



EMERSON COURTYARD

4040 South Orchard Street, Fircrest, WA

FOR
LEASE



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First Western Properties - Tacoma, Inc.

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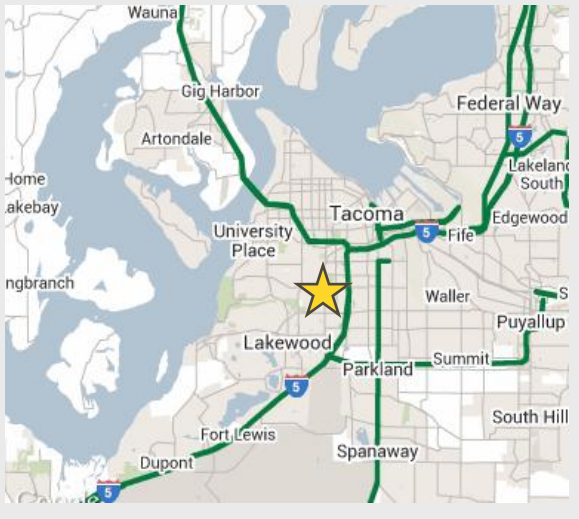
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LOCATION DETAILS

- Located just moments away from Highway 16.
- Traffic counts South Orchard St: 19,000 Cars Per Day
- Traffic counts on Emerson street: 14,000 Cars Per Day
- Pylon Signage available



AVAILABLE

- 1,200 SF spaces available
- \$18.00 Per square foot, plus NNN for retail spaces.
- \$10.00 Per square foot, plus NNN for lower level office units.
- NNN = \$4.85
- Build to Suit Opportunity—up to 30,000 SF available

Property Highlights

- Located in the heart of Tacoma and adjacent to Fircrest and University Place.
- Join MVP Physical Therapy, Emerson Dental, Edward Jones, Scrap That! and more!
- Site has close access to Highway 16 and Interstate 5.
- Phase Two coming soon! Up to 15,000 SF available for Build to Suit

DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	11,116	117,188	275,590
Average HH Income	\$67,948	\$61,902	\$63,025
Daytime Population	8,443	91,980	230,432

TENANTS



Edward Jones®



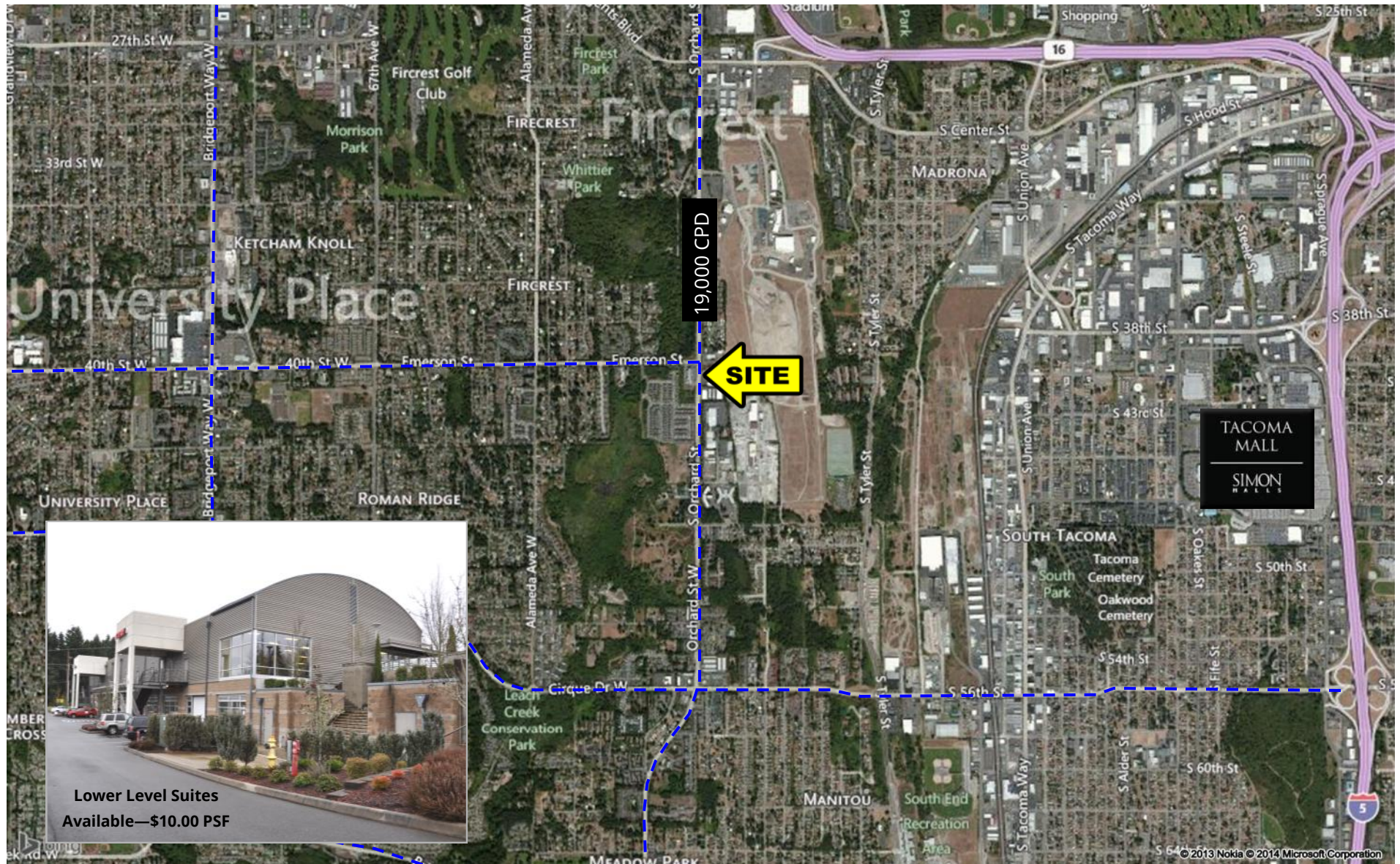
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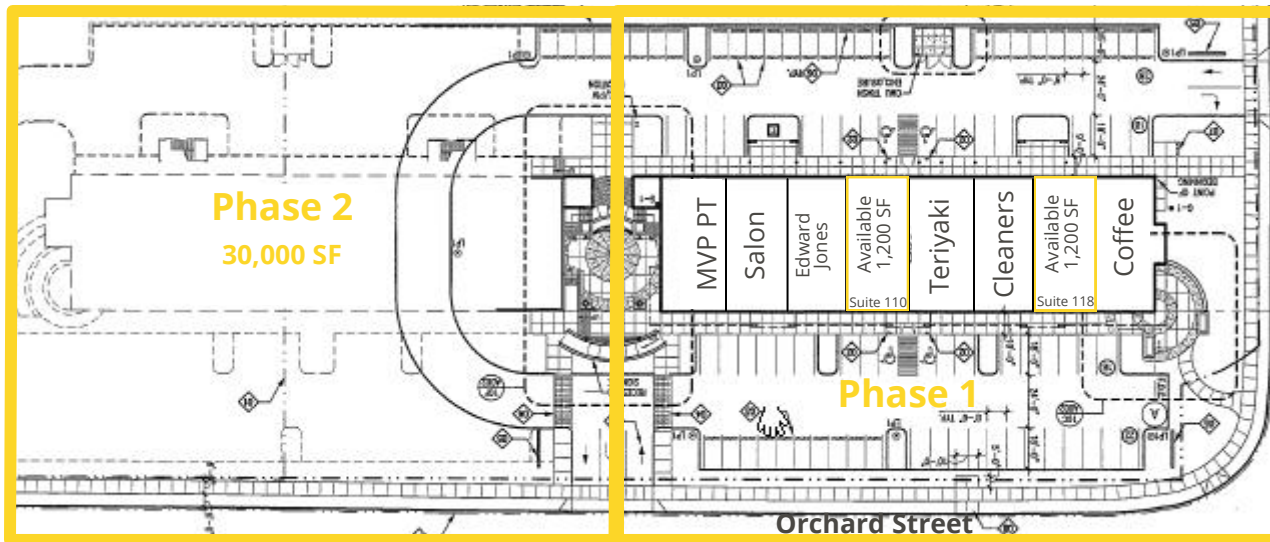
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Unit	Lease Name
100	MVP Physical Therapy
106	Miho Salon
108	Edward Jones & Co #1
110	Available 1,200 SF
112	Sarah's Nails
114	Orchard Cleaners
116	Happy at the Bay #16
118	Available 1,200 SF
120	De Lisio Coffee Co.
200-202	Emerson Dental / Phu
204	Scrap That
206	Available 1,200 SF
208	JR Sampson Company
210-212	Be Fit Tacoma
214	The Image Studio of
220	Available 1,200 SF



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