRESS SMYTH

DOLLAR TREE

AREI

FIVE GUYS

verizon

QUALSTAR

petco

WORLD MARKET

JO-ANN

Subject

Wendy's

WELLS FARGO

ALBERT LEE

WELLS FARGO

WELLS FARGO

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S 16,000 ADT

Tacoma Mall Blvd ±15,000 ADT

±197,000 ADT

NORDSTROM

Tacoma Mall

Panera BREAD

JCPenney

DAVID'S

MOD

Firestone

H&M

AT&T

RESTAURANT

MOD

MOD

MOD

MOD

MOD

MOD

MOD

7-ELEVEN

Pizza Hut

7-ELEVEN

7-ELEVEN

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±16,000 ADT

S 48th St

No Off Ramp



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MATTIS PARTNERS

The Team

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