



WESTGATE NORTH

2601 N Pearl Street, Tacoma, WA 98407

FOR
LEASE



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First Western Properties - Tacoma, Inc.

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LOCATION DETAILS

- One mile North of Highway 16; exit 3
- Just 1.3 miles away from Tacoma's Proctor District
- Traffic counts N Pearl Street: 23,000 CPD
- Traffic counts N 30th Street & N 26th Street: 7,000 CPD (each)
- Pylon signage available



AVAILABLE

Inline shop space available

- 1,100 sf & 5,000 sf available immediately
- 5,133 sf potentially available or current tenant can be downsized
- \$20.00 - \$24.00 per square foot, plus NNN

Property Highlights

- Located in affluent North Tacoma area.
- Safeway and Ace Hardware anchored center
- Abundant parking field
- Excellent access with 8 ingress and egress points
- Neighboring tenants include: Albertsons & Big Lots

DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	15,937	80,006	163,511
Average HH Income	\$66,712	\$72,671	\$69,628
Daytime Population	8,684	51,852	154,253

TENANTS

SAFeway

ACE
Hardware

CHASE

KeyBank

Round Table
PIZZA

PET PROS

ANYTIME
FITNESS.

KUMON®
MATH. READING. SUCCESS.

SUBWAY



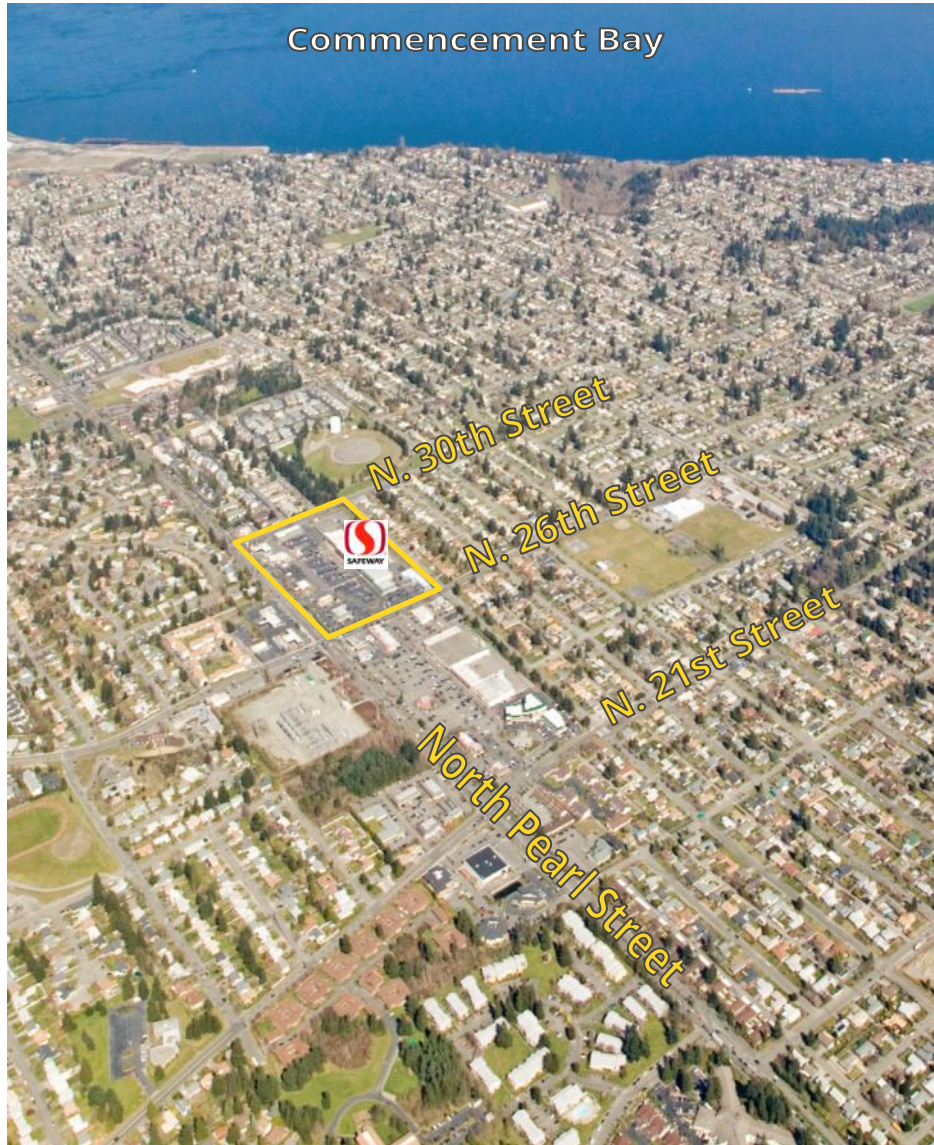
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SUITE	TENANT	SQ. FT.	RATE
A5701	Elite Physical Therapy	2,200	Leased
5703	Kumon Learning Center	1,466	Leased
5705B	911 Driving School	1,596	Leased
5705A	Available	3,537	Call for Details
5719	Curves	2,900	Leased
5723	Chase	3,564	Leased
2621	Available	1,100	\$22.00-\$24.00 psf, NNN
2623	Anytime Fitness	4,500	Leased
2627	Liquor Store	5,238	Leased
2629	Available	5,000	\$20.00-\$22.00 psf, NNN
2631A/29B	Oscar Nails & Spa	2,600	Leased
2631	WineStyles	2,400	Leased
2601	Safeway	55,946	Leased
2661	The UPS Store	1,900	Leased
2665	Pet Pros	2,904	Leased
3702	Ace Hardware	12,943	Leased
2719	Soundview Vet Hospital	1,250	Leased
2721	Westgate Barber	1,250	Leased
2723	Flying Fish Sushi & Teriyaki	1,250	Leased
2725	Pho Restaurant	1,250	Leased
2725	Calico Threads Sewing & Fabrics	1,750	Leased
2729	Subway	1,750	Leased
2601A	Roundtable Pizza	3,500	Leased
2601B	Yeti Yogurt	1,500	Leased
Pad	Safeway Gas	-	Leased
Pad	KFC and A&W	2,341	Leased
2633	Key Bank	3,500	Leased
2615	Taco Bell	2,304	Leased



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