

# FOR LEASE

4001 Pacific Avenue  
Tacoma, WA 98418

**US Pawn**

**AVAILABLE**



## 4001 PACIFIC AVENUE

Jameson Sullivan

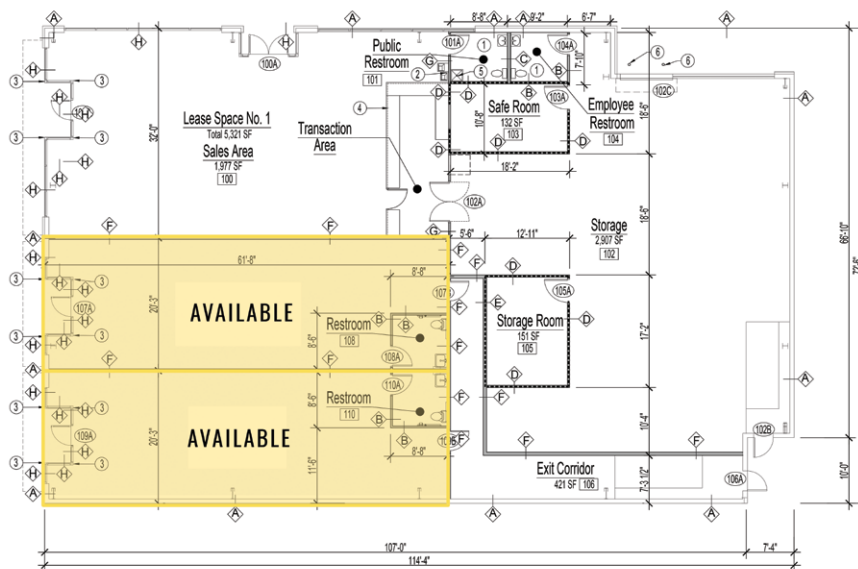
First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

**4001 PACIFIC AVENUE** is brand new construction just off the intersection of 38th and Pacific Avenue in Tacoma. High traffic counts on Pacific Ave and proximity to both I5 and Tacoma's growing Lincoln District make this space ideal for any use including restaurants, services and hard & soft goods. Co-tenant is a high volume pawn shop which draws large amounts of traffic and creates synergy with multiple use types.

**AVAILABLE**

SUITE 2	1,215 SF	\$24-\$26 PSF	PLUS NNN
SUITE 3	1,215 SF	\$24-\$26 PSF	PLUS NNN

- New construction
- Full access turn lane from both North and South directions
- 19,800 CPD Pacific Avenue
- Abundant parking on and off street
- Spaces can be combined



**NEARBY TENANTS**



Population



Average HH Income

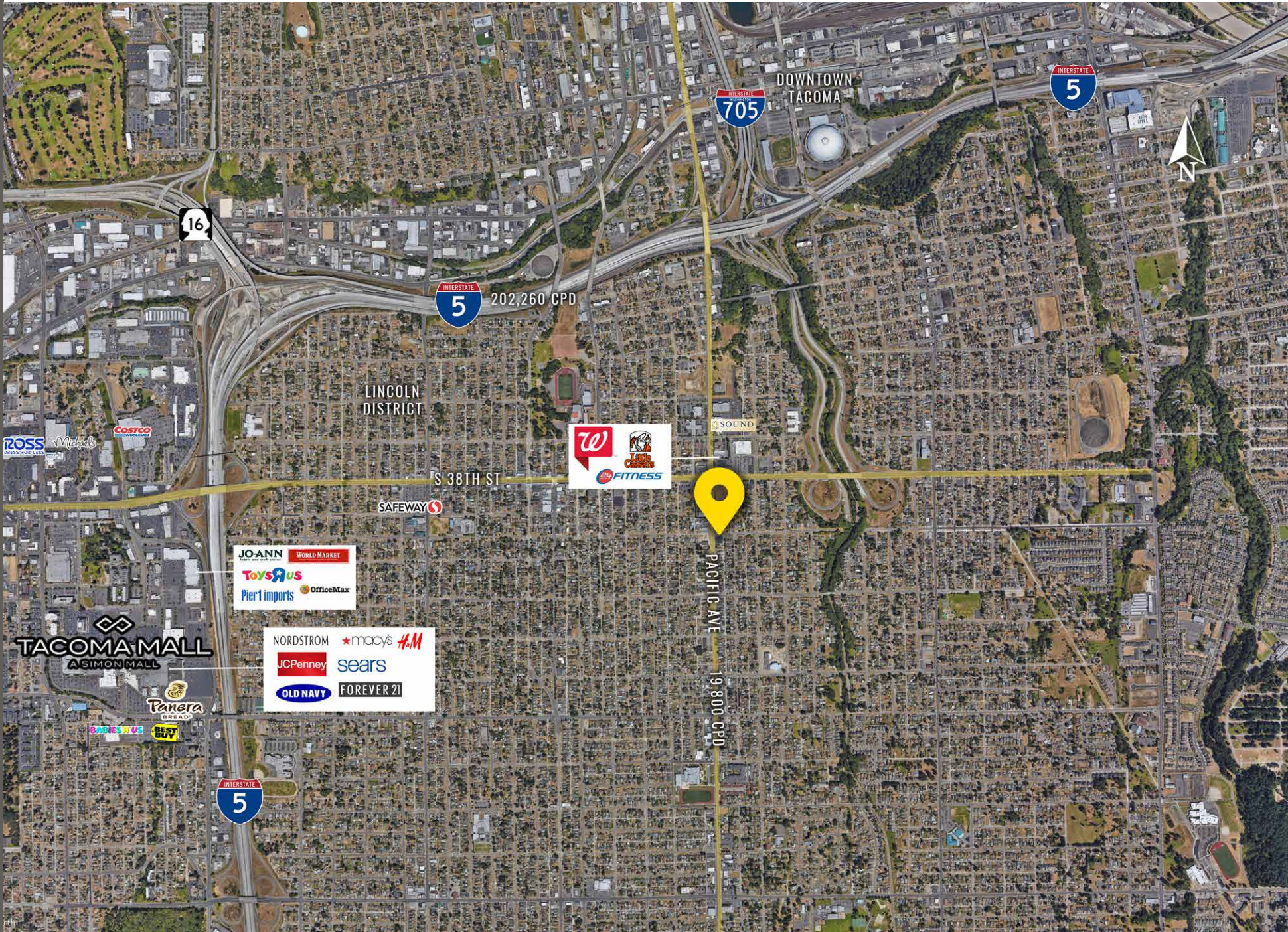


Daytime Population

Mile 1	19,541	\$52,691	9,370
Mile 3	121,026	\$55,637	136,034
Mile 5	265,880	\$62,450	242,152

Regis - 2020

LOCATION AERIAL



CITY SUMMARY



**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.

JAMESON SULLIVAN

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