



# JAMES CENTER

## FOR LEASE

6901 S. 19TH STREET | TACOMA, WA 98465



# JAMES CENTER

F O R L E A S E

## AVAILABLE SPACE

1,400 - 2,950 SF



## HIGHLIGHTS

- Developing Retail Pad Building Available This Year
- Anchored by Fred Meyer, US Bank, RiteAid, IHOP, Taco Bell, Multicare
- Across From Tacoma Community College and Transit Center
- Highly Visible Monument Signage
- Proposed 550 Multi-Family Housing Next Door
- Six Full Movement Access Points to Center
- Strong Tenant Mix
- Call Brokers For More Information



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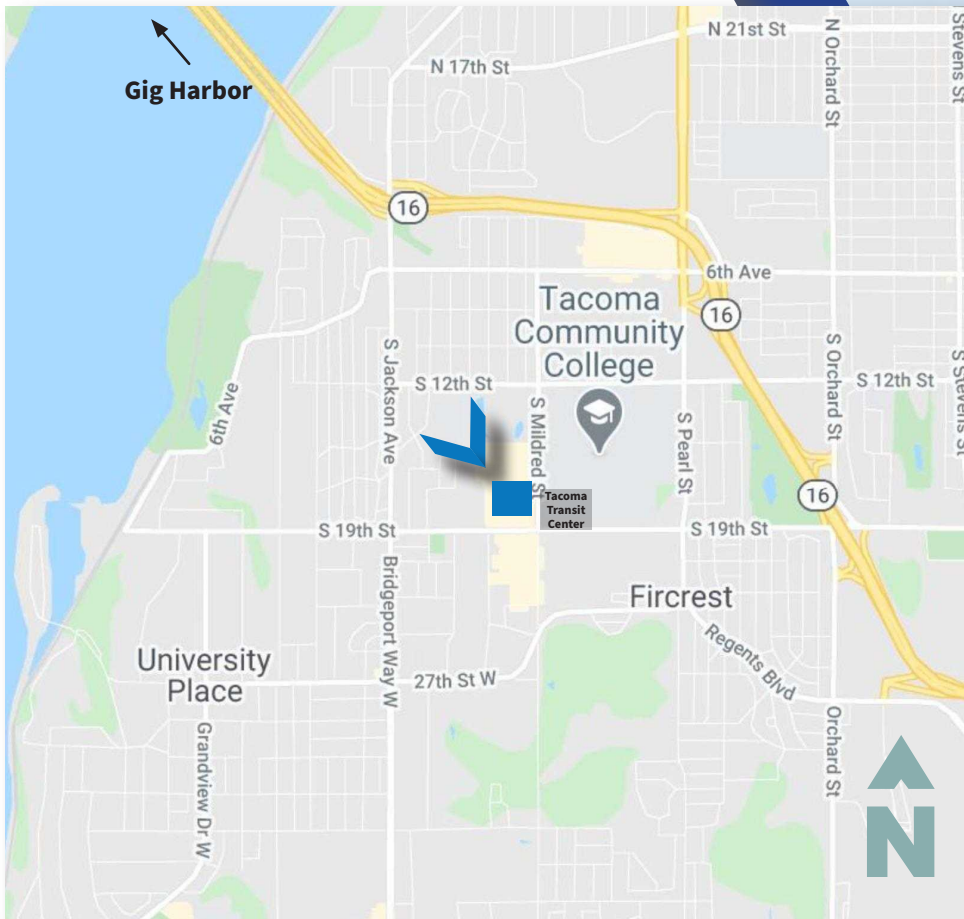
### EXECUTIVE SUMMARY

#### TACOMA, WASHINGTON



#### STRONG TENANT MIX HIGHLY VISIBLE LOCATION

New opportunities coming available at **James Center**, situated on the border of University Place and Fircrest. Surrounded by the Regional Transit Center and Tacoma Community College, the property benefits from strong, suburban demographics. James Center is anchored by Fred Meyer and houses regional and national retailers such as: FedEx, Taco Bell, US Bank, and MultiCare. This property is easily accessed via Hwy 16 or Downtown Tacoma. The Owner of the Center is proud to announce a new redeveloped building in front of Fred Meyer that will be tenant-ready by the end of this year.



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### Available Space & Current Tenants

- Suite 1: Fred Meyer
- Suite 2: Kids Country Child Care
- Suite 3: IHOP
- Suite 4 & 5: Onemain Financial
- Suite 6: Simply Hot Yoga
- Suite 7: James Center Cleaners

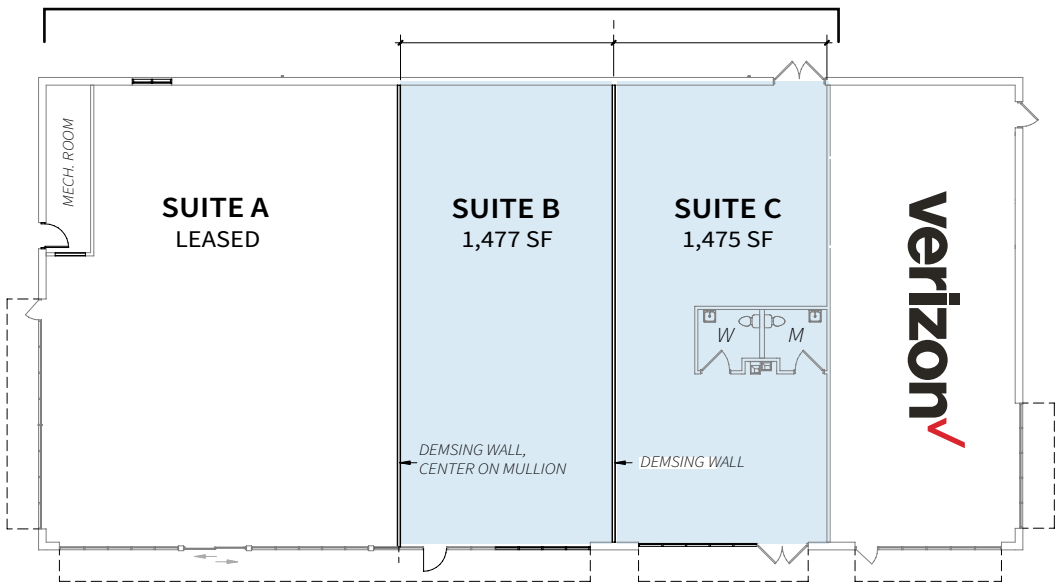
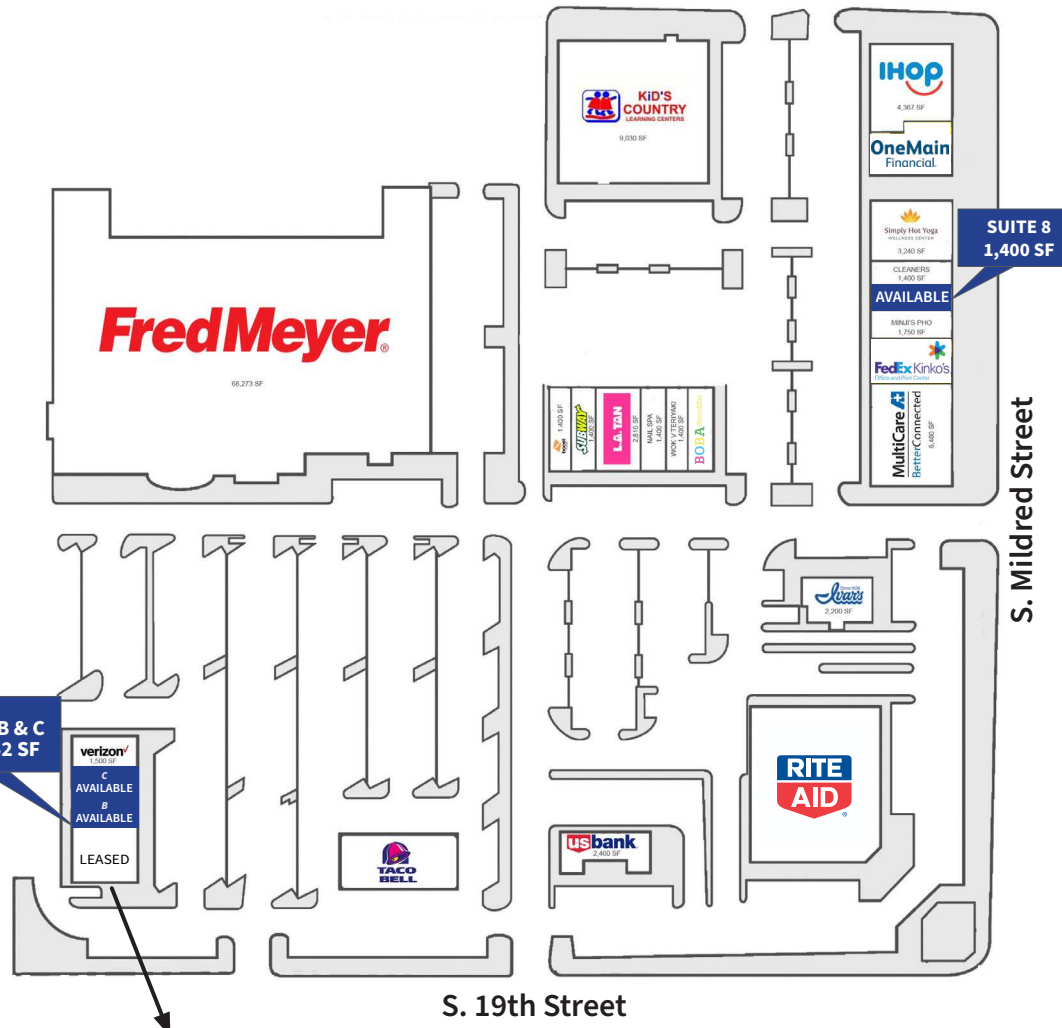
### Suite 8: 1,400 SF - AVAILABLE

- Suite 9: Minji's Pho
- Suite 10 & 11: Fedex Kinko's
- Suite 12 & 13: MultiCare
- Suite 14: Star Boba Tea
- Suite 15: Wok V Teriyaki
- Suite 16: Gallery Nails & Spa
- Suite 17: LA TAN
- Suite 18: Subway
- Suite 19: Boost Mobile
- Suite 20: Ivar's
- Suite 21: RiteAid
- Suite 22: US Bank

### Suite 23: 5,610 SF - AVAILABLE

- SUITE A: LEASED
- SUITE B: 1,477 SF
- SUITE C: 1,475 SF

- Suite 24: Verizon Wireless
- Suite 25: Taco Bell



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| Demographics             | 1-Mile   | 3-Mile   | 5-Mile   | 10-Mile  | 15-Mile  |
|--------------------------|----------|----------|----------|----------|----------|
| Total Population         | 13,650   | 104,476  | 225,963  | 532,385  | 950,863  |
| Daytime Population       | 13,500   | 71,658   | 178,739  | 369,547  | 630,952  |
| Total Households         | 6,501    | 44,583   | 94,872   | 207,348  | 362,371  |
| Average Household Income | \$72,122 | \$98,317 | \$94,019 | \$96,384 | \$98,352 |
| Median Age               | 39.7     | 39.1     | 38.1     | 37.2     | 37.2     |

### TACOMA WASHINGTON





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