



# 6TH AVE OFFICE/RETAIL OPPORTUNITY

2202 6th Avenue, Tacoma, WA 98406

FOR  
LEASE/SALE



## KYLE PROSSER

(253) 284-3633

kyle@firstwesternproperties.com

First Western Properties - Tacoma, Inc.

6402 Tacoma Mall Blvd, Tacoma, WA 98409

© First Western Properties - Tacoma, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

[www.fwp-inc.com](http://www.fwp-inc.com)

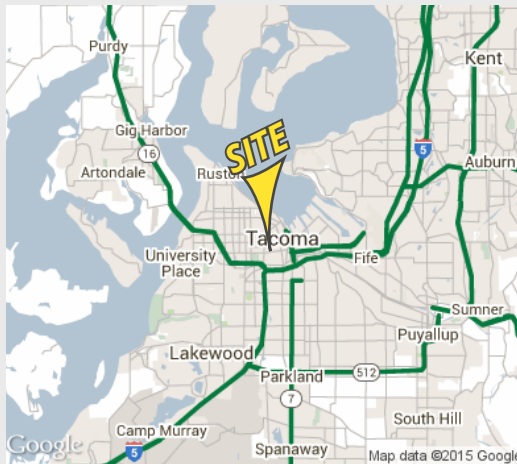
# 6TH AVE OFFICE/RETAIL OPPORTUNITY

2202 6th Avenue, Tacoma, WA 98406

FOR  
LEASE/SALE

## LOCATION DETAILS

- Close to Cork, Dirty Oscars Annex, O'Malleys and more.
- Surrounded by successful businesses.
- Traffic count 6th Ave: 17,00 CPD
- Located in the heart of restaurant row in Tacoma.



## AVAILABLE

Retail space for lease:

- 1,000 SF - \$1,500/month, plus NNN
- In the heart of 6th Avenue's business district
- Perfect office or retail space
- \$18.00 per square foot, plus NNN (\$3.50 per sf)
- \$385,000

## Property Highlights

- On site parking
- Heavy traffic!
- Across the street from Bluebeard Coffee
- Recently remodeled

DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	27,765	105,623	234,660
Average HH Income	\$60,186	\$62,697	\$67,176
Daytime Population	22,321	87,157	188,890



First Western Properties - Tacoma, Inc.

6402 Tacoma Mall Blvd, Tacoma, WA 98409

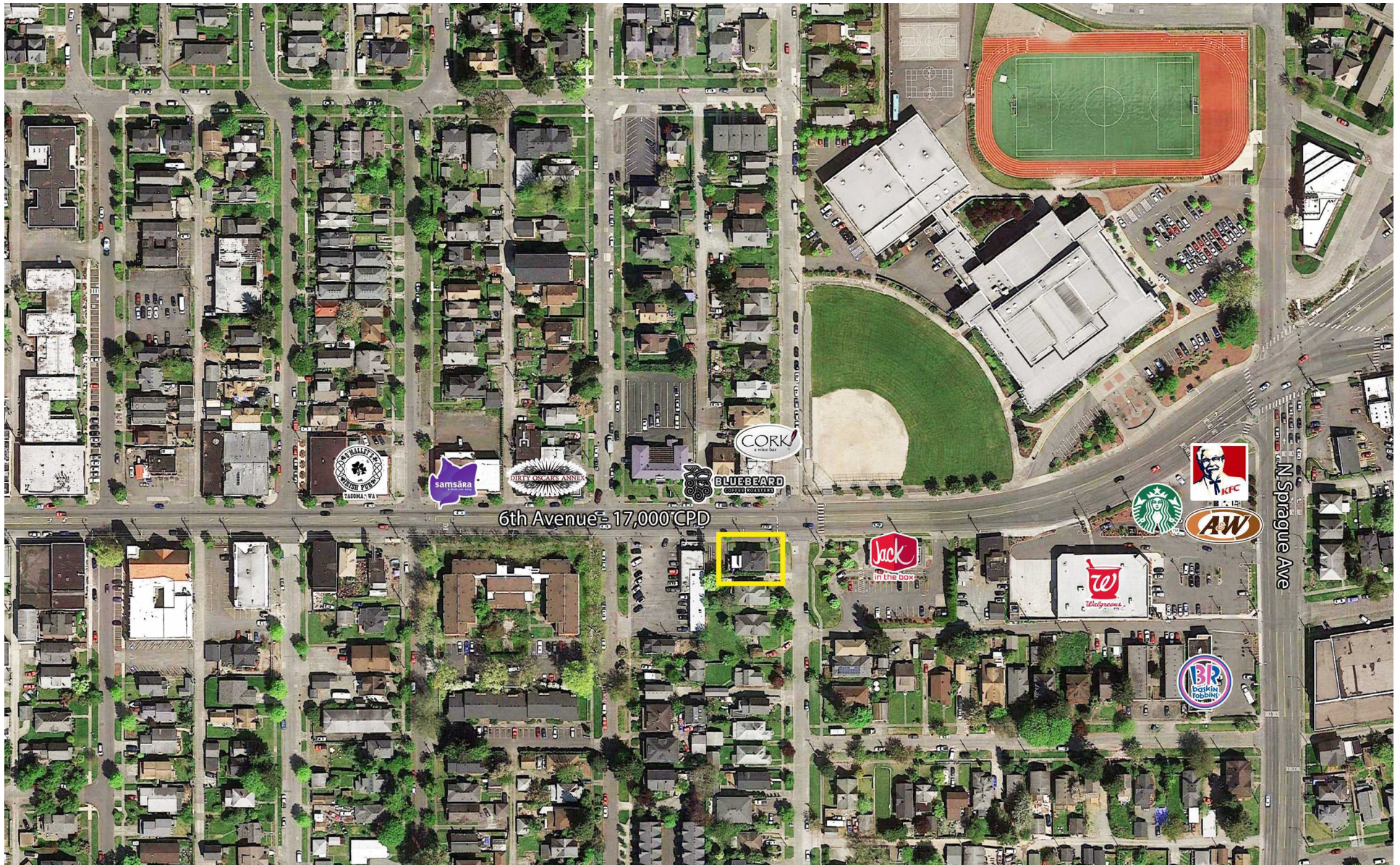
P (253) 472-0404 F (253) 472-0541

[www.fwp-inc.com](http://www.fwp-inc.com)

# 6TH AVE OFFICE/RETAIL OPPORTUNITY

2202 6th Avenue, Tacoma, WA 98406

FOR  
LEASE/SALE



First Western Properties - Tacoma, Inc.  
6402 Tacoma Mall Blvd, Tacoma, WA 98409  
P (253) 472-0404 F (253) 472-0541

[www.fwp-inc.com](http://www.fwp-inc.com)