



FOR LEASE

17415 Pacific Avenue S
Spanaway, WA 98387



SPANAWAY PLAZA

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

17415 PACIFIC AVENUE S:

3,146 SF CHECK MATE (MAY BE RELOCATED)
 *AVAILABLE WITH 60 DAYS NOTICE

1,728 SF AVAILABLE

3,118 SF PREVIOUSLY OCCUPIED BY ELECTRONIC STORE

(CAN BE COMBINED FOR 4,361 SF)

- 7 car drive-thru opportunity
- Near proposed Cross Base Highway
- Excellent signage possibilities
- Well lit shopping center with ample parking
- Parking Ratio: 5 stalls per 1,000 SF



Population



Average HH Income

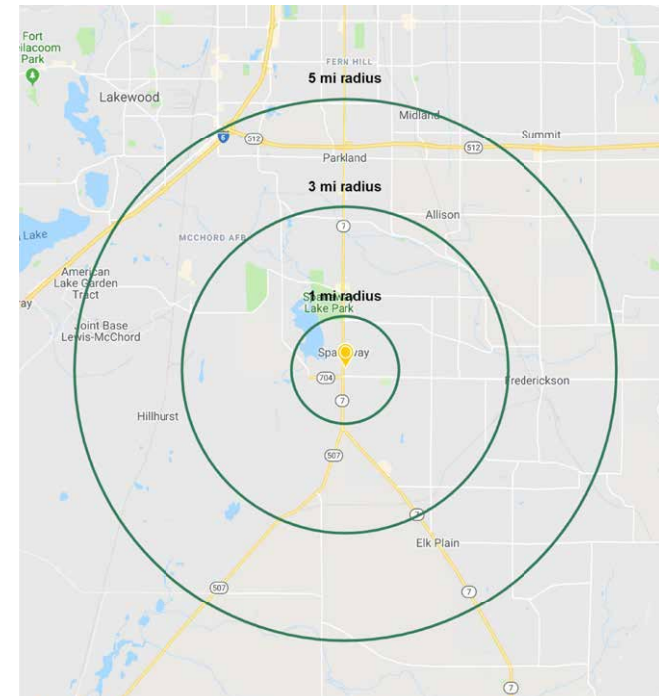


Daytime Population

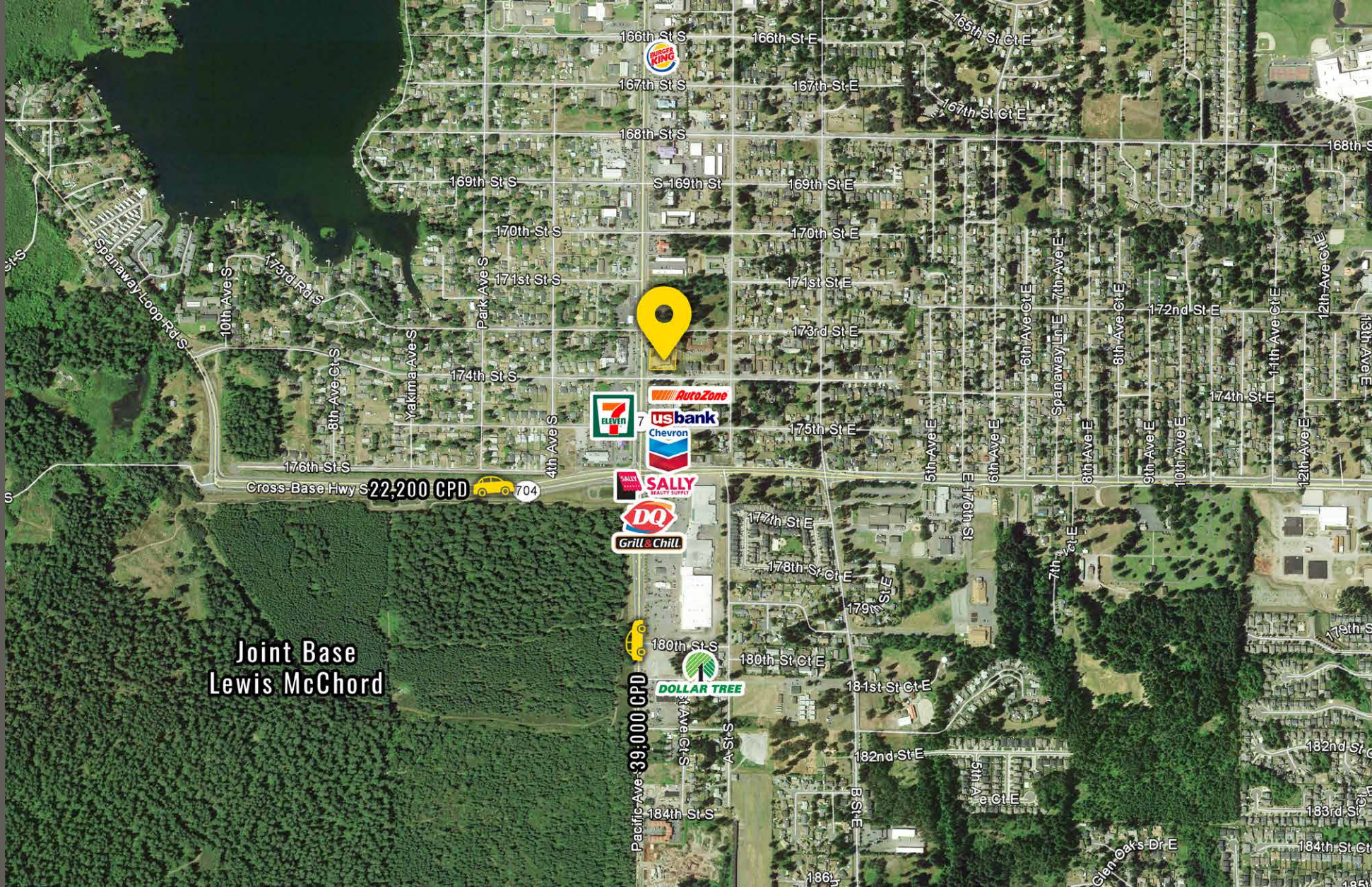
Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	11,141	\$70,331	5,797
Mile 3	56,474	\$79,279	24,982
Mile 5	123,121	\$74,404	65,315

TENANTS



LOCATION DETAILS



Great visibility on Pacific Avenue



Located moments from JBLM



39,000 CPD Pacific Ave S

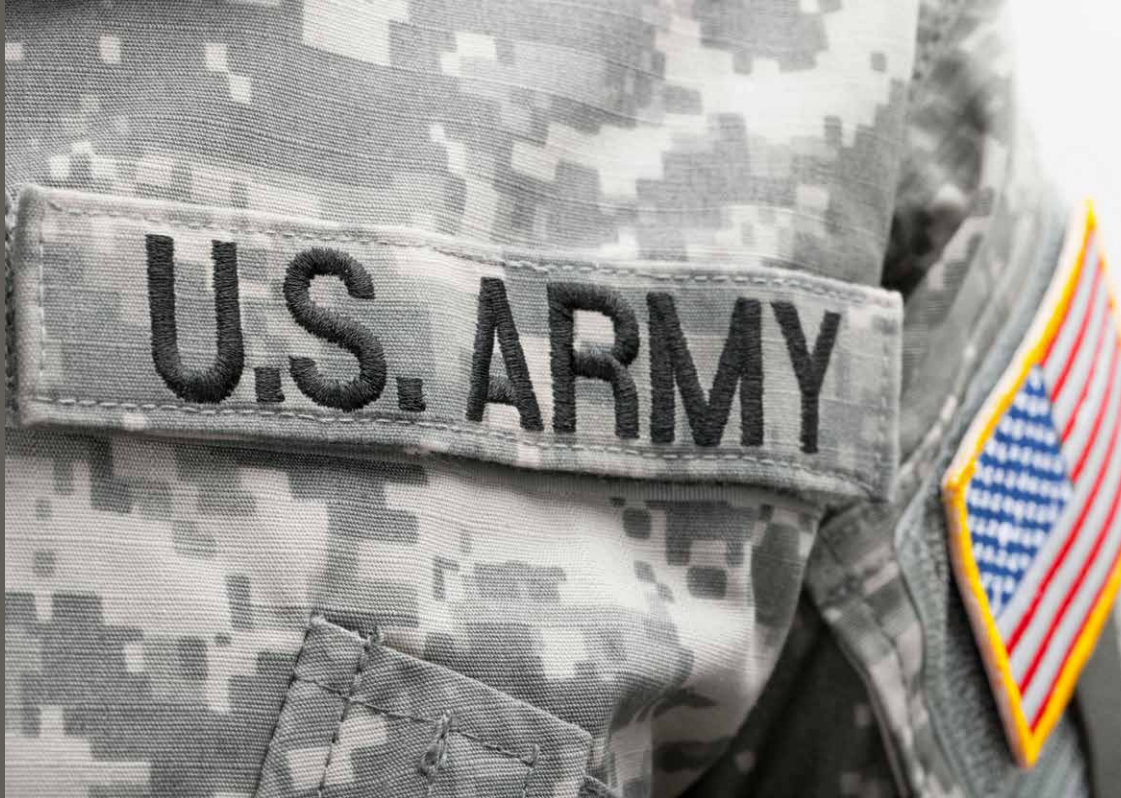


22,200 CPD SR-704 / 176th St

SITE PLAN

Tenant	SF	Rate
Check Mate	3,146	\$20-24 PSF, NNN
Sunny Teriyaki	1,467	Leased
Curves	2,650	Leased
Tattoo	1,195	Leased
AVAILABLE	3,118	\$14-16 PSF, NNN
AVAILABLE	1,728	\$14-16 PSF, NNN
Leased	485	Leased
Subway	1,321	Leased
T-Mobile	1,433	Leased
VIP Nail & Salon	2,020	Leased
Rent-A-Center	3,826	Leased
Aceituno's	1,915	Leased
Spotted Cow	200	Leased
PAD	-	Lease Pending
OPTION	8,458	CALL FOR DETAILS





SPANAWAY, WA is an unincorporated community located in Pierce County, Washington, fifteen miles south of Tacoma on State Road 7, the main thoroughfare also known as Mountain Highway. The city is adjacent to the east boundary and is home to many families of Joint Base Lewis-McChord, the largest joint base on the West Coast and one of the largest in the U.S.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RETAIL FOCUSED. RESULTS DRIVEN.

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