

FOR LEASE

3518 6th Avenue
Tacoma, WA 98406



POOLE'S CORNER

Don Whittles | Tim Weber | Jeremiah Durr | Blake Weber

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

3518 6TH AVENUE:

1,583 SF \$22.00 PSF PLUS \$8.50 NNN

- Cooler and most FF&E included
- Mixed use building located off bustling 6th Avenue Business District area and North Tacoma neighborhoods
- Unsurpassed street visibility
- Street parking and under building parking available
- Building has elevator access to all floors & under building parking area
- 1.4 miles from Highway 16 & 2.6 miles from I-5
- Three blocks from University of Puget Sound



Population



Average HH Income

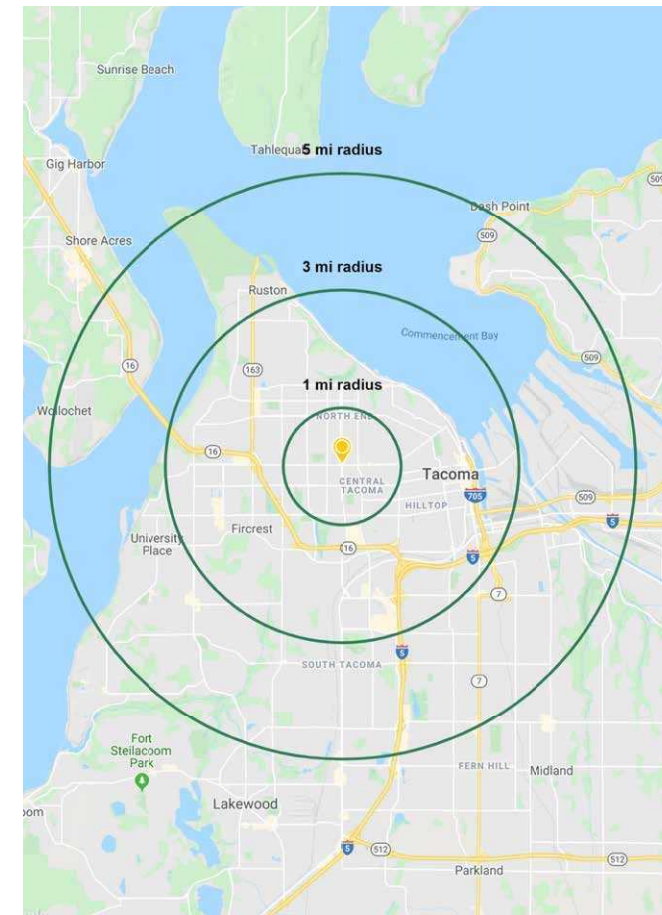


Daytime Population

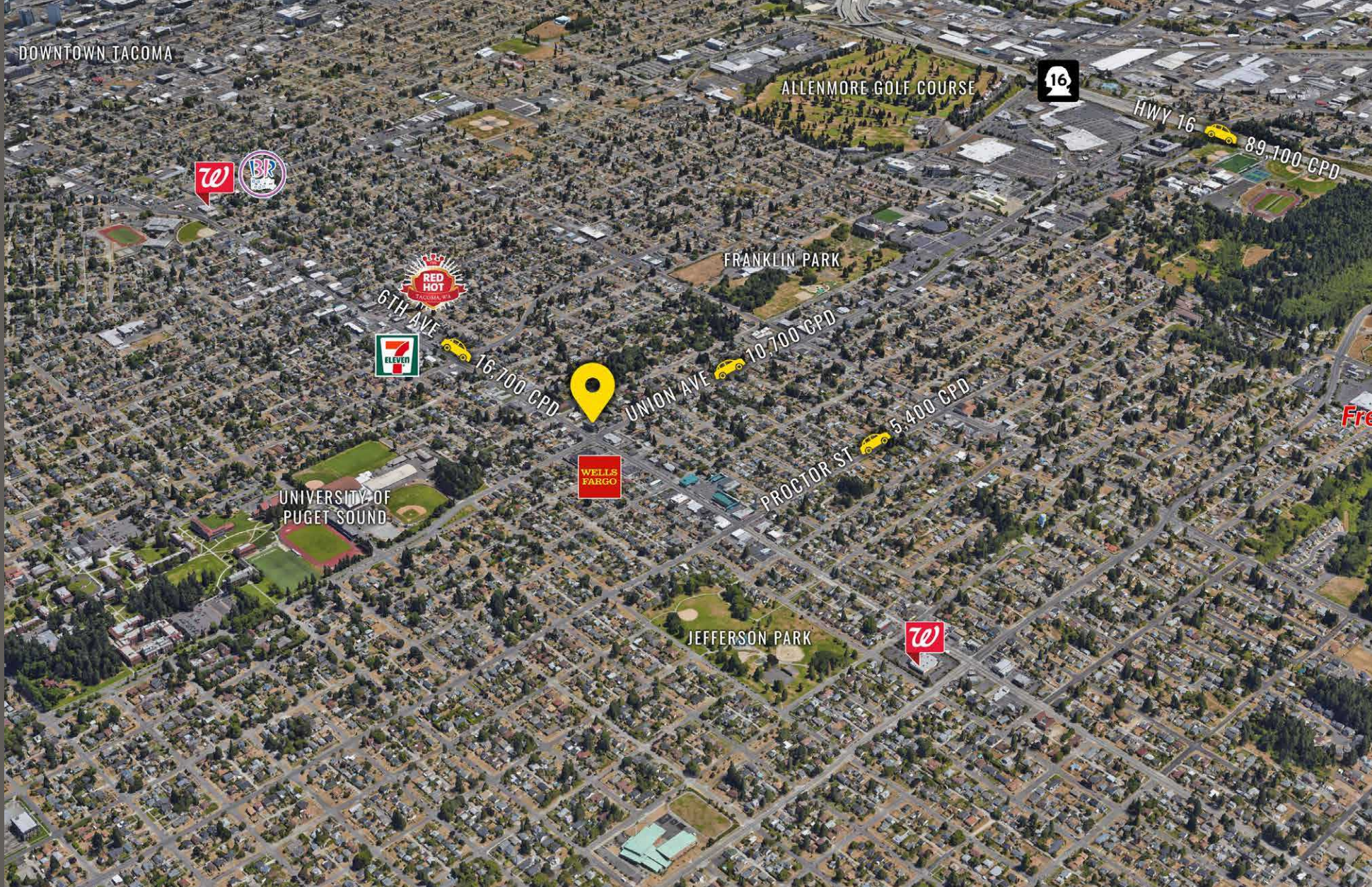
Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	22,419	\$95,597	12,791
Mile 3	120,018	\$83,676	132,907
Mile 5	233,608	\$87,385	202,778

NEARBY TENANTS



LOCATION DETAILS



Located moments from
HWY 16



Located in the Sixth Ave
Business District



16,700 CPD
6th Ave



10,700 CPD
Union Ave

LOCATION AERIAL



RUSTON WAY -
TACOMA WATERFRONT

STADIUM
HIGH SCHOOL
1,600 STUDENTS

UNIVERSITY
OF PUGET
SOUND

SIXTH AVE BUSINESS DISTRICT

TACOMA GENERAL
HOSPITAL

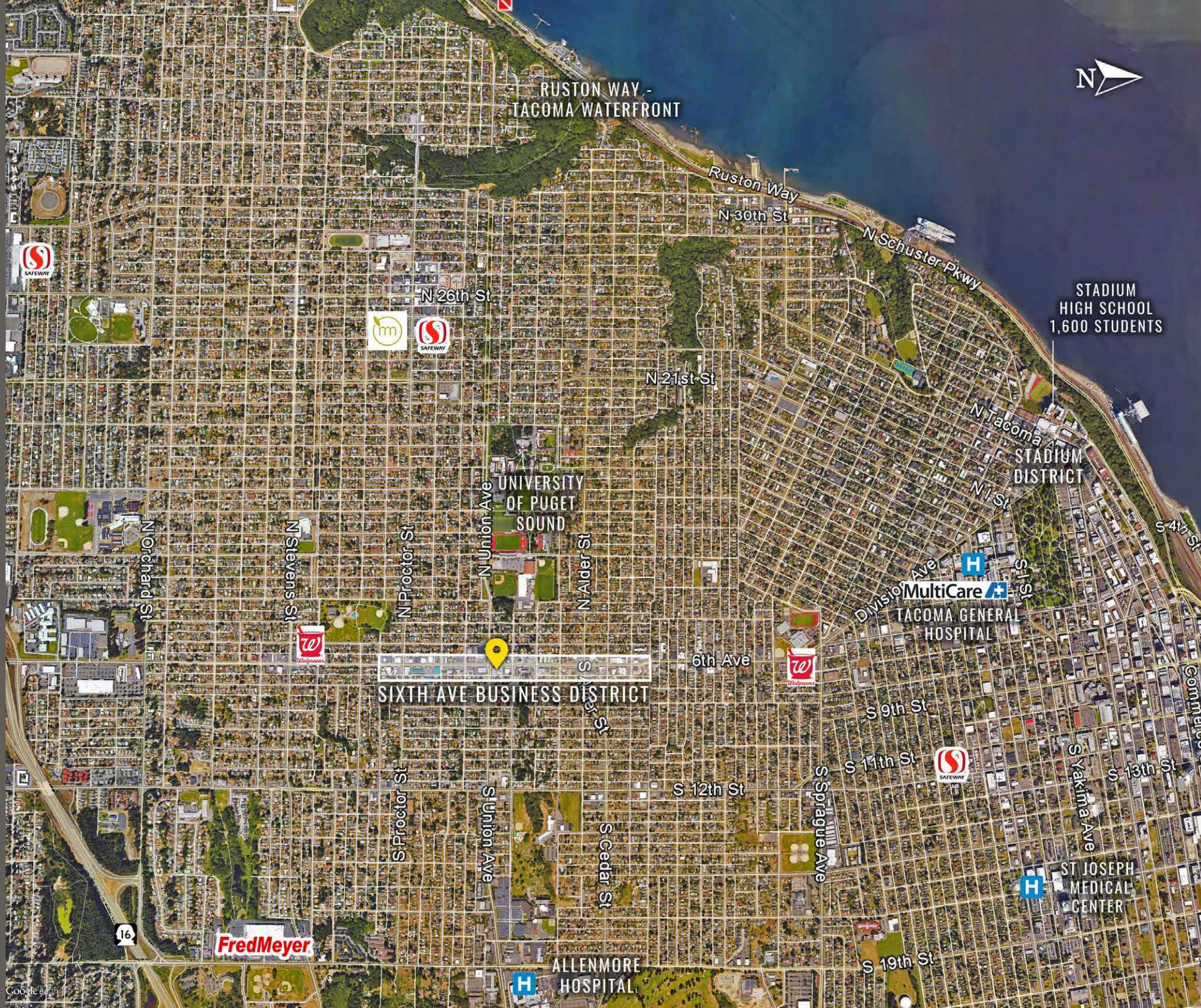
ST JOSEPH
MEDICAL
CENTER

ALLENMORE
HOSPITAL

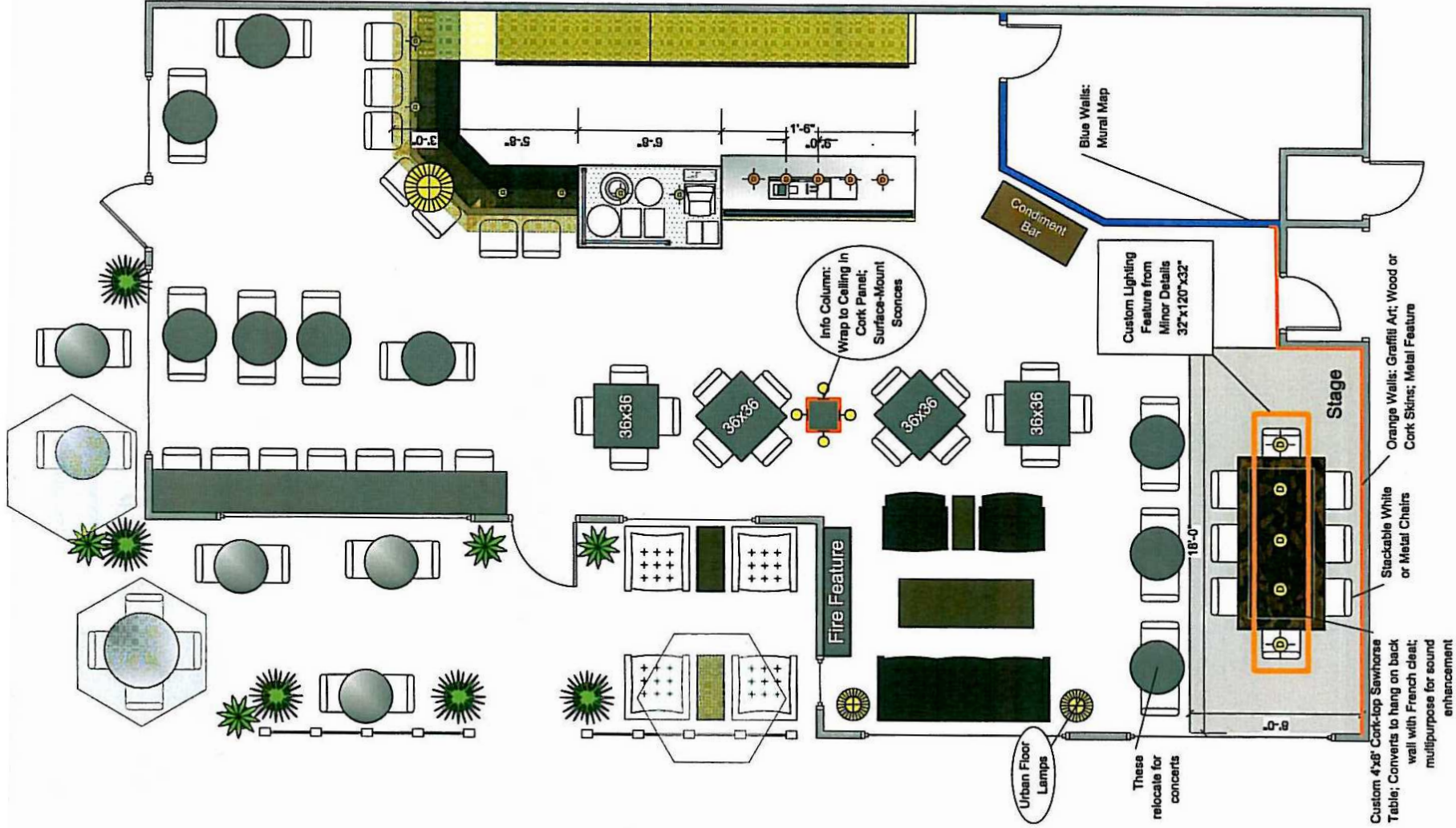
FredMeyer

FIRST
WESTERN
PROPERTIES

Google Earth



OUTDOOR SEATING





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.

DON WHITTLES

253.471.5509
dwhittles@firstwesternproperties.com

TIM WEBER

253.471.5502
tweber@firstwesternproperties.com

JEREMIAH DURR

253.471.5506
jdurr@firstwesternproperties.com

BLAKE WEBER

253.284.1646
bweber@firstwesternproperties.com



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

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.