

FOR LEASE

South 23rd Street & Jefferson Avenue
Tacoma, WA 98402



SOUTH 23RD STREET

JEFFERSON AVENUE



**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: Q4 2019
- 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

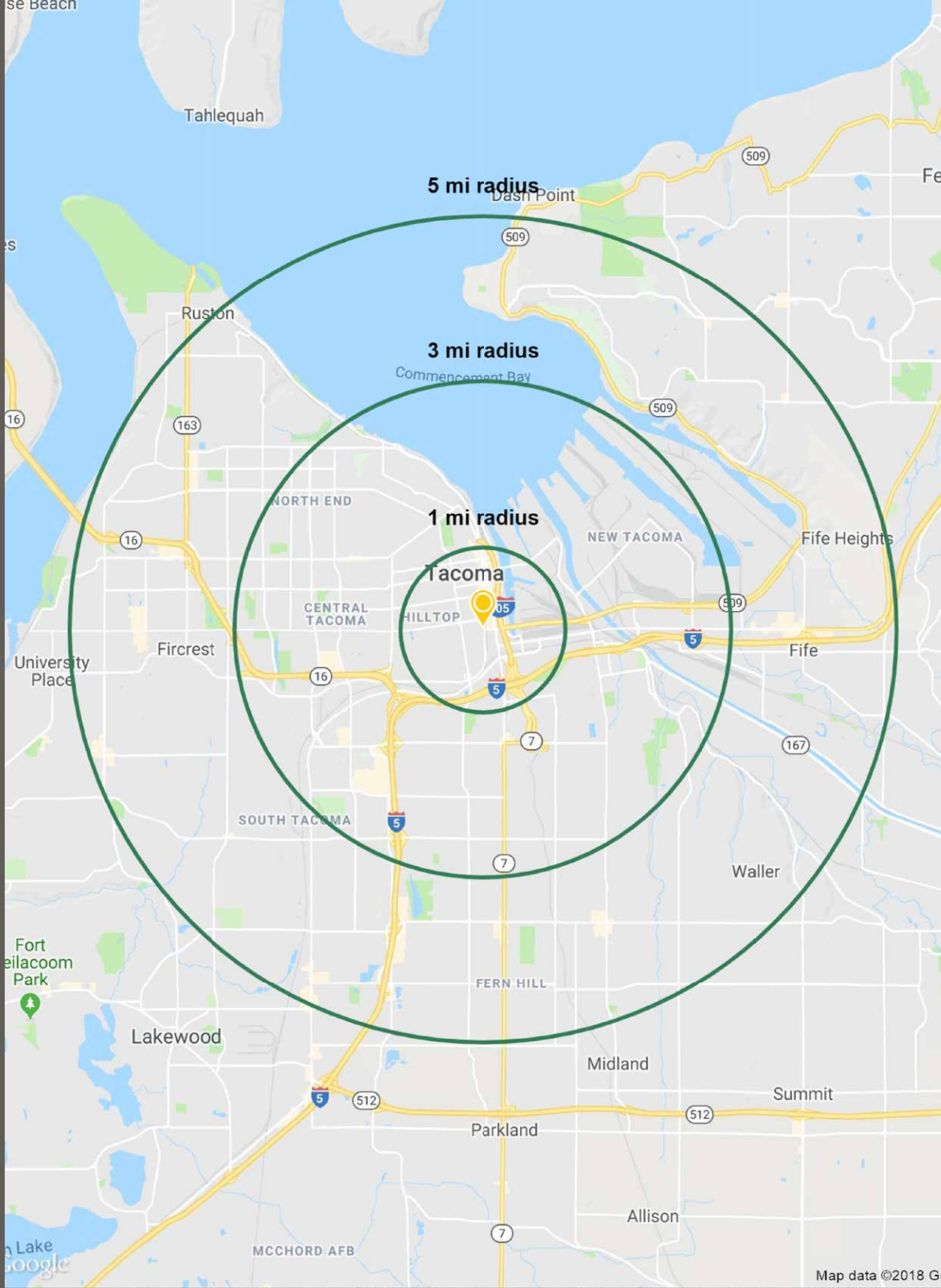
Mile 1	Mile 2	Mile 3
17,020	107,801	265,540

AVERAGE HH INCOME

Mile 1	Mile 2	Mile 3
\$56,509	\$74,486	\$84,497

DAYTIME POPULATION

Mile 1	Mile 2	Mile 3
44,278	128,967	231,035

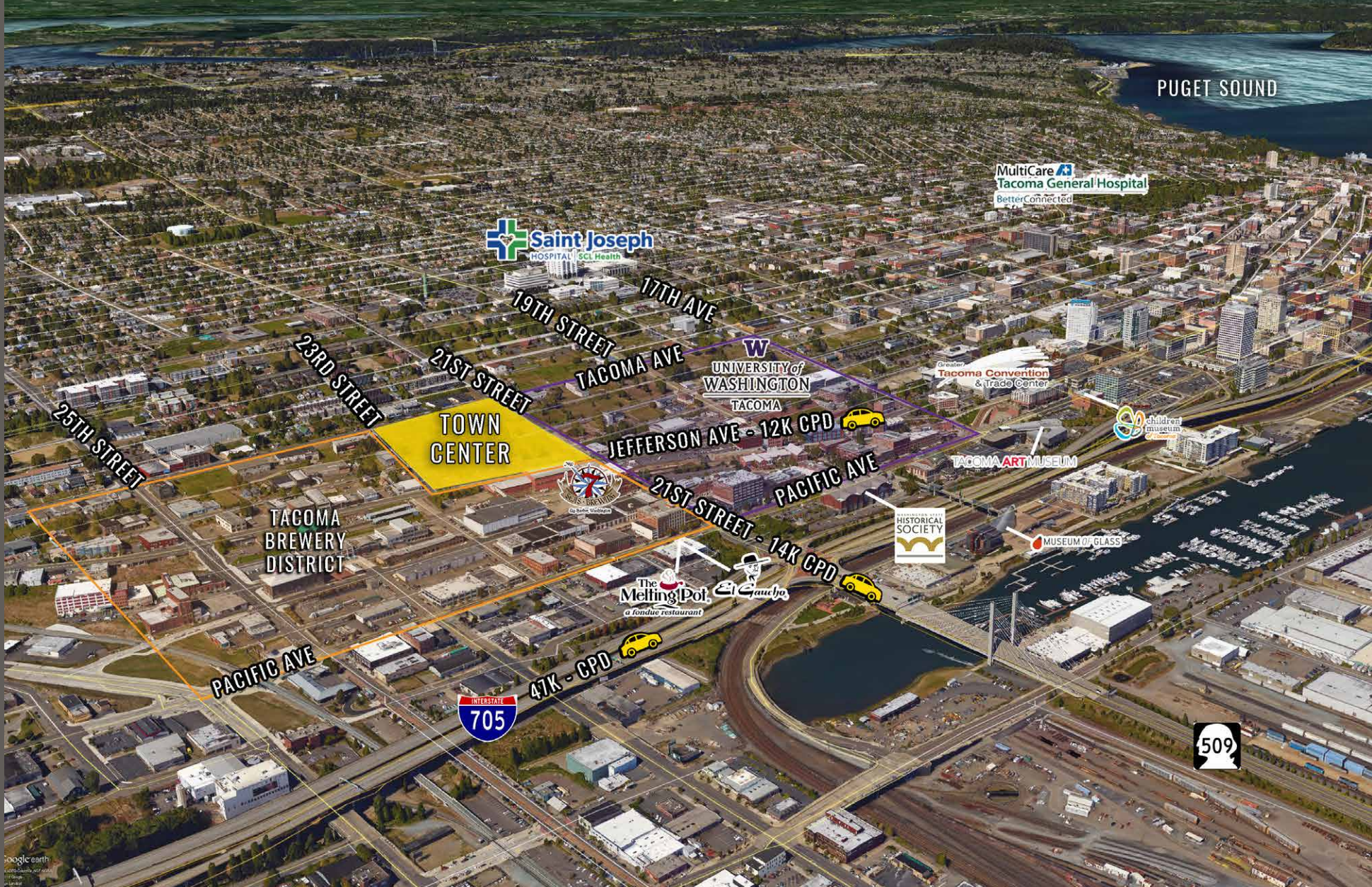


SUMMARY



LOCATION DETAILS

PUGET SOUND



Located moments from I-705 & SR-509



Located close to University of Washington Tacoma

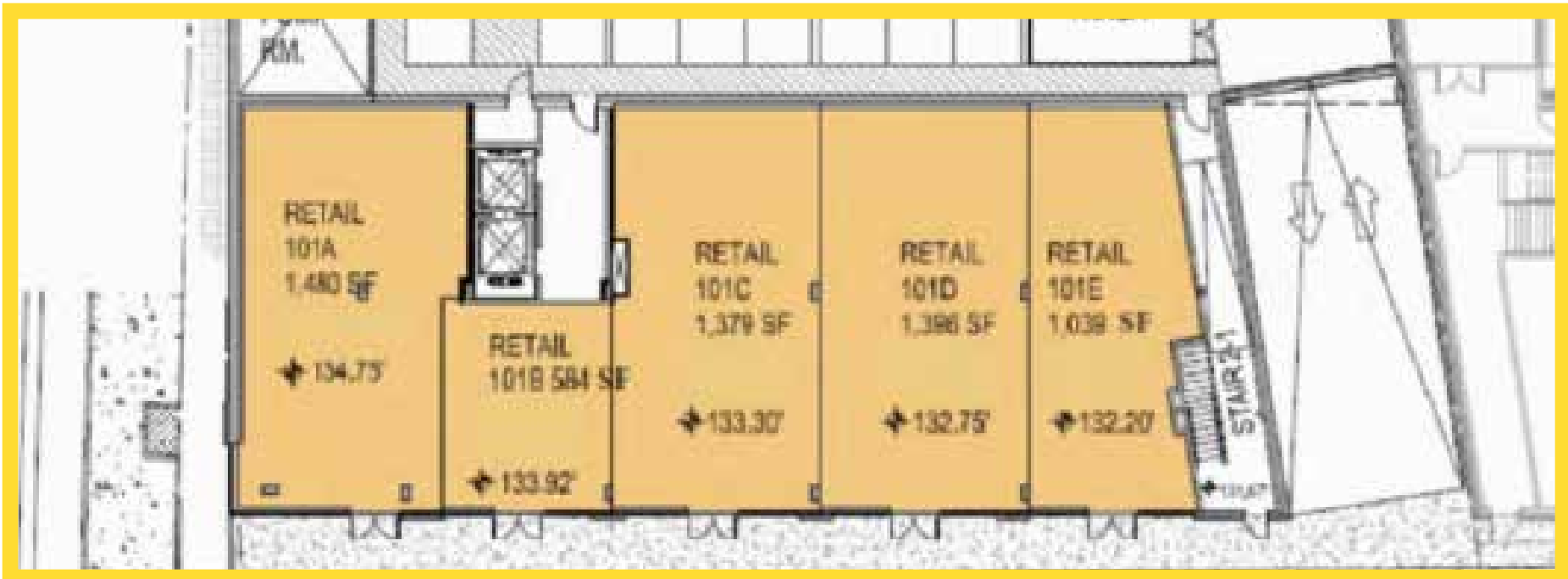
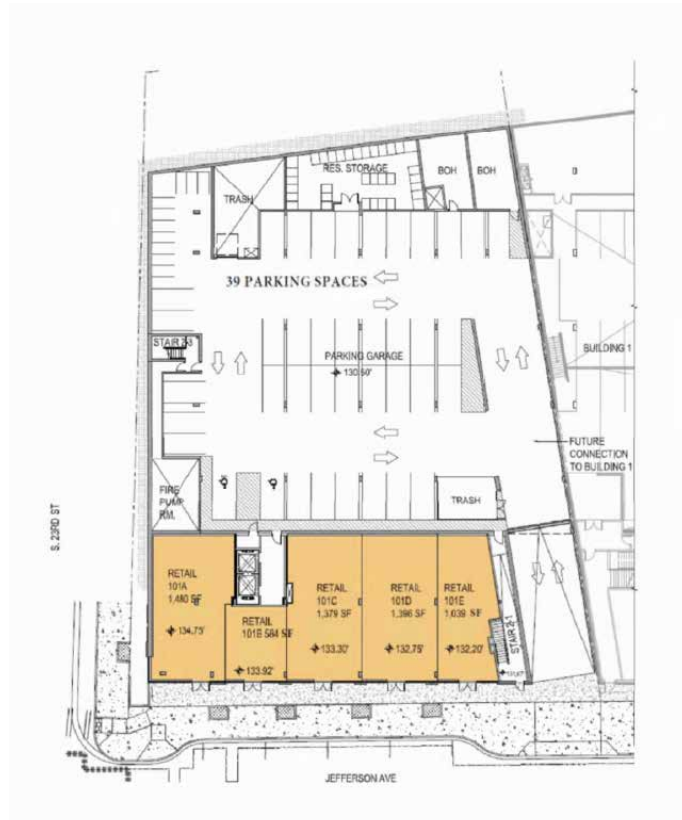


14,000 CPD 21st Street



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



RETAIL FOCUSED. RESULTS DRIVEN.

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