

# FOR LEASE

1601 East 72nd Street  
Tacoma, WA 98404



## JOHNSBOROUGH STATION

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

**JOHNSBOROUGH STATION** is a retail shopping center located in the well established East Tacoma/72nd Street retail core. The center includes well known retailers such as Starbucks, H&R Block, Payless Shoe Source, Game Stop and more. Johnsborough Station boasts National, Regional, and local Tenants which create a great synergy within the project and location. The property has excellent exposure and access points in and out as well as 40,000 transit passengers per day at the neighboring transit center.

**1,250 SF\* \$18.00 PSF, PLUS NNN**

**1,365 SF\* \$18.00 PSF, PLUS NNN**

**\*CAN BE COMBINED FOR 2,615 SF**

- Pylon Signage Available
- Endcap on busy 72nd Street



Population



Average HH Income



Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	14,448	\$65,959	6,912
Mile 3	101,565	\$69,259	55,986
Mile 5	239,287	\$68,364	219,406

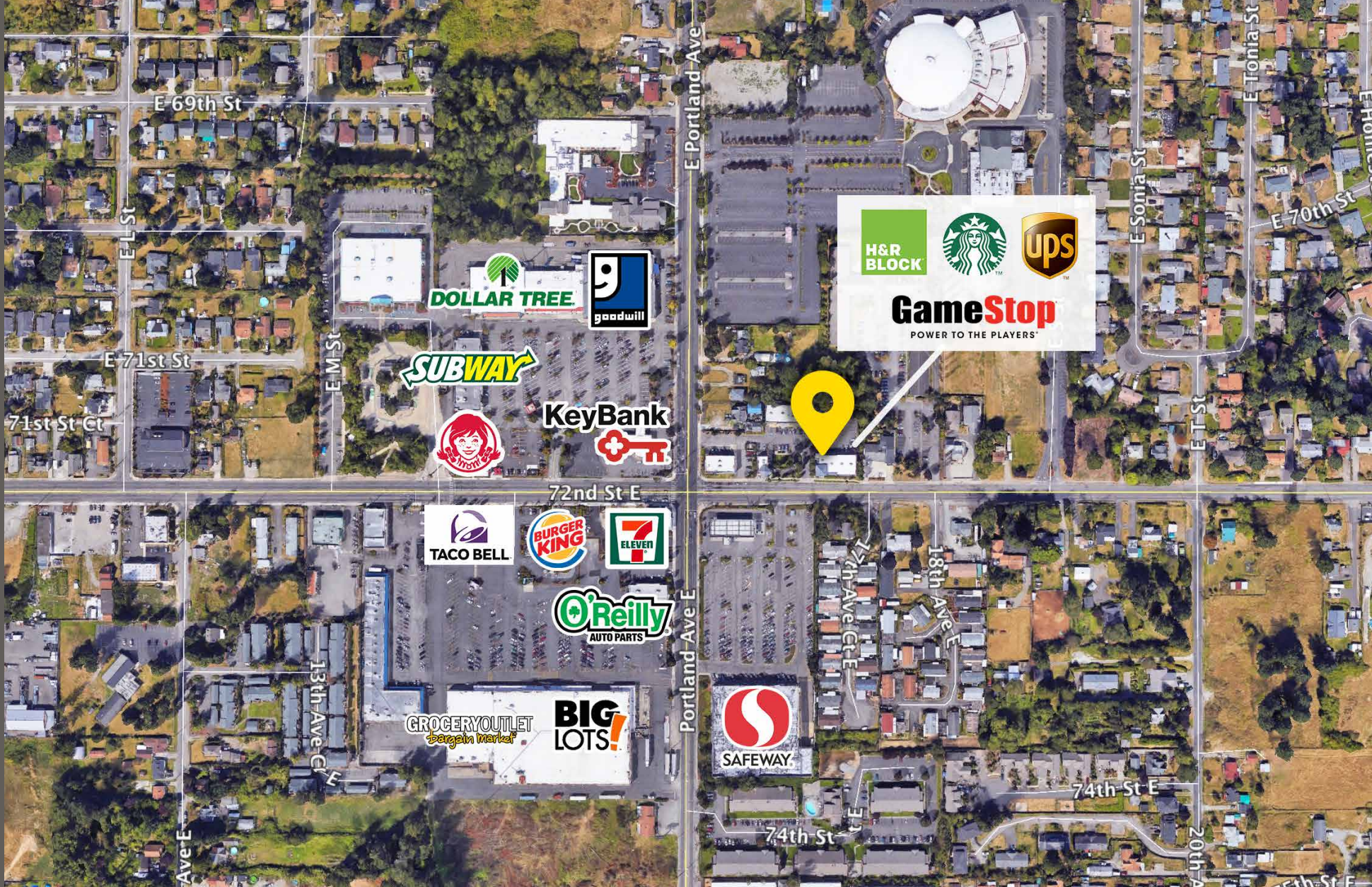
TENANTS



SUMMARY



LOCATION DETAILS



High Population  
Within 5 miles



Well Established  
East Tacoma core

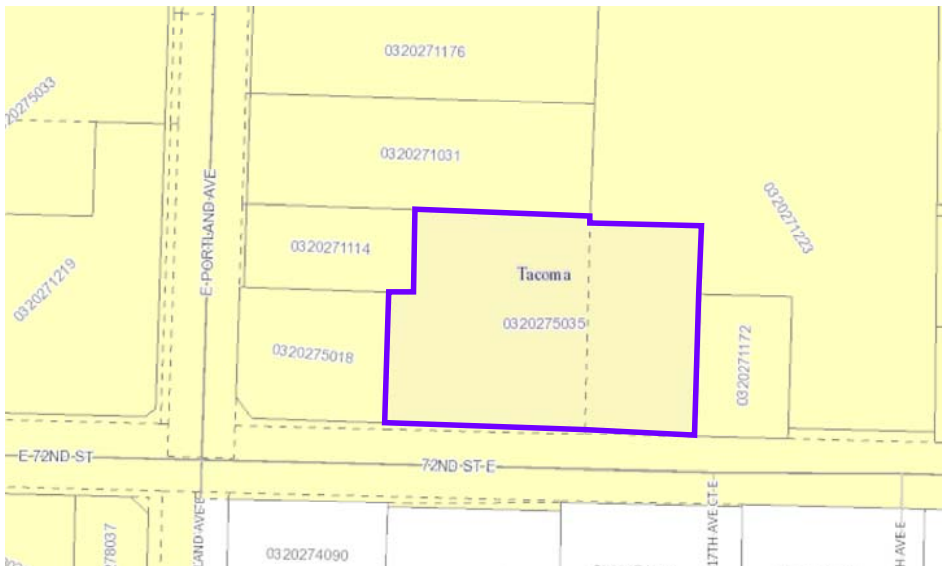
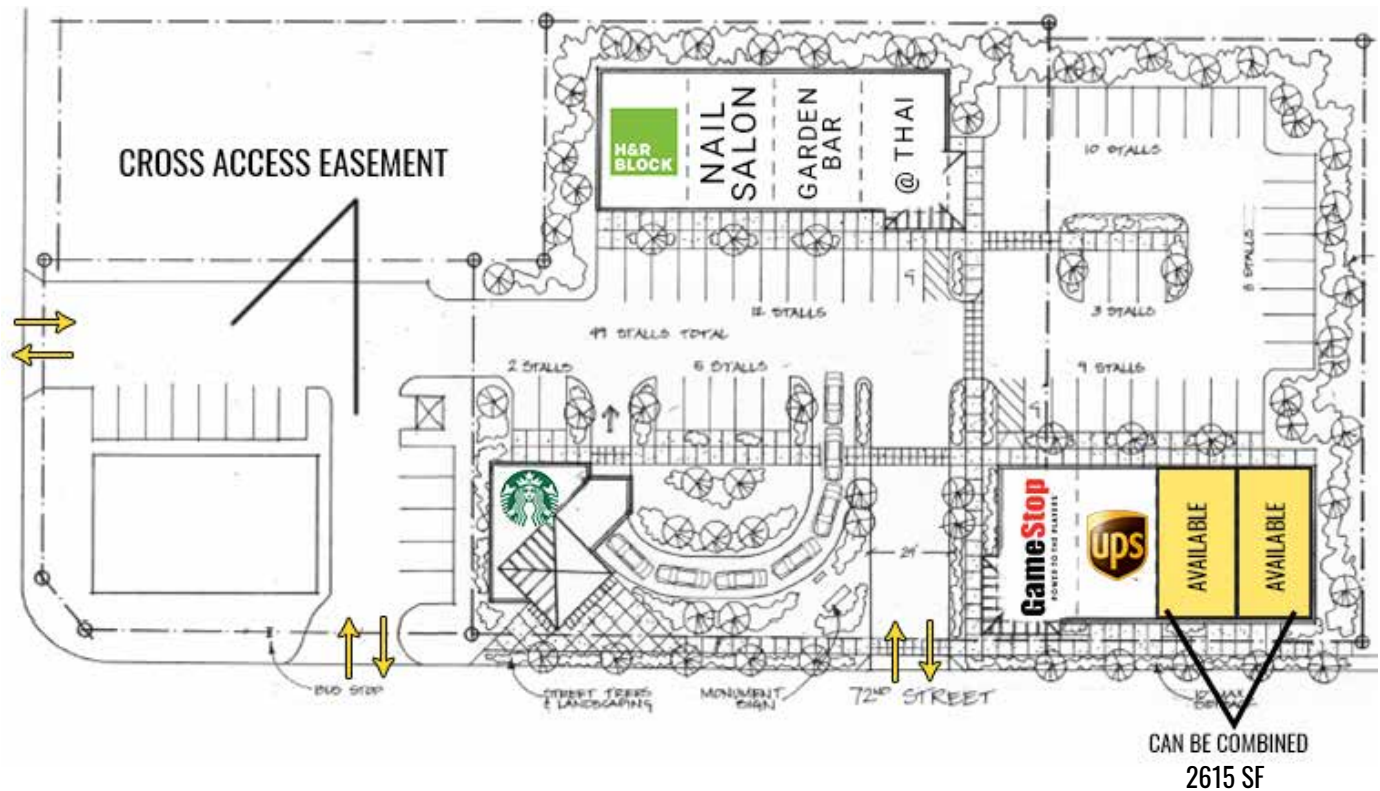


17,000 CPD  
72nd Street



19,000 CPD  
Portland Ave

# SITE PLAN



Suite	SF	Tenant
100	1,260	H&R Block
200	985	Sonny's Nails
300	1,279	Garden Bar
400	1,250	At Thai Restaurant
600	1,250	GameStop
700	1,265	The UPS Store
<b>*800</b>	<b>1,365</b>	<b>AVAILABLE</b>
<b>*900</b>	<b>1,250</b>	<b>AVAILABLE</b>
1621	1,394	Starbucks Coffee Drive-Thru

**\*CAN BE COMBINED TO 2,615 SF**

# TACOMA, WA

ADD COMPARISON

POPULATION  
207,280  
0.816% GROWTH

MEDIAN AGE  
35.9

MEDIAN HOUSEHOLD INCOME  
\$55,506  
3.65% GROWTH

POVERTY RATE  
17%

NUMBER OF EMPLOYEES  
98,060  
1.85% GROWTH

MEDIAN PROPERTY VALUE  
\$227,200  
6.97% GROWTH



ABOUT



ECONOMY



HEALTH



DIVERSITY



EDUCATION



HOUSING &  
LIVING

## ABOUT

In 2017, Tacoma, WA had a population of 207k people with a median age of 35.9 and a median household income of \$55,506. Between 2016 and 2017 the population of Tacoma, WA grew from 205,602 to 207,280, a 0.816% increase and its median household income grew from \$53,553 to \$55,506, a 3.65% increase.

The population of Tacoma, WA is 60.3% White Alone, 11.6% Hispanic or Latino, and 9.69% Black or African

American Alone. N/A% of the people in Tacoma, WA speak a non-English language, and 93.9% are U.S. citizens.

The largest universities in Tacoma, WA are [Tacoma Community College](#) (1,924 degrees awarded in 2016), [University of Washington-Tacoma Campus](#) (1,665 degrees), and [Bates Technical College](#) (1,151 degrees).

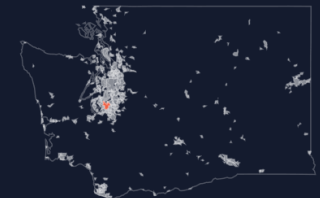
The median property value in Tacoma, WA is \$227,200, and the homeownership rate is 50.4%.

Most people in Tacoma, WA commute by Drove Alone, and the average commute time is 26.9 minutes. The average car ownership in Tacoma, WA is 2 cars per household.

About the photo: *This is the outside of the "hot shop", at the Museum of Glass in Tacoma. The cone design was inspired by the wood "beehive burners" of the sawmills that once lined the waterways of Tacoma. It is made of 2,800 diamond-shaped stainless steel panels.*

PHOTO BY SHEILA SUND

UNITED STATES \ WASHINGTON \ PIERCE COUNTY, WA \ SEATTLE-TACOMA-BELLEVUE, WA \ TACOMA CITY (SOUTH), PARKLAND & SPANAWAY PUMA, WA \ TACOMA CITY (CENTRAL) PUMA, WA \ LAKEWOOD CITY & JOINT BASE LEWIS-MCCHORD PUMA, WA \ TACOMA (PORT) & BONNEY LAKE (NORTHWEST) CITIES PUMA, WA \ PENINSULA REGION & TACOMA CITY (WEST) PUMA, WA



TACOMA | KIRKLAND | PORTLAND | SEATTLE



**RETAIL FOCUSED. RESULTS DRIVEN.**

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