



TACOMA CENTRAL

3130-3408 S 23rd Street, Tacoma, WA 98405

FOR
LEASE



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First Western Properties - Tacoma, Inc.

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LOCATION DETAILS

- Just 1 block off of Highway 16; exit 1B
- Four access points from two streets
- Traffic counts State Route 16:
129,000+ CPD
- Traffic counts on Union Avenue:
19,000+ CPD



AVAILABLE

Prominent inline space available

- 1,205 square feet (former Subway)
- \$40.00 per SF, plus NNN (est. \$8.46 psf)

Property Highlights

- Anchored by Target, TJ Maxx, PetsMart, Office Depot, and Hobby Lobby
- Center draws customers from Allenmore Hospital, North Tacoma, Proctor District and University of Puget Sound areas
- Property borders Hwy 16 with incredible freeway visibility
- Adjacent to new Super Walmart
- Near Allenmore Multicare Campus with 3,000+- Employees

DEMOGRAPHICS 2017	Mile 1	Mile 3	Mile 5
Population	9,077	130,488	250,575
Average HH Income	\$50,054	\$59,152	\$62,915
Daytime Population	16,005	134,584	212,847

TENANTS



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SUITE	TENANT	SQ. FT.	RATE
NAP	Target	124,042	Leased
405	Famous Footwear	6,000	Leased
203	Carter's	4,836	Leased
C1	Payless ShoeSource	2,932	Leased
D1	TJ Maxx	25,160	Leased
E3	Bath & Body Works	3,269	Leased
E2	Dollar Tree	8,730	Leased
E3	GNC	960	Leased
F1	GameStop	1,196	Leased
F2	Available	1,205	\$40 psf, plus NNN
F3	Liquor Store	1,447	Leased
F4	Nail Pro	1,500	Leased
F5	Sally Beauty Supply	1,830	Leased
F6	Jenny Craig	2,400	Leased
F7	Teriyaki	2,000	Leased
F8	Top Cleaners	1,168	Leased
F9	Great Clips	1,200	Leased
NAP	Hobby Lobby	-	Leased
J1	PetsMart	16,859	Leased
K1	Office Depot	22,880	Leased
L2	Berotolino Brothers Coffee	1,050	Leased
L1	Little Caesars Pizza	1050	Leased
B1	Shari's	3,909	Leased
NAP	Bank of America	4,805	Leased



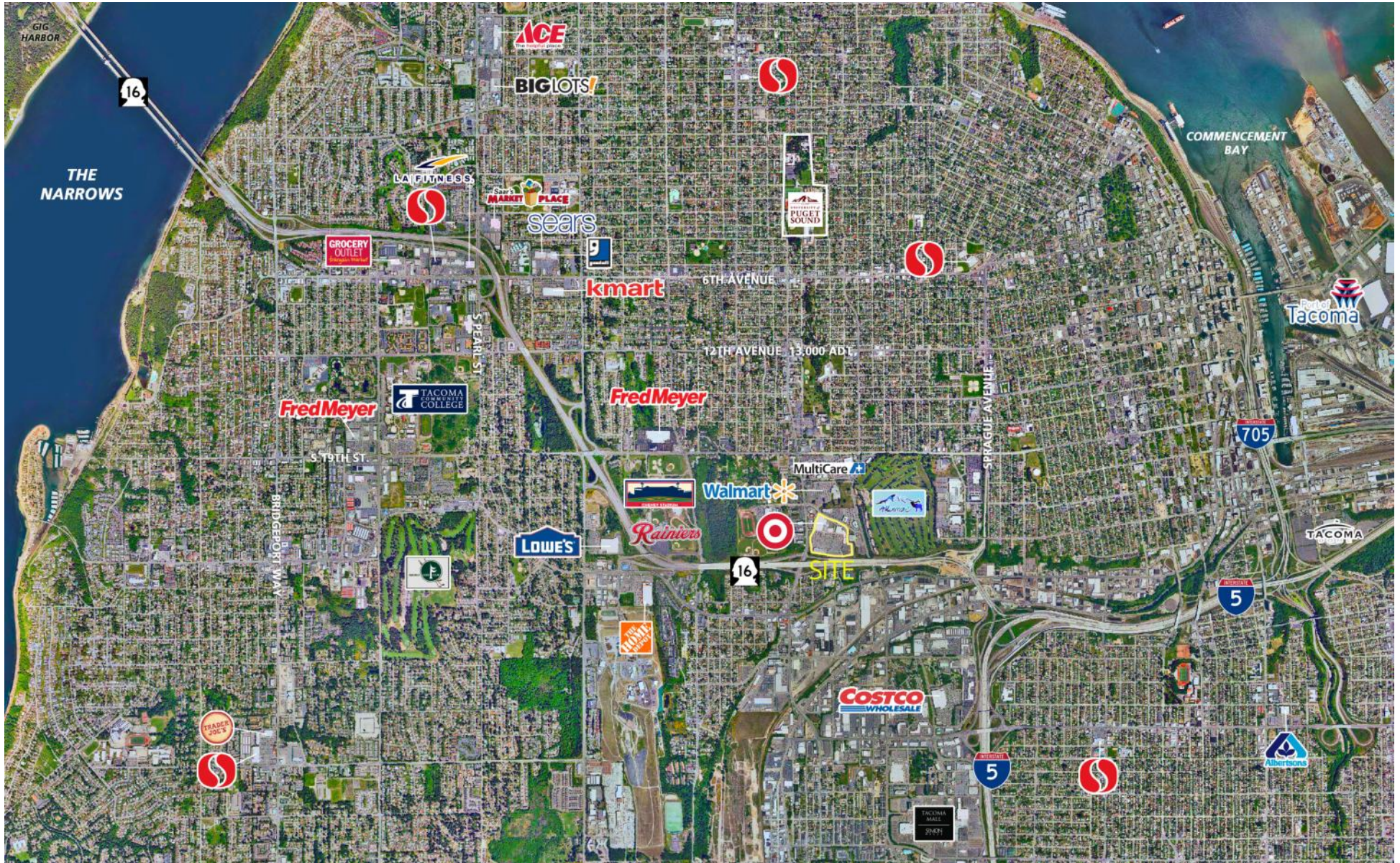
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