



Madison25

8,405 USF OF PRIME STREET-LEVEL RETAIL FOR LEASE

CONCEPTUAL RENDERING



Desirable Proctor District / Adjacent to Metropolitan Market and Safeway / 141 Luxury Apartments Above



2502 N Proctor St
Tacoma, WA 98406



Contact: Karen Fairall, Leasing Broker
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www.therushcompanies.com

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PROPERTY OVERVIEW



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PROPERTY OVERVIEW

PROPERTY	Madison25	PARCEL	7475013630
TYPE	Mixed-Use, Multifamily & Retail	JURISDICTION	City of Tacoma
ADDRESS	2502 N 25th St Tacoma, WA 98406	SF AVAILABLE	1,708-3,226 per unit, 8,405 RSF total. Can be combined.
DELIVERY	Summer 2018	EXPECTED # OF UNITS	141 Apartments



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LOCATION



Walk Score: 83



Very Walkable

Most errands can be accomplished on foot.

Bike Score: 86



Very Bike-able

Flat as a pancake, excellent bike lanes.

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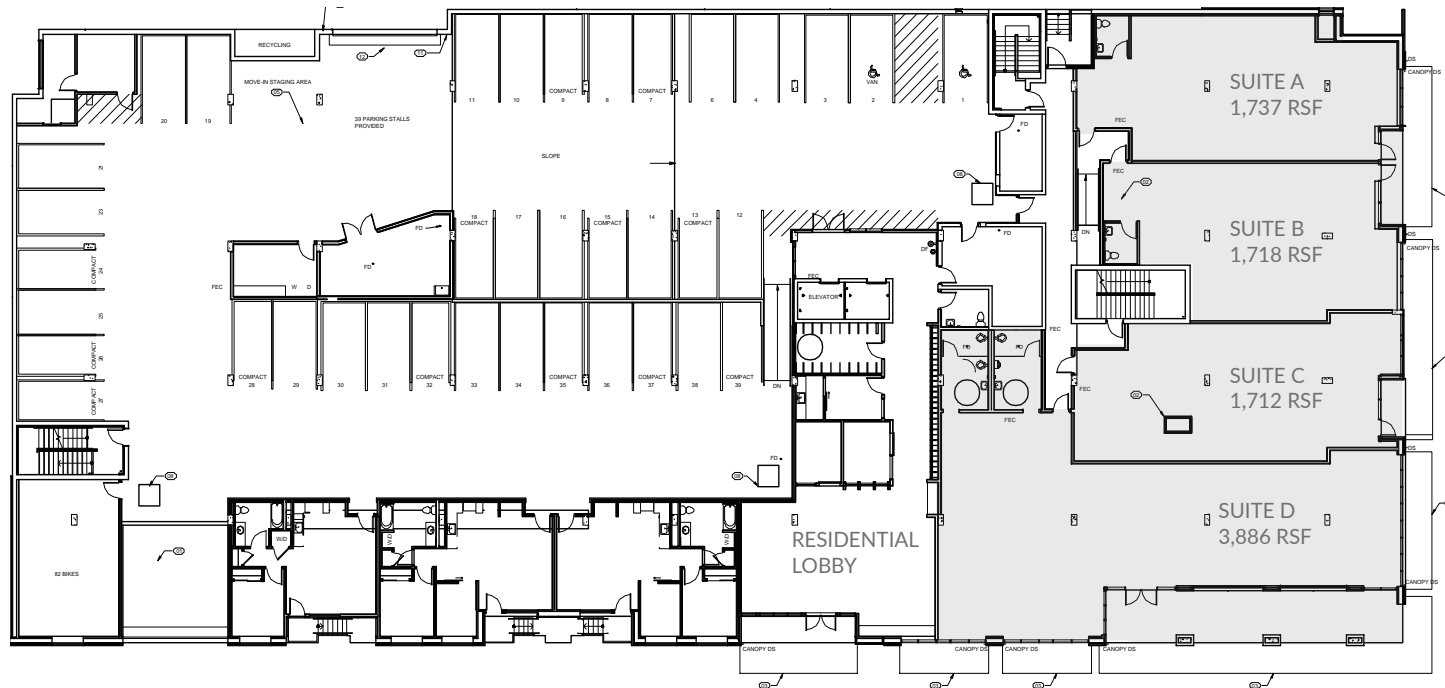
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SCHEMATICS: LOBBY AND RETAIL LEVEL



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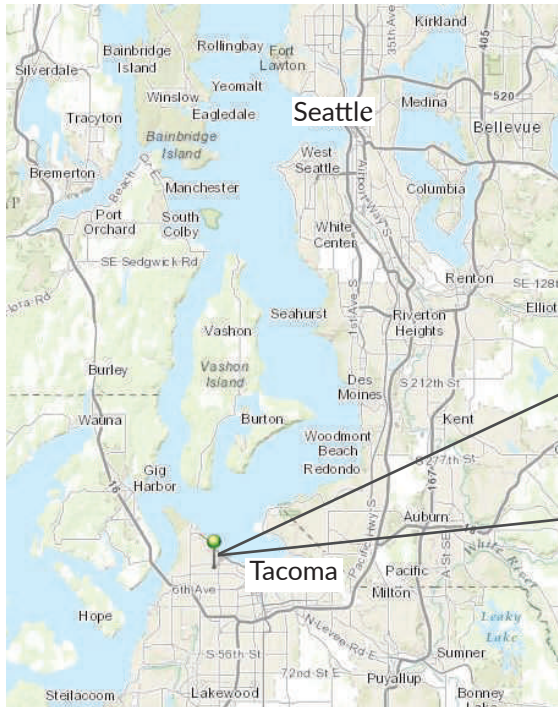


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DEMOGRAPHICS: ONE MILE RADIUS

17,247

Population



3,524

Total Employees



Average Household
Size



\$76,799

Median Household
Income

38.7

Median Age



\$41,232

Per Capita Income



416

Total Businesses



\$211,927

Median Net Worth

ADDITIONAL DEMOGRAPHIC INFORMATION

MADISON25	1 Mile	3 Mile	5 Mile
2017 Estimated Population	17,247	95,333	193,695
2022 Projected Population	17,946	99,940	202,775
2017 Estimated Households	6,683	42,161	80,387
2022 Estimated Households	6,961	44,231	84,118
2017 Median Age	38.7	39.3	38.3
Average Household Income	\$102,358	\$74,253	78,297
Population with Bachelor's Degree or Advanced Degree	51%	36%	34%

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