



FOR LEASE

3304 S 23rd Street
Tacoma, WA 98405



TACOMA CENTRAL

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

3304 S 23RD ST:

C1 - 2,932 SF (AVAILABLE JUNE 1, 2019)
END CAP (NO FOOD USES)
CALL FOR DETAILS

- Prominent end cap space available
- 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



Population



Average HH Income

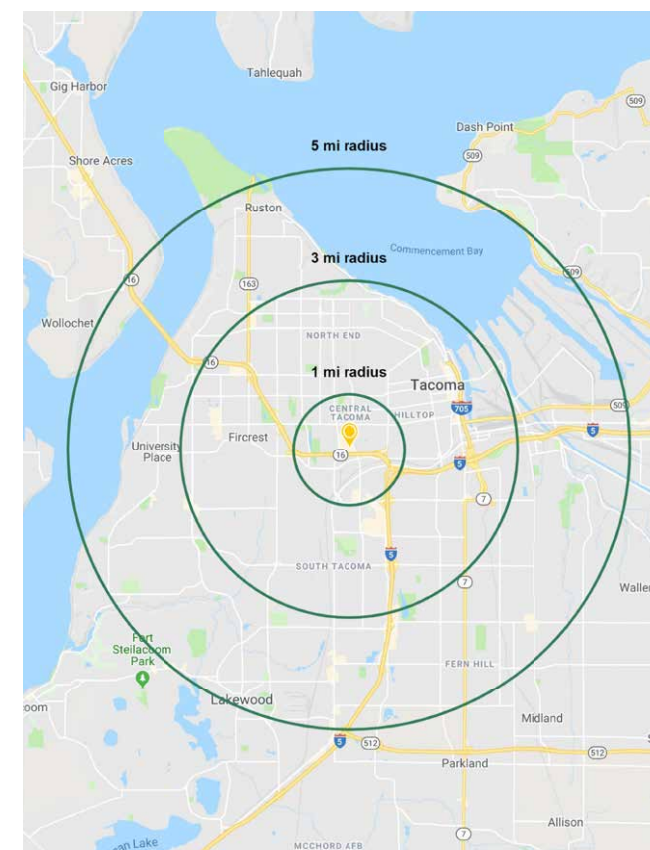


Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	9,132	\$67,705	16,029
Mile 3	141,962	\$78,037	150,169
Mile 5	272,523	\$81,763	232,253

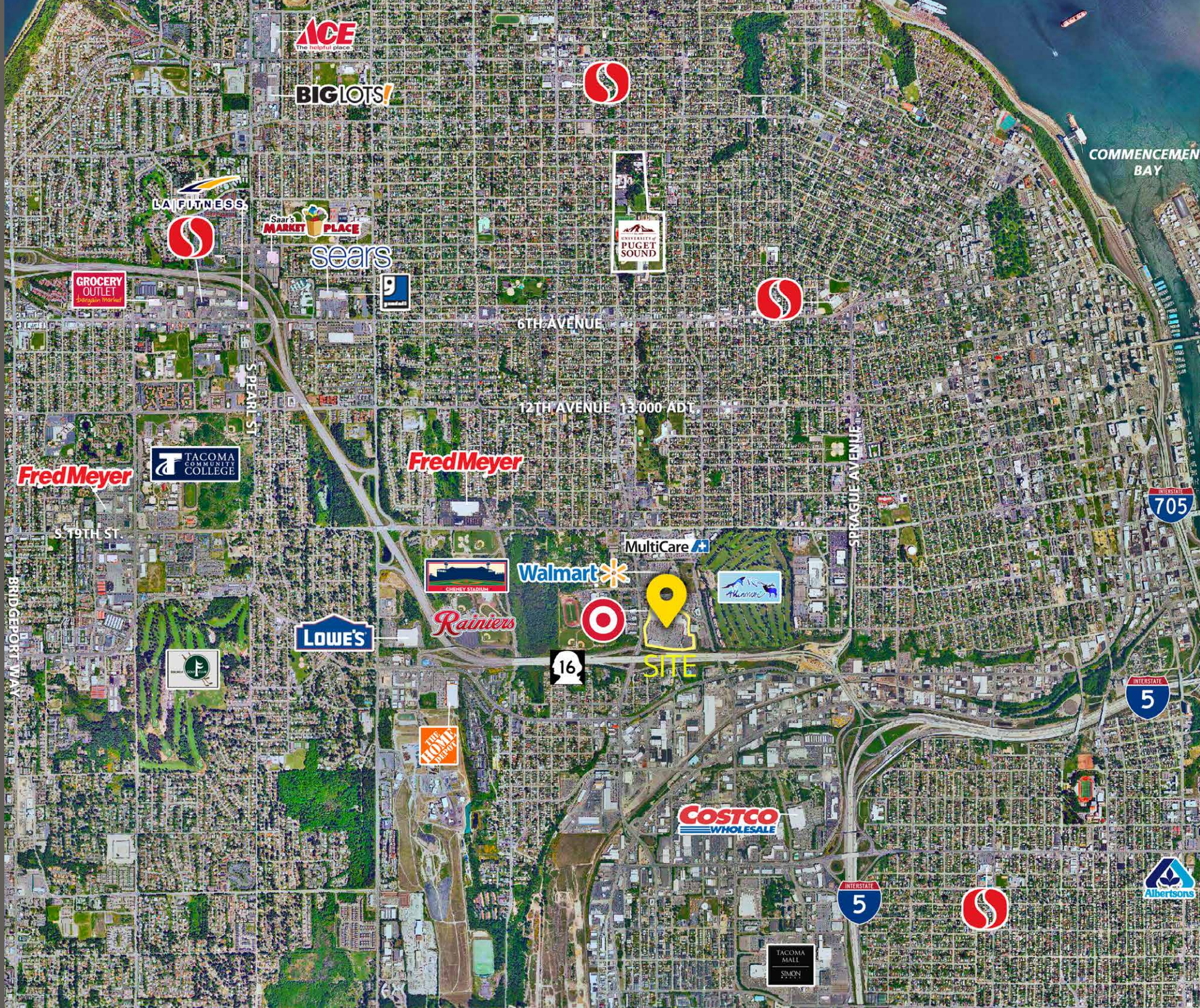
TENANTS



SUMMARY



LOCATION AERIAL



ACE
The helpful place

BIG LOTS!

LA FITNESS

Safer's MARKET PLACE

sears

GROCERY OUTLET
Safeway Market

PUGET SOUND

6TH AVENUE

12TH AVENUE 13,000 ADT

Fred Meyer

TACOMA COMMUNITY COLLEGE

Fred Meyer

S 19TH ST

BRIDGEPORT WAY

CHERRY STADIUM

Walmart

MultiCare

Rainiers

LOWE'S

16

SITE

THE HOME DEPOT

COSTCO WHOLESALE

INTERSTATE 5

INTERSTATE 705

INTERSTATE 5

COMMENCEMENT BAY

TACOMA MALL
SIMON

Albertsons

SITE PLAN



Suite	SF	Tenant	Rate
NAP	124,042	Target	Leased
405	6,000	Famous Footwear	Leased
203	4,836	Carter's	Leased
C1	2,932	AVAILABLE	CALL FOR DETAILS
D1	25,160	TJ Maxx	Leased
E1	3,269	Bath & Body Works	Leased
E2	8,730	Dollar Tree	Leased
E3	960	GNC	Leased
F1	1,196	GameStop	Leased
F2	1,205	Pho Garden	Leased
F3	1,447	Liquor Store	Leased
F4	1,500	Nail Pro	Leased

Suite	SF	Tenant	Rate
F5	1,830	Sally Beauty Supply	Leased
F6	2,400	Jenny Craig	Leased
F7	2,000	Teriyaki	Leased
F8	1,168	Top Cleaners	Leased
F9	1,200	Great Clips	Leased
NAP	-	Hobby Lobby	Leased
J1	16,859	PetsMart	Leased
K1	22,880	Office Depot	Leased
L2	1,050	Berotolino Brothers Coffee	Leased
L1	1,050	Little Caesars Pizza	Leased
B1	3,909	Shari's	Leased
NAP	4,805	Bank of America	Leased



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.

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