



PIONEER PLAZA/KIMBALL CENTER

6820 - 6978 Kimball Drive, Gig Harbor, WA 98335

FOR LEASE



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First Western Properties - Tacoma, Inc.

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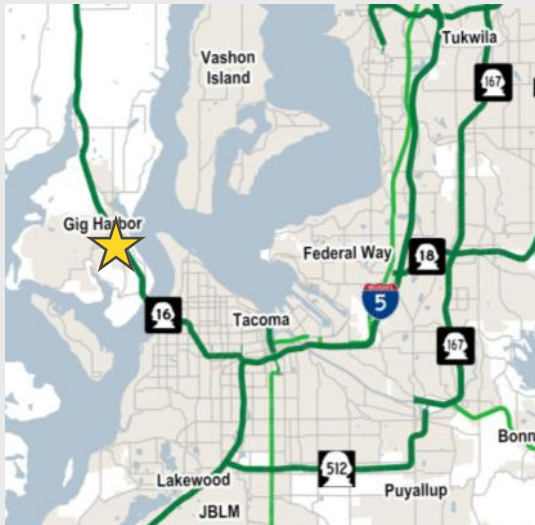
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LOCATION DETAILS

- 3.6 miles from Tacoma Narrows Bridge and Tacoma Narrows Airport
- Access provided from both Pioneer Way and Kimball Drive
- Traffic counts exiting Highway 16: 6,000 CPD
- Traffic counts Pioneer Way: 10,000 CPD



AVAILABLE

Neighboring centers under same ownership and management.

- 928 - 5,923 sf available
- \$20.00 per square foot, plus NNN

Property Highlights

- Excellent location just off Highway 16
- Mature neighborhood/convenience center
- High income demographics and dense population
- Captive area market
- Direct access from 4 points off Kimball Drive
- Retail and warehouse/storage space available
- Great mix of local and national tenants
- Monument signage available

TENANTS



DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	4,744	23,134	59,137
Average HH Income	\$81,393	\$101,091	\$100,164
Daytime Population	5,905	21,116	38,700



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SUITE	TENANT	SQ. FT.	RATE
6978	Gig Harbor Dry Cleaners	1,953	Leased
6968	Available	1,494	\$20.00 psf, NNN
6950	Kimball Espresso/Gallery	1,200	Leased
6946	Clark's Jewelers	600	Leased
6940	Available	1,200	\$20.00 psf, NNN
6932	Ultimate Looks Hair Design	1,632	Leased
6908	Burger King	3,200	Leased
6876/6878	Available	1,995	\$20.00 psf, NNN
6889	Available	928	\$20.00 psf, NNN
6909	Available	3,000	\$20.00 psf, NNN
6820A #1, #2	Kinza Teriyaki	1,616	Lease
6820A #3	The Village Barber	813	Leased
6820A #4	Subway	1,175	Leased
6820A #5, #6 ½	Microlynx	1,363	Leased
6820A #6 ½, #7, #8	Harbor Farms Meat & Seafood	2,281	Leased
6820A #9, #10	Benjamin Moore Paint	1,650	Leased
6820B #1, #2, #3	Old Town Bicycle	2,800	Leased
6820B #4	TNT Nail & Spa	894	Leased
6820B #5	Jackson-Hewitt	656	Leased
6820B #6	Alexei Salon	900	Leased
6820C #3	Wet Coast Brewery	3,015	Leased
6823D&E	Harbor Dance	7,170	Leased



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