

FOR LEASE

3802 Pacific Avenue
Tacoma, WA 98418



CECCANTI WEST RETAIL

Andy Jessberger

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

AVAILABLE

1,496 SF \$22.00 PSF PLUS NNN




1,064 SF \$30.00 PSF PLUS NNN

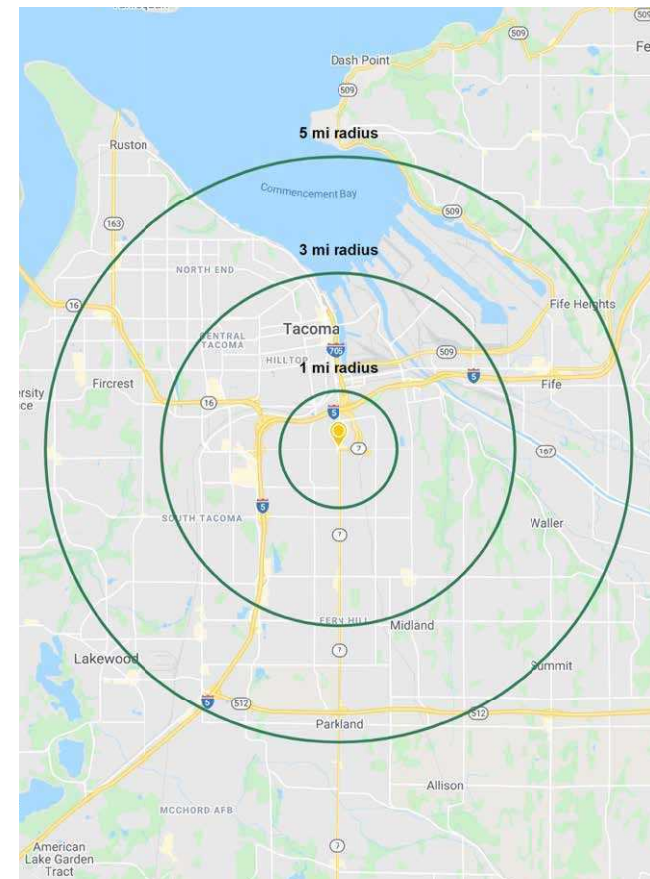
- Up to 5,000 SF contiguous can be assembled
- Excellent retail synergy in the immediate area
- Great visibility, access, and parking
- Close to Tacoma Mall and Downtown Tacoma with easy access to I-5



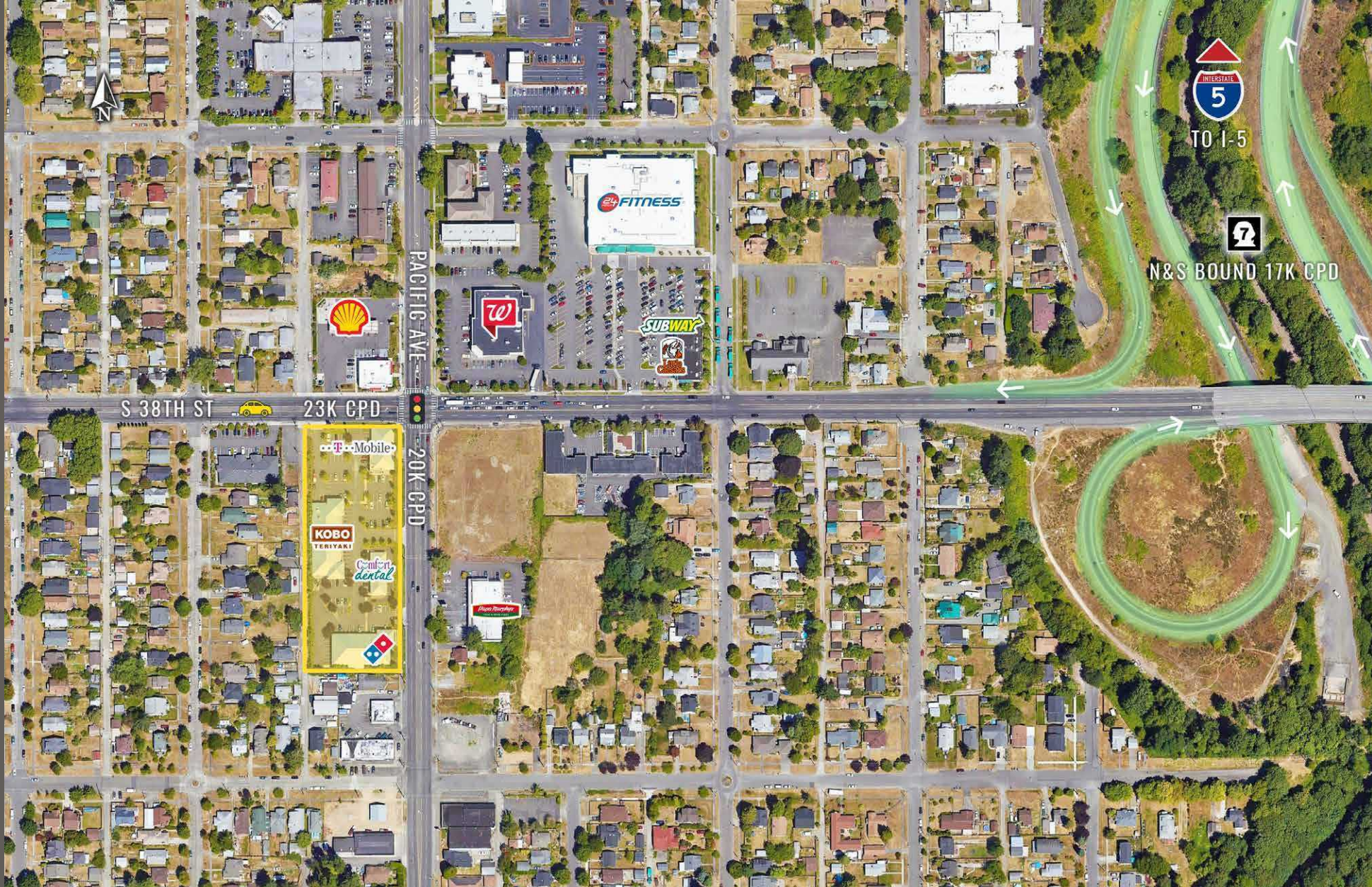
TENANTS



Regis - 2020	 Population	 Average HH Income	 Daytime Population
Mile 1	18,315	\$67,127	11,063
Mile 3	121,271	\$70,866	133,131
Mile 5	267,806	\$78,289	239,445



LOCATION DETAILS



Direct access
to & from SR 7



Located moments
from Interstate 5

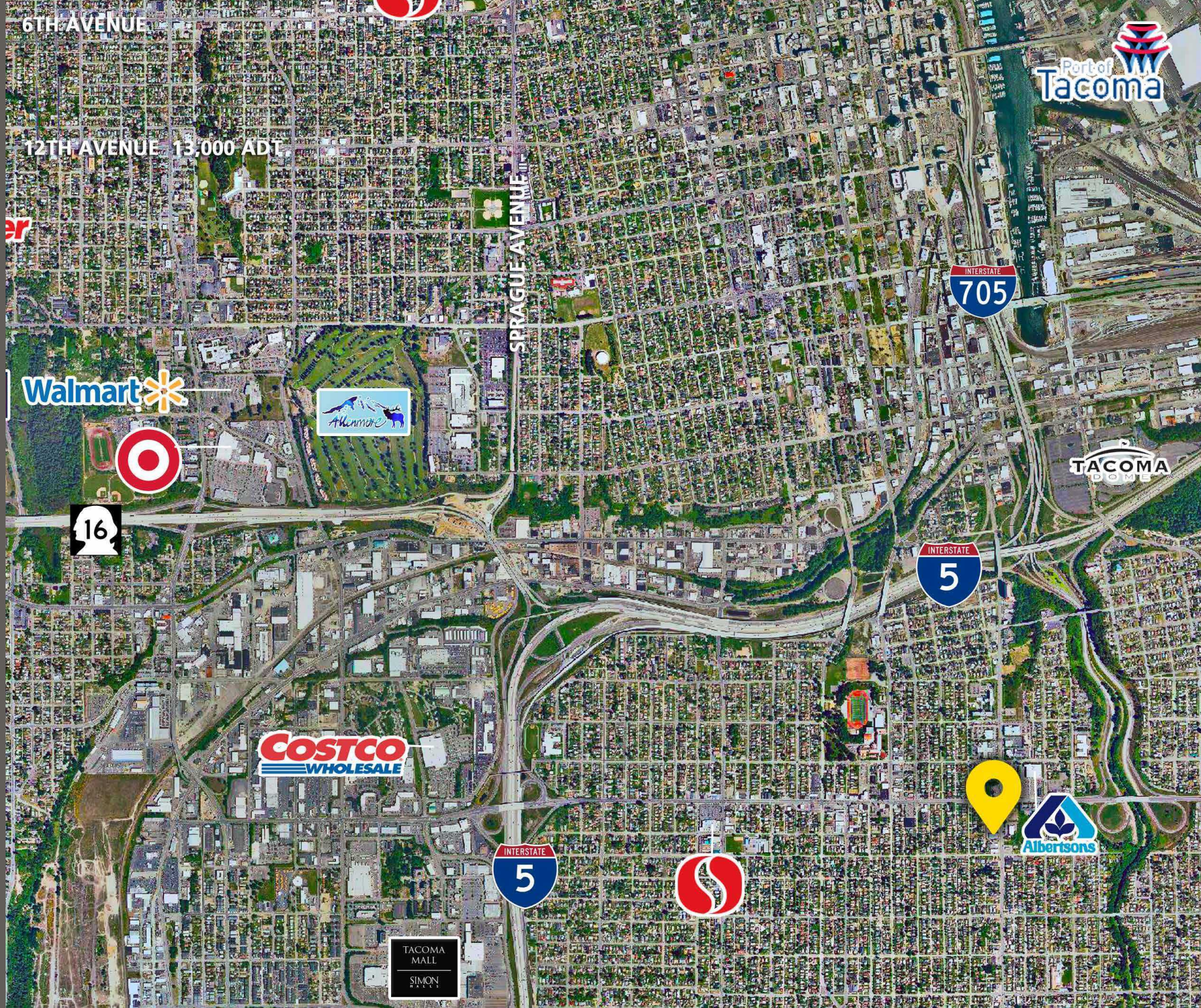


20,000 CPD
Pacific Ave



23,000 CPD
S 38th St

LOCATION AERIAL



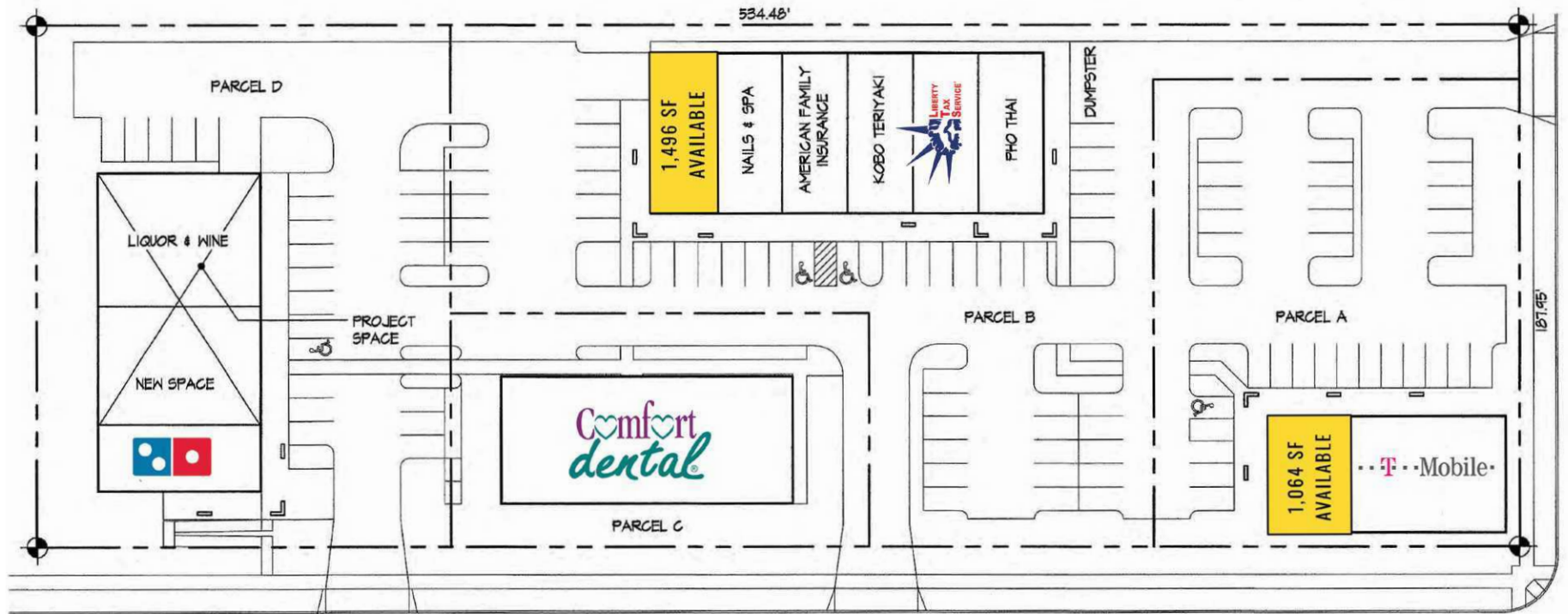
6TH AVENUE

12TH AVENUE 13,000 ADT

SPRAGUE AVENUE



SITE PLAN



Parcel	Suite	SF	Tenant	Rate
A	101	1,496	AVAILABLE	\$22.00 PSF, NNN
A	102	1,227	Le Nails	Leased
A	103	1,253	American Family Insurance	Leased
A	104	1,273	Kobo Teriyaki	Leased
A	105	1,040	Liberty Tax	Leased
A	106	1,594	Pho Tai	Leased
B	101	1,064	AVAILABLE	\$30.00 PSF, NNN
B	102-103	2,520	T-Mobile	Leased
C	101	1,677	Domino's	Leased
C	103-105	5,000	Liquor Store - Divisible - ASK FOR DETAILS	Leased/ASK FOR DETAILS

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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