

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

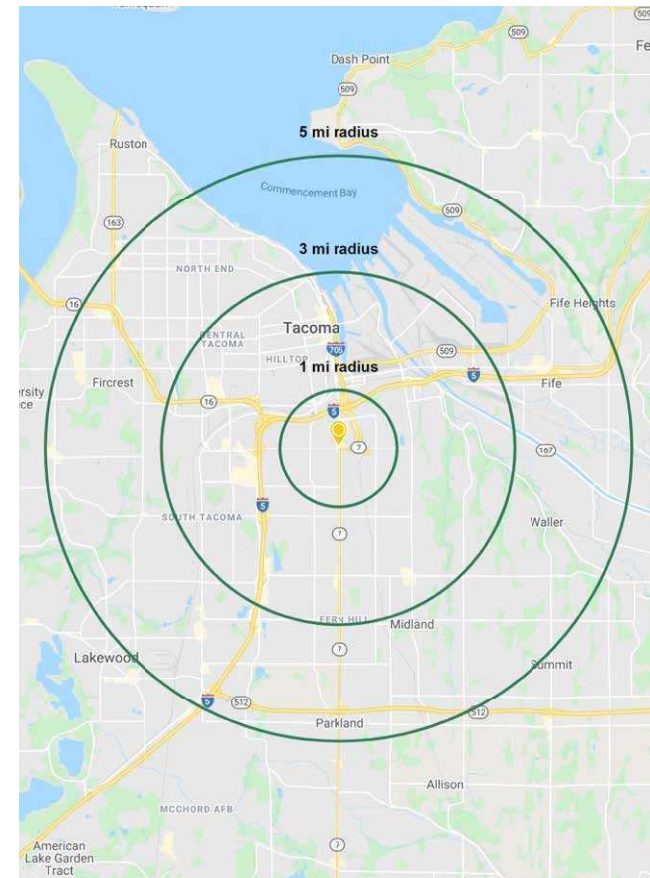
- Up to 5,000 SF contiguous can be assembled
- Excellent retail synergy in the immediate area
- Great visibility, access, and parking
- Close to Tacoma Mall and Downtown Tacoma with easy access to I-5



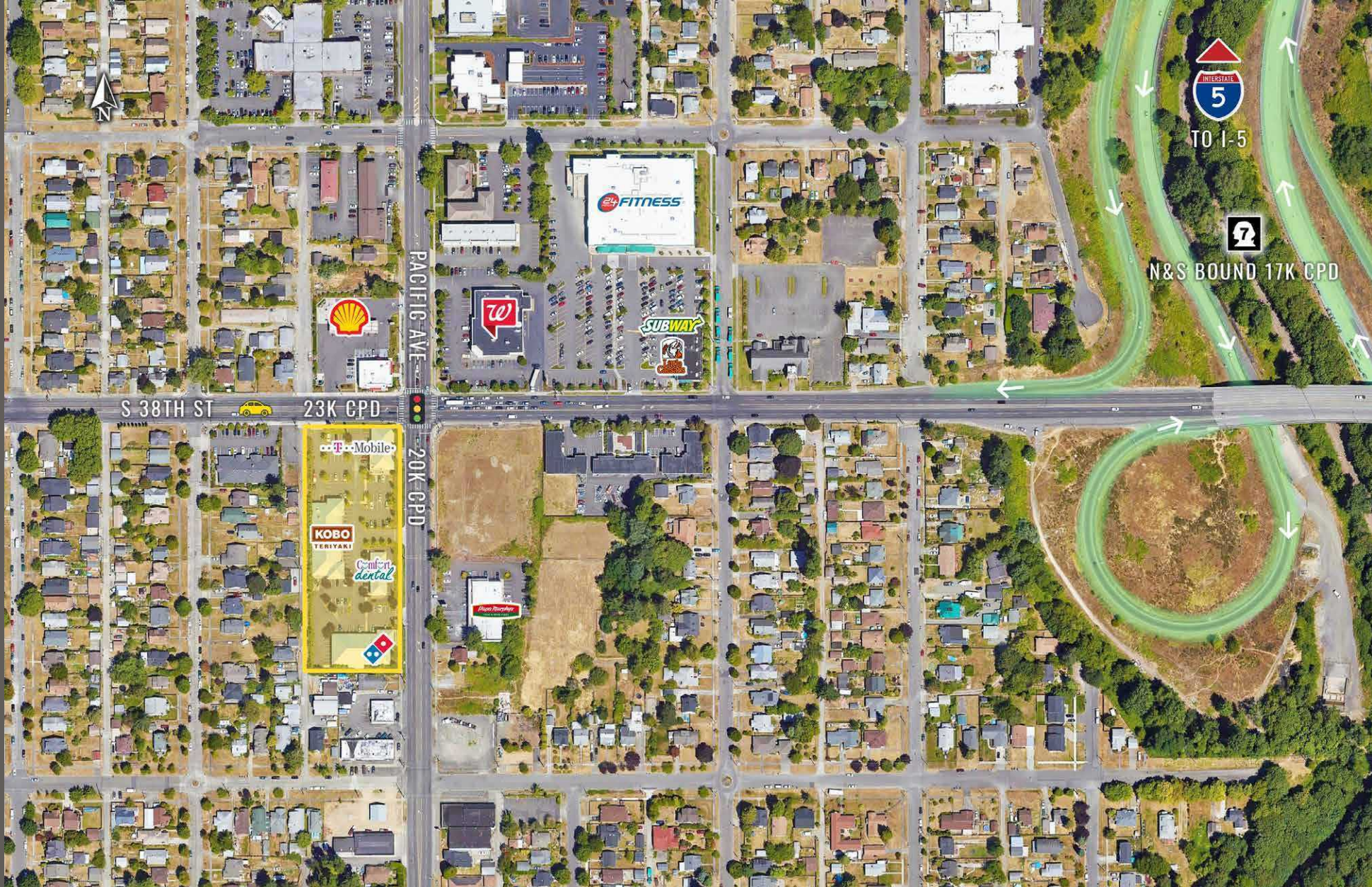
TENANTS



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

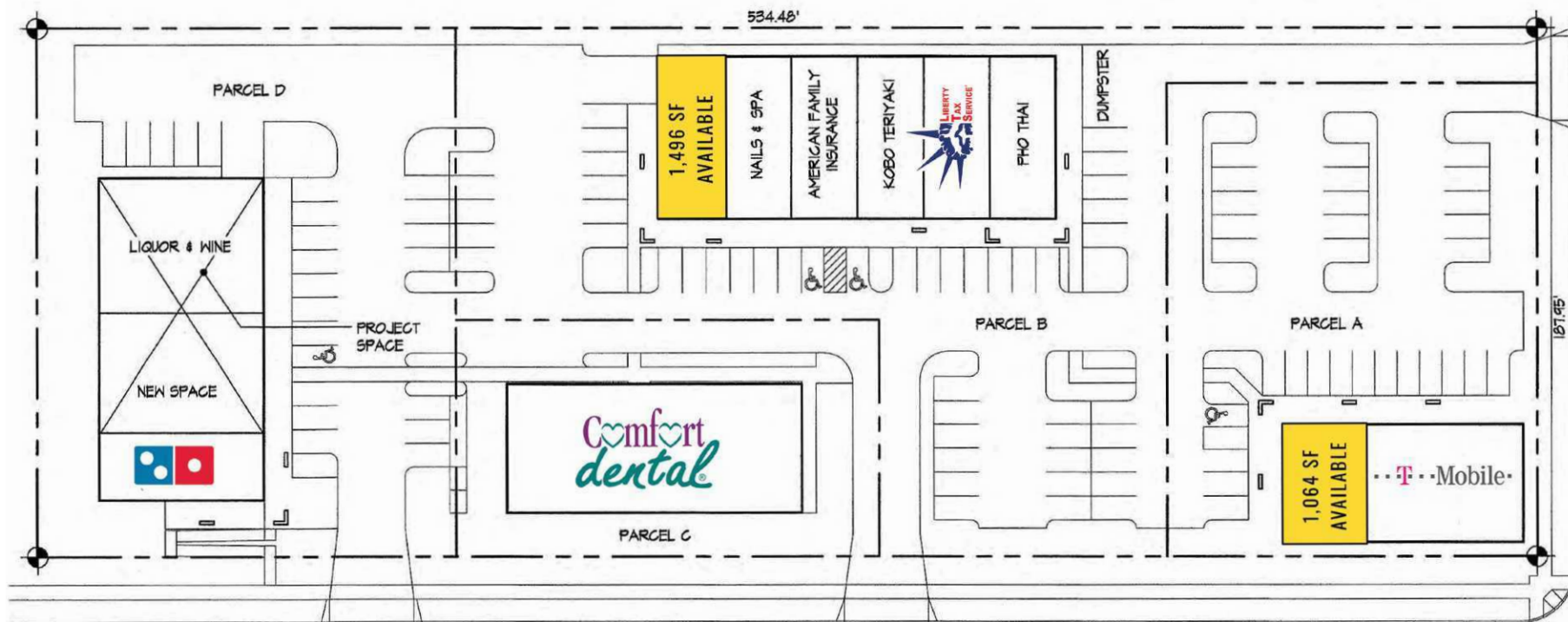
6TH AVENUE

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.

ANDY JESSBERGER

253.471.5507

andy@firstwesternproperties.com



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

© First Western Properties, 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.