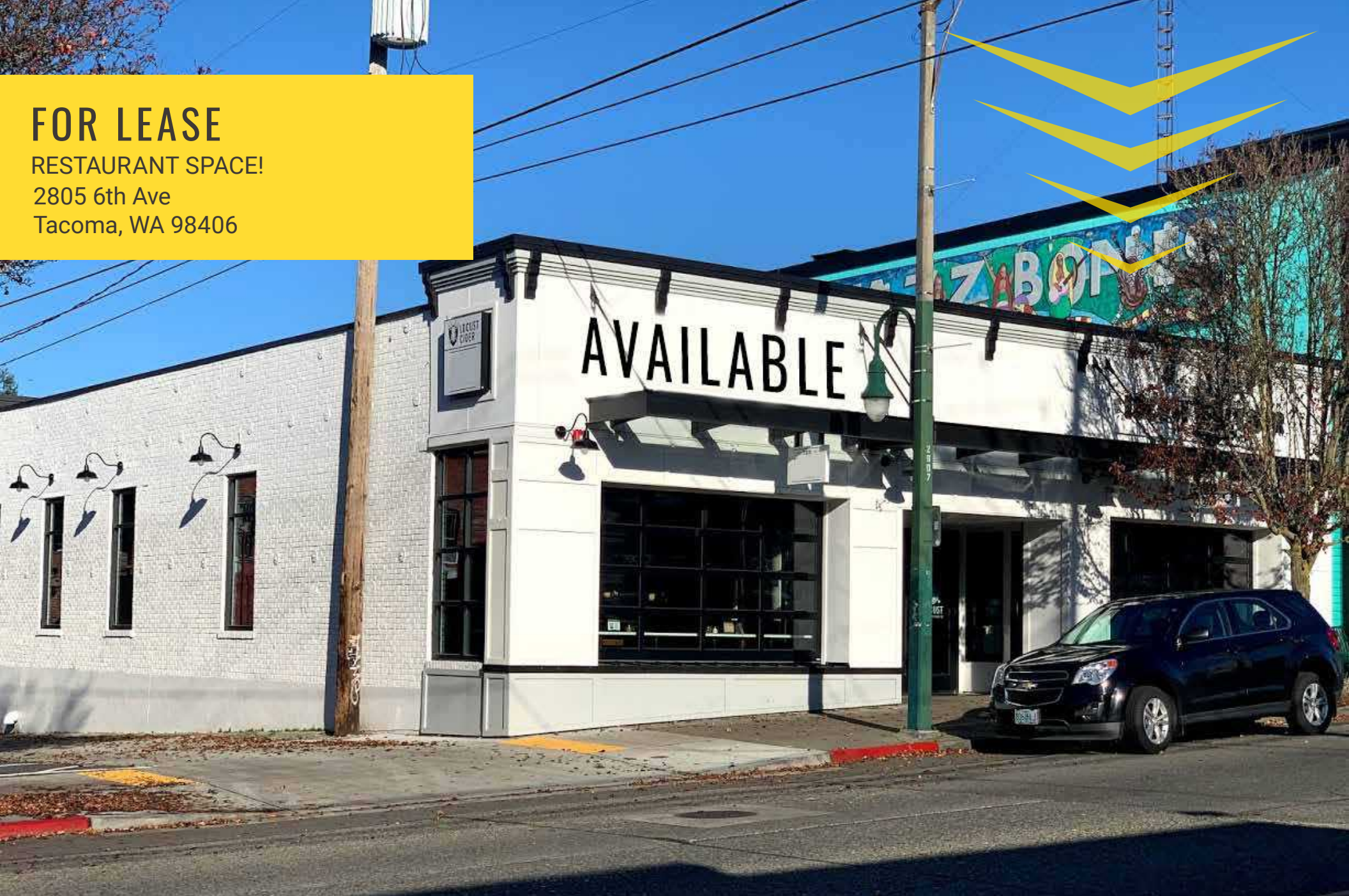


FOR LEASE

RESTAURANT SPACE!

2805 6th Ave

Tacoma, WA 98406



6TH AVE RESTAURANT

Josh Parnell | Justin Holmes

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

6TH AVE RESTAURANT located next door to Locust Cider and across from busy 6th Ave Business District tenants such as Asado, Original Pancake House and next to Jazzbones. The district has become Tacoma's go-to place for an entertaining evening or a refreshing daytime walk. 6th Ave business district hosts events throughout the year including food tours, community gatherings, as well as their annual Art on the Ave and Santa Parade.

2805 6TH AVE:

2,661 SF \$30.00 PSF PLUS \$9.00 NNN

- Brand new facade, entryway, roof and building remodel.
- FF&E included with the space.
- Estimated NNN amount includes utilities.
- Private parking (9 stalls) included next to the space



Population



Average HH Income



Daytime Population

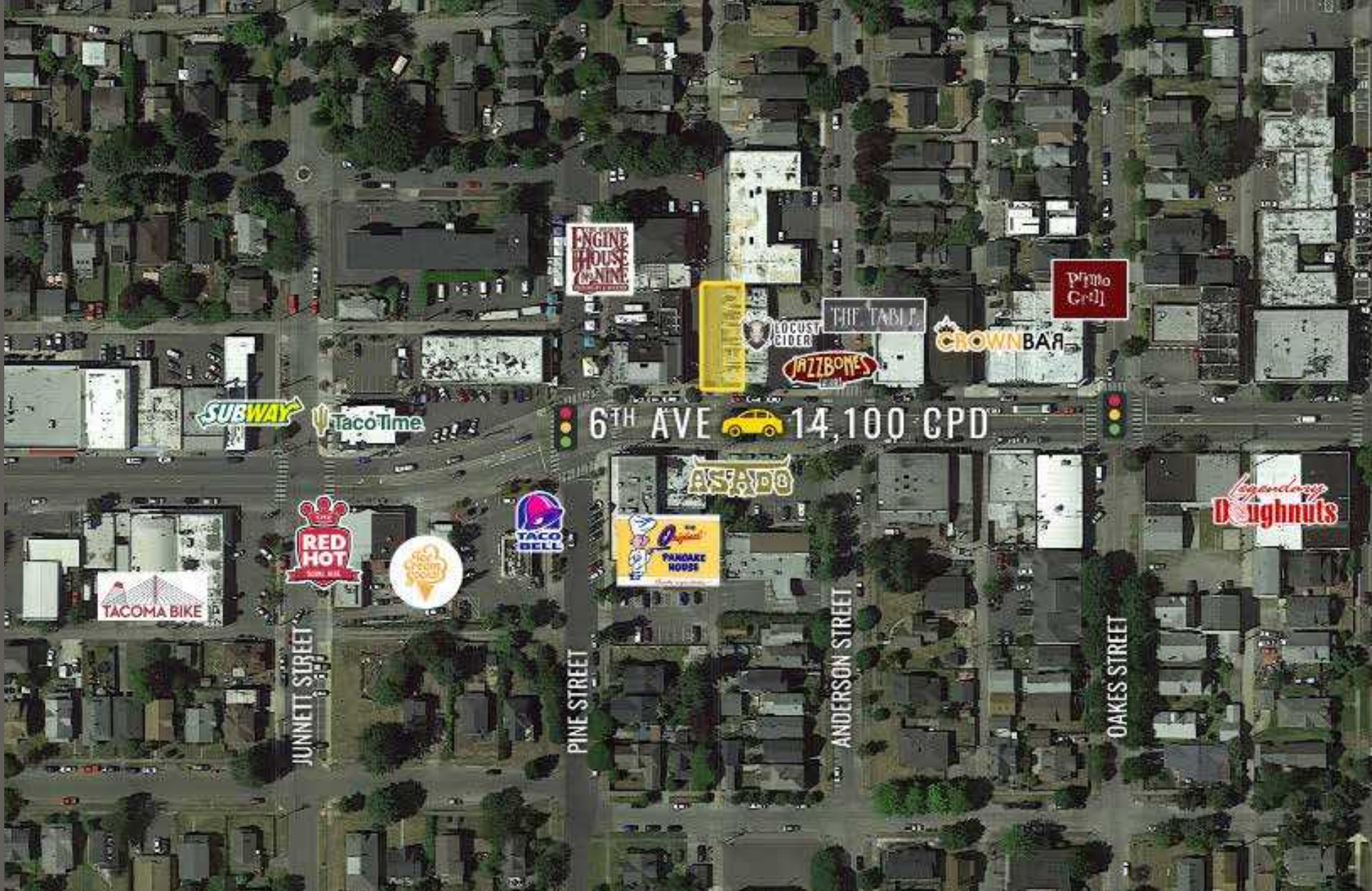
Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	25,176	\$93,405	20,075
Mile 3	115,234	\$80,765	95,496
Mile 5	238,835	\$87,696	193,111

NEARBY TENANTS



LOCATION DETAILS



Located moments from University of Puget Sound

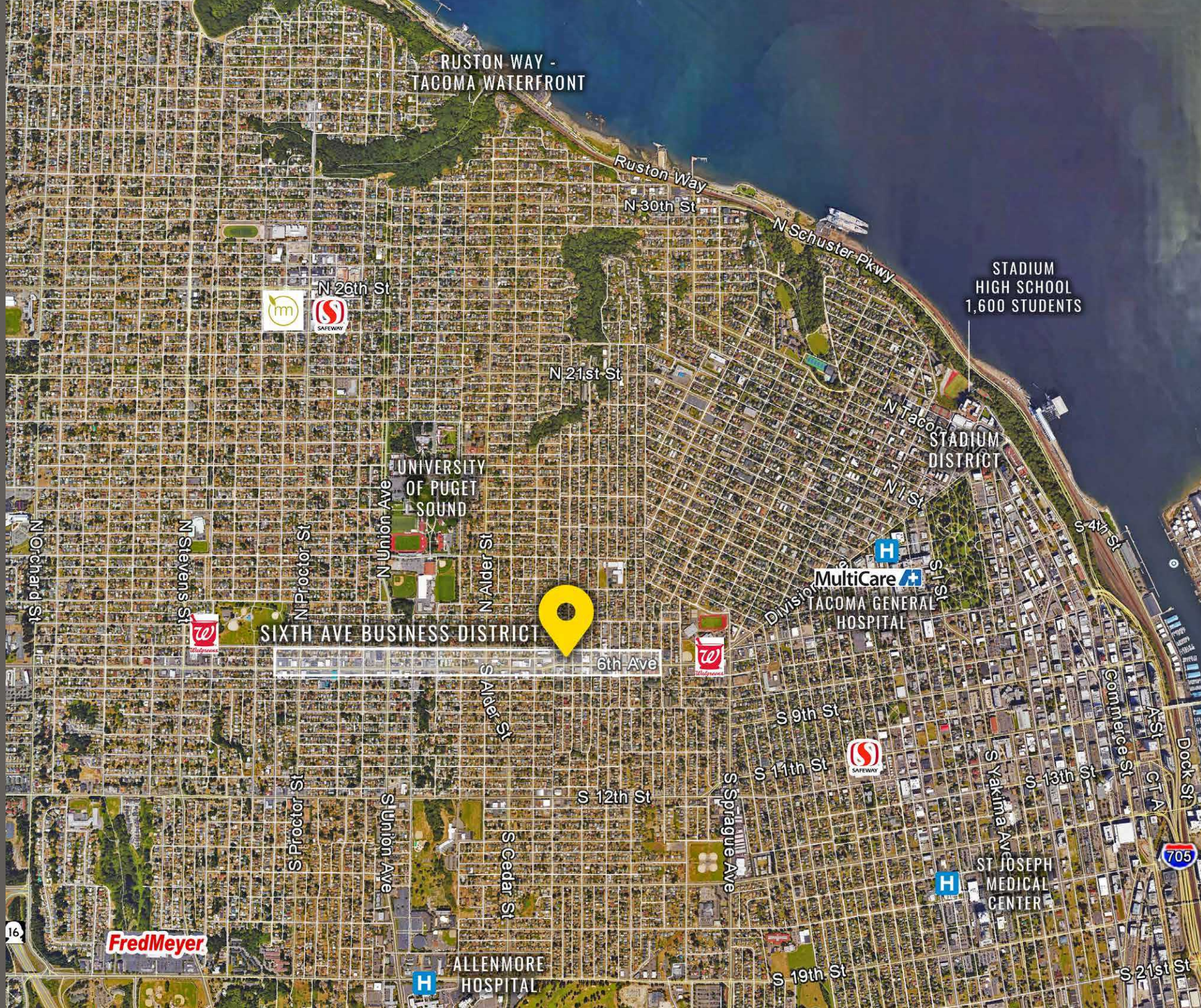


Located in the 6th Ave Business District



14,100 CPD
6th Avenue

LOCATION AERIAL



RUSTON WAY - TACOMA WATERFRONT

STADIUM HIGH SCHOOL
1,600 STUDENTS

UNIVERSITY OF PUGET SOUND

SIXTH AVE BUSINESS DISTRICT

MultiCare
TACOMA GENERAL HOSPITAL

ST JOSEPH MEDICAL CENTER

ALLENMORE HOSPITAL

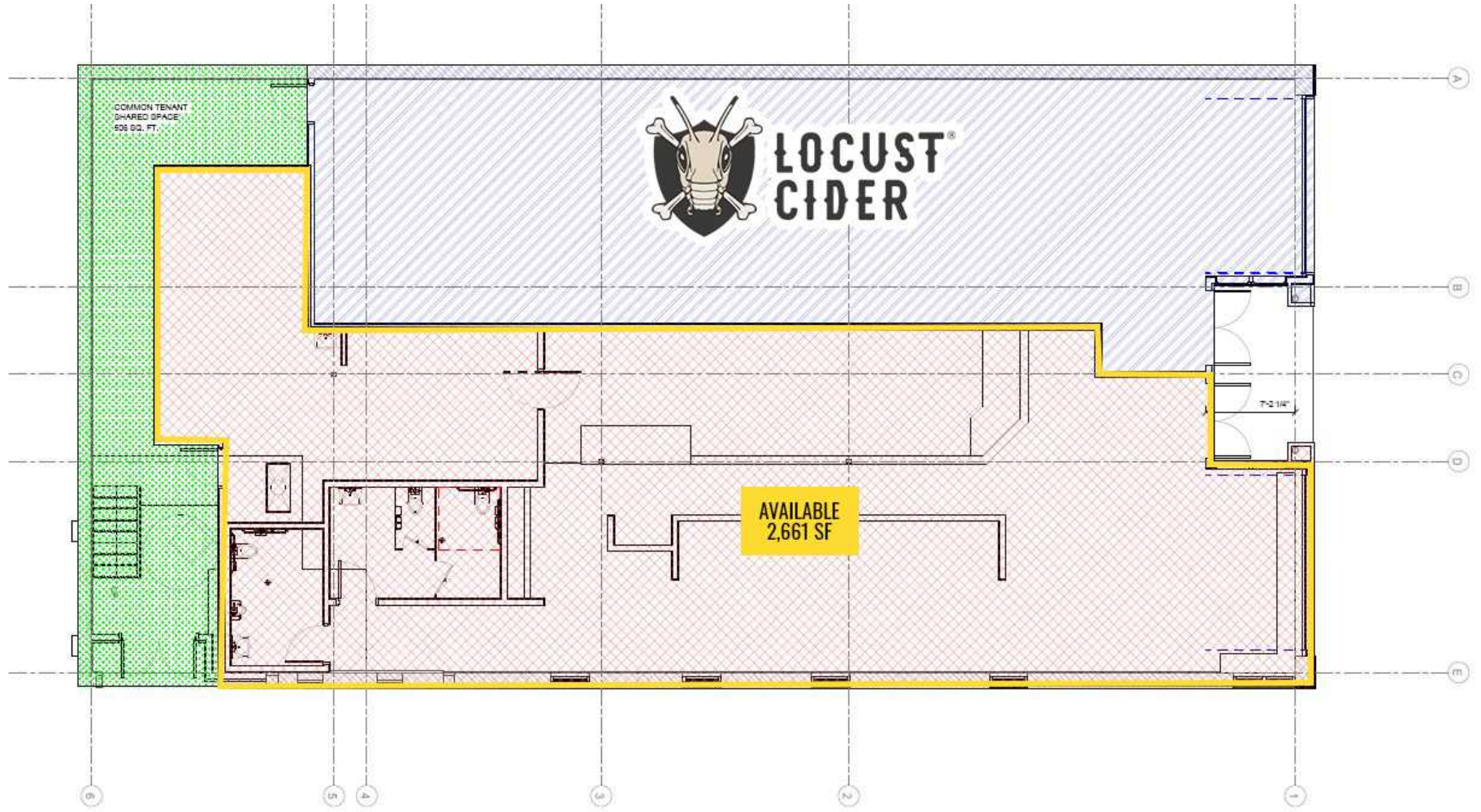
Fred Meyer



16

705

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



RETAIL FOCUSED. RESULTS DRIVEN.

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