

# FOR LEASE

4020 South Steele Street  
Tacoma, WA 98409



## YUEN LUI SQUARE

Patric Grissom

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



4020 SOUTH STEELE ST:

SUITE 103: 1,728 SF \$20.00 PSF, PLUS NNN

SUITE 108: 2,592 SF \$20.00 PSF, PLUS NNN

- NNN's currently \$5.49 PSF
- Great Tacoma Mall Area location
- Excellent retail synergy in the immediate area
- Adjacent to Apex Apartments



Population



Average HH Income

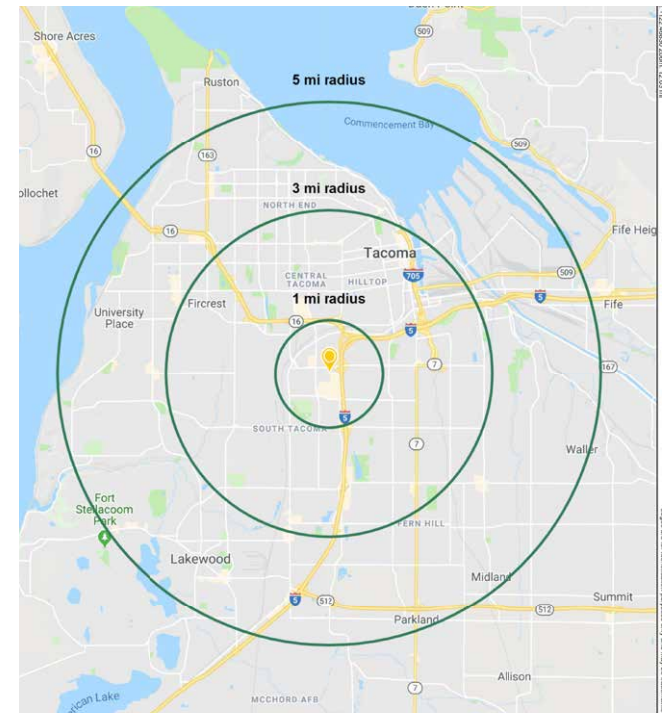


Daytime Population

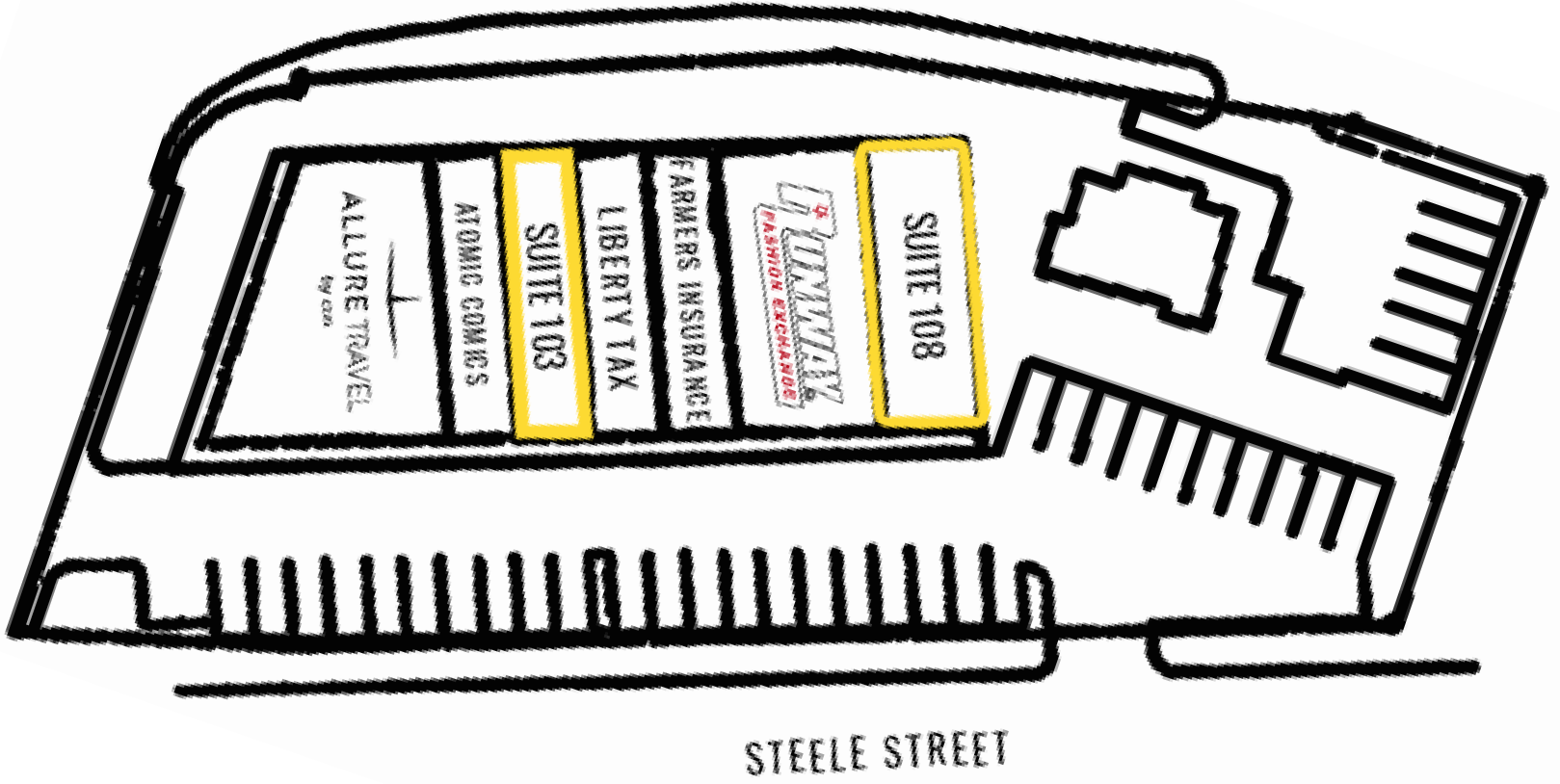
Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	13,606	\$63,376	17,230
Mile 3	142,707	\$72,894	145,480
Mile 5	296,638	\$79,081	250,800

TENANTS

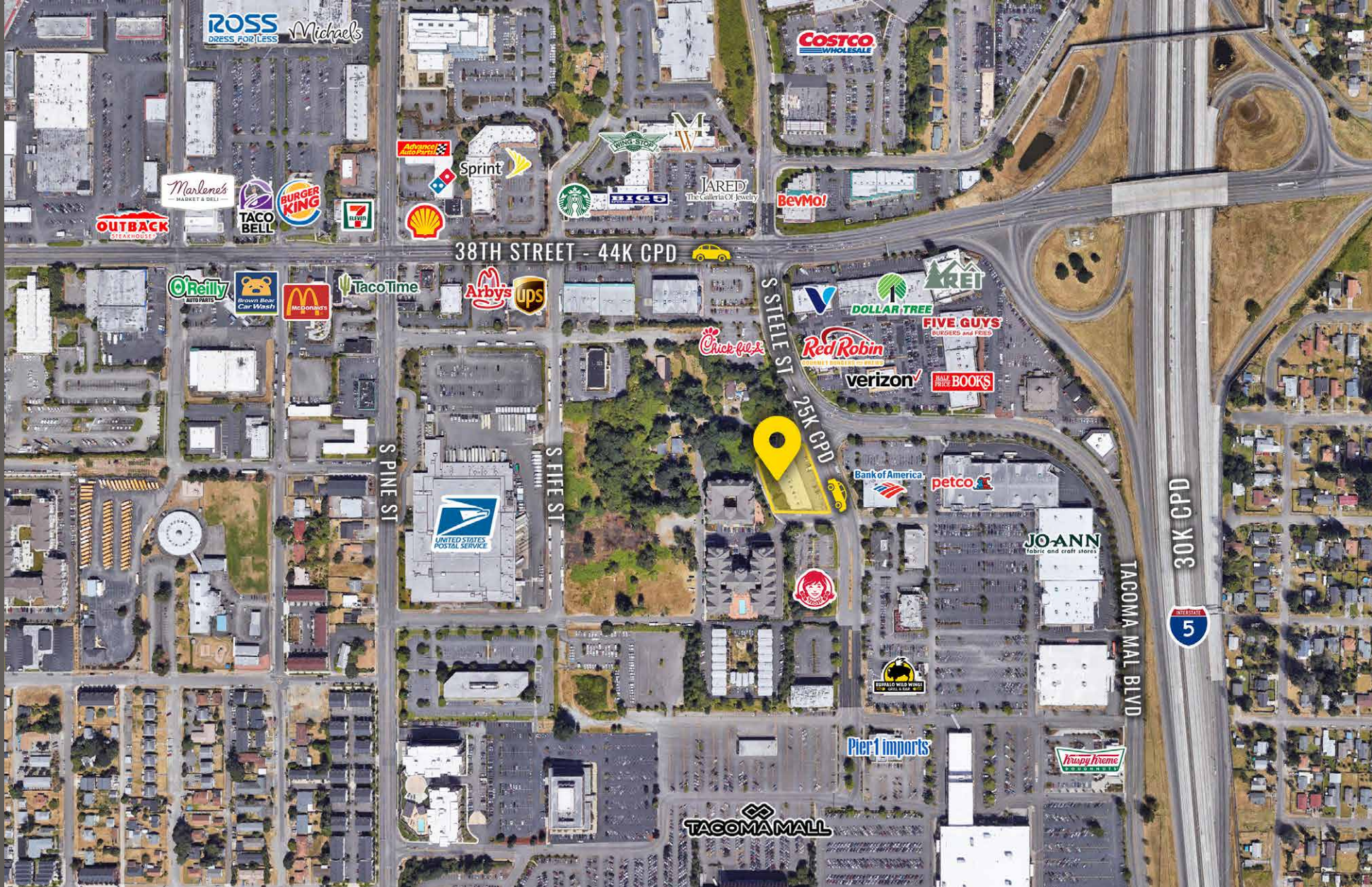


SITE PLAN





LOCATION DETAILS



Located moments from I-5 & HWY 16



Located close to the Tacoma Mall



25,000 CPD S Steele Street



44,000 CPD 38th Street



LOCATION AERIAL

TJ-maxx  
 PET SMART  
 TARGET  
 Office DEPOT  
 HOBBY LOBBY

Michaels  
 OUTBACK STEAKHOUSE  
 K&G FASHION SUPERSTORE  
 BURGER KING  
 TACO BELL  
 Ross DRESS FOR LESS  
 Marlene's MARKET & DELI

Starbucks  
 WING STOP  
 JARED The Galleria Of Jewelry  
 BIG 5  
 at&t  
 SKECHERS

38TH STREET - 44K CPD



FedEx Kinko's  
 DOLLAR TREE  
 SAFEWAY  
 HALF PRICE BOOKS  
 Red Robin  
 Bright Now! DENTAL  
 REI  
 verizon

NORDSTROM  
 JCPenney  
 macy's  
 FOREVER 21  
 H&M

TACOMA MALL  
 Firestone  
 BEST BUY  
 AZTECA  
 GOODYEAR  
 Pier 1 Imports  
 Petco  
 World Market  
 OfficeMax  
 JO-ANN fabric and craft stores  
 ALBERT LEE Major Appliances Since 1939  
 petco

47TH STREET

30K CPD





**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

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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