

# FOR LEASE

2303-2502 N Pearl Street  
Tacoma, WA 98406

**50% OFF RENT**  
NOW UNTIL 2022!

# BIGLOTS!

2401

NOW OPEN!



## WESTGATE SOUTH

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

**WESTGATE SOUTH** is a neighborhood retail shopping center located in Tacoma's North End neighborhood which boasts high density and significantly above average household income. Prominent frontage on Pearl Street, close to Highway 16 access, provides visibility to over 25,000 cars per day. Also located near the Point Defiance Park and Zoo & Aquarium that has 700,000 visitors per year.




**2303-2502 N PEARL STREET:**

**1,000 - 3,933 SF      CALL FOR DETAILS**  
**INLINE AND END CAP SPACE AVAILABLE**



**TENANTS**



Regis - 2020	 Population	 Average HH Income	 Daytime Population
Mile 1	16,782	\$94,107	10,840
Mile 3	90,705	\$98,487	57,878
Mile 5	185,306	\$89,911	177,119

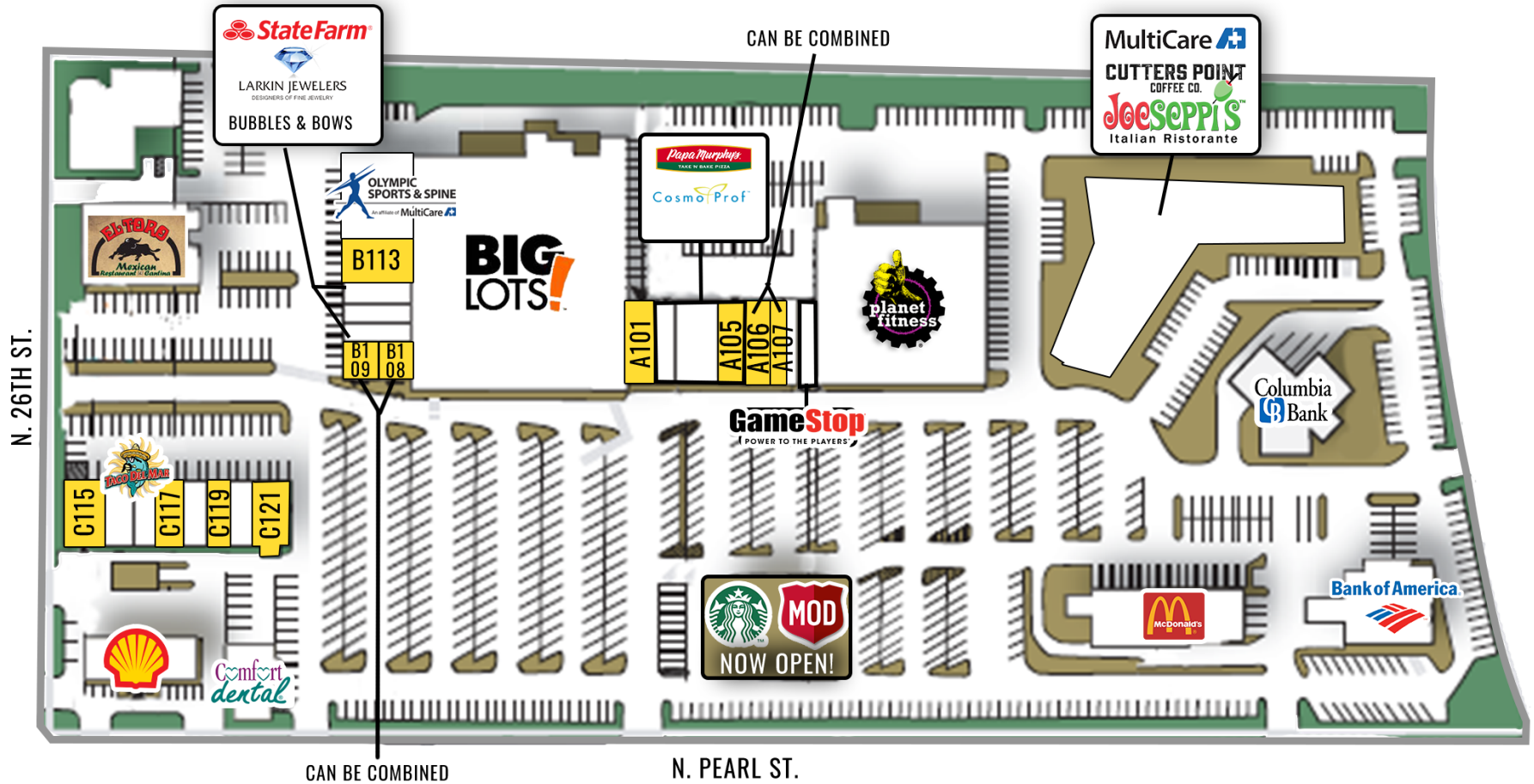
SUMMARY



NOW OPEN!



# SITE PLAN



Available Suites	SF
A101	1,281
A105	1,120
A106	1,400
A107	1,413
B108	1,250
B109	1,210
B113	1,532
C115	1,750
C119	1,000
C117	1,000
C121	1,750



LOCATION AERIAL



KeyBank  
SAFeway  
ACE Hardware  
CHASE  
ANYTIME FITNESS  
CHI Franciscan Health  
the Habit BURGER GRILL  
Round Table CLUBHOUSE  
TACO BELL

WESTGATE NORTH

N 26TH ST

N PEARL ST - 25,700 CPD



Shell  
Dunkin' Donuts  
BIG LOTS!  
Planet Fitness  
MultiCare  
Columbia Bank  
Bank of America  
McDonald's  
MOD  
Starbucks

Papa Murphy's  
CosmoProf  
GameStop

N 21ST ST

LOCATION AERIAL

PT DEFIANCE PARK, ZOO & AQUARIUM

VASHON ISLAND FERRY TERMINAL

POINT RUSTON

RUSTON WAY WATERFRONT



N PEARL ST - 25,700 CPD

WILSON HIGH SCHOOL  
1,250+ STUDENTS



73,000 CPD



GROCERY OUTLET  
Bargain Market



HARBOR FREIGHT TOOLS



# 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 | SEATTLE | PORTLAND



**RELATIONSHIP FOCUSED. RESULTS DRIVEN.**

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