

FOR LEASE

3901 S Fife St
Tacoma, WA 98409

3901 PLAZA

AVAILABLE

AVAILABLE



3901 PLAZA

Andy Jessberger

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

3901 S FIFE ST:

6,950 SF PER FLOOR PLATE (FLOORS 1+2)	\$18.00 PSF PLUS NNN
13,950 SF (FLOORS 1+2 COMBINED)	\$18.00 PSF PLUS NNN
2,800 SF STE 301 (3RD FLOOR)	\$18.00 PSF PLUS NNN

- NNN \$6.25 PSF
- Free Parking on site (4:1000)
- Secured building access
- Quality Interior Finishes



Population



Average HH Income

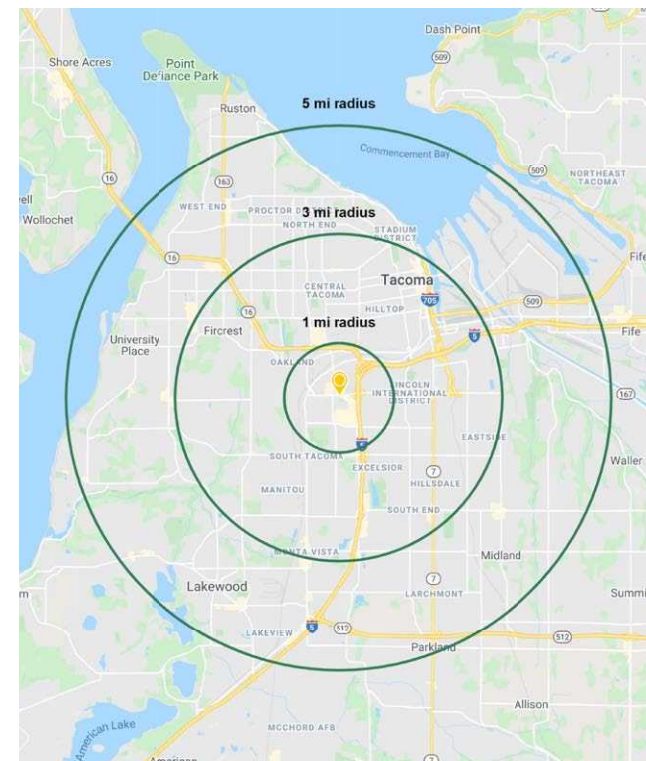


Daytime Population

Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	14,336	\$74,112	15,781
Mile 3	144,069	\$83,066	115,744
Mile 5	305,194	\$87,005	222,215

BUSINESS NEARBY



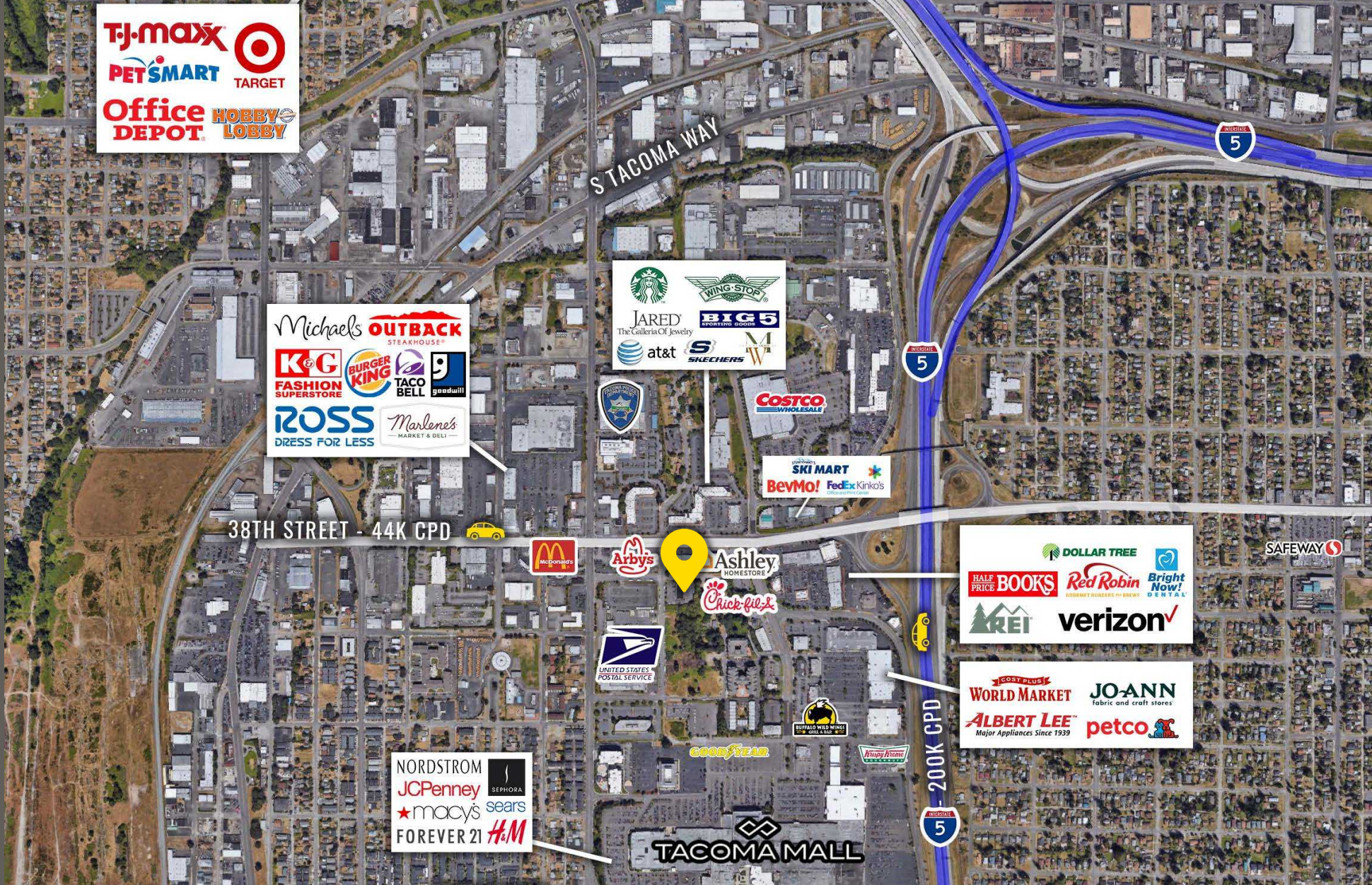
1ST & 2ND FLOOR PHOTOS



3RD FLOOR PHOTOS



LOCATION DETAILS



Immediate access to Interstate 5



Located in the Tacoma Mall Retail Core



44,000 CPD
38th Street



200,000 CPD
Interstate 5

LOCATION AERIAL



Fred Meyer

TACOMA
COMMUNITY
COLLEGE

16

LOWE'S

TJ-maxx
PETSMART
Office DEPOT
TARGET
HOBBY LOBBY



THE HOME DEPOT

16

COSCO

5

PACIFIC AVE

TRADER JOE'S

WHOLE FOODS



NORDSTROM
JCPenney
macy's
DICK'S
SPORTING GOODS

TACOMA MALL

5

SAFeway

56TH ST

56TH ST

WinCo FOODS
Applebee's
Olive Garden

DOLLAR TREE
SAFeway
GROCERY OUTLET
Bargain Market
BIG LOTS
Starbucks

74TH ST

72ND ST

Fred Meyer

CHASE **MultiCare** **RITE AID**
Denny's
LAKWOOD TOWNE CENTER
McDonald's
Burlington **OLD NAVY**
SAFeway **TARGET**
BED BATH & BEYOND **amc**
amazing

5

JR Furniture & Mattress
REGAL CINEMAS
DISCOUNT TIRE
DOLLAR TREE

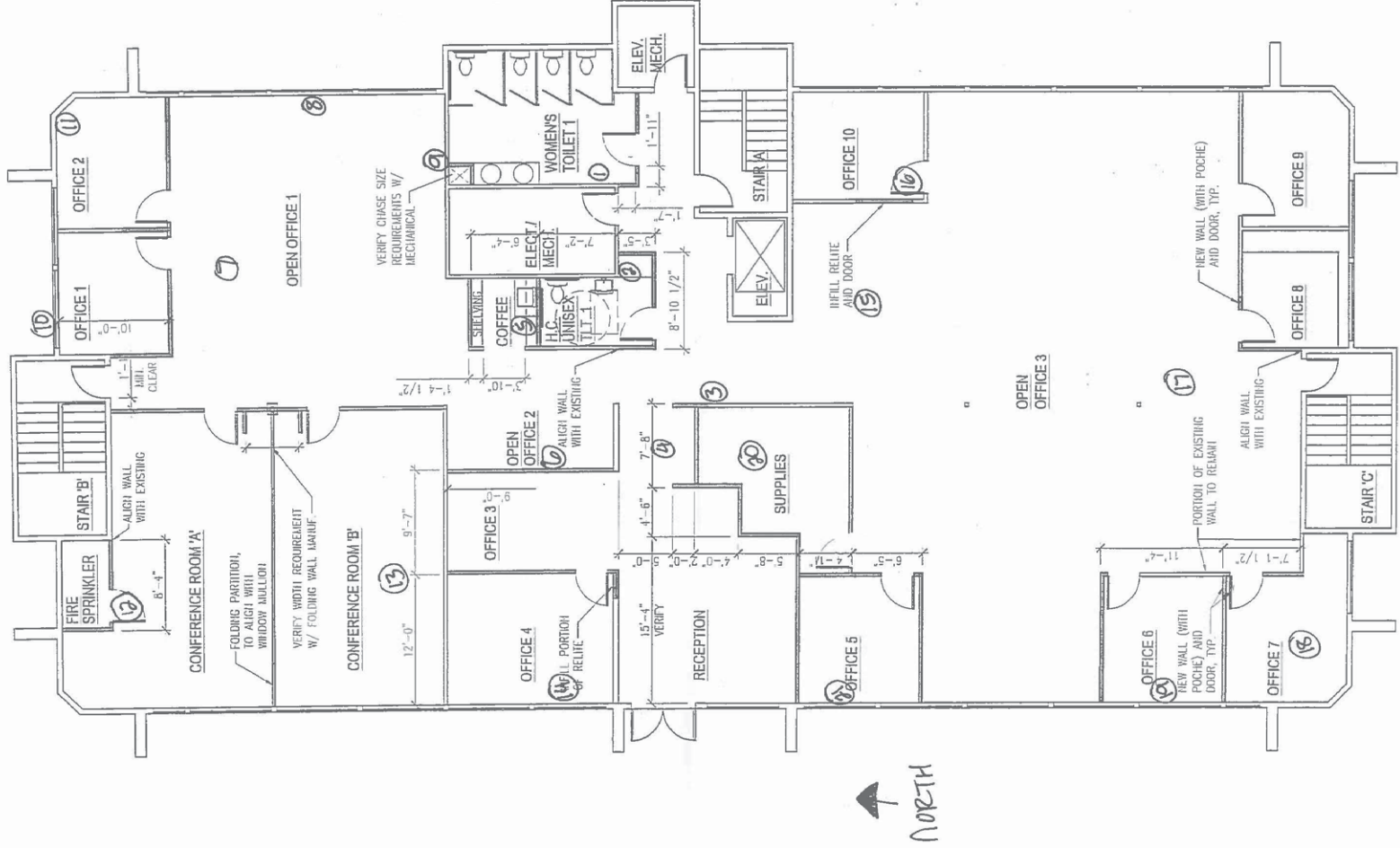
PACIFIC AVE

512



SITE PLAN

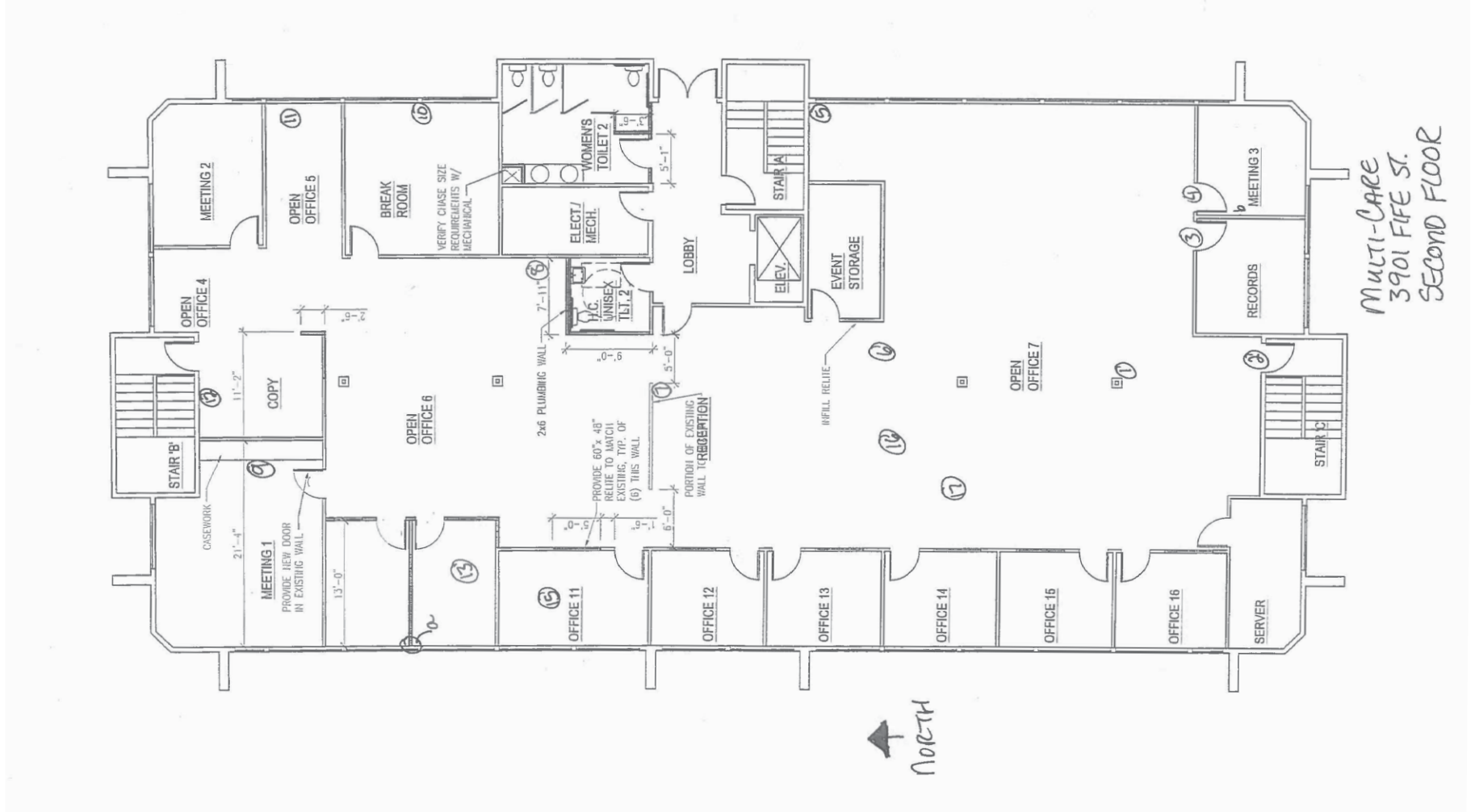
6,950 SF AVAILABLE 1ST FLOOR



MULTI-CARE
3901 FIFEST.
FIRST FLOOR

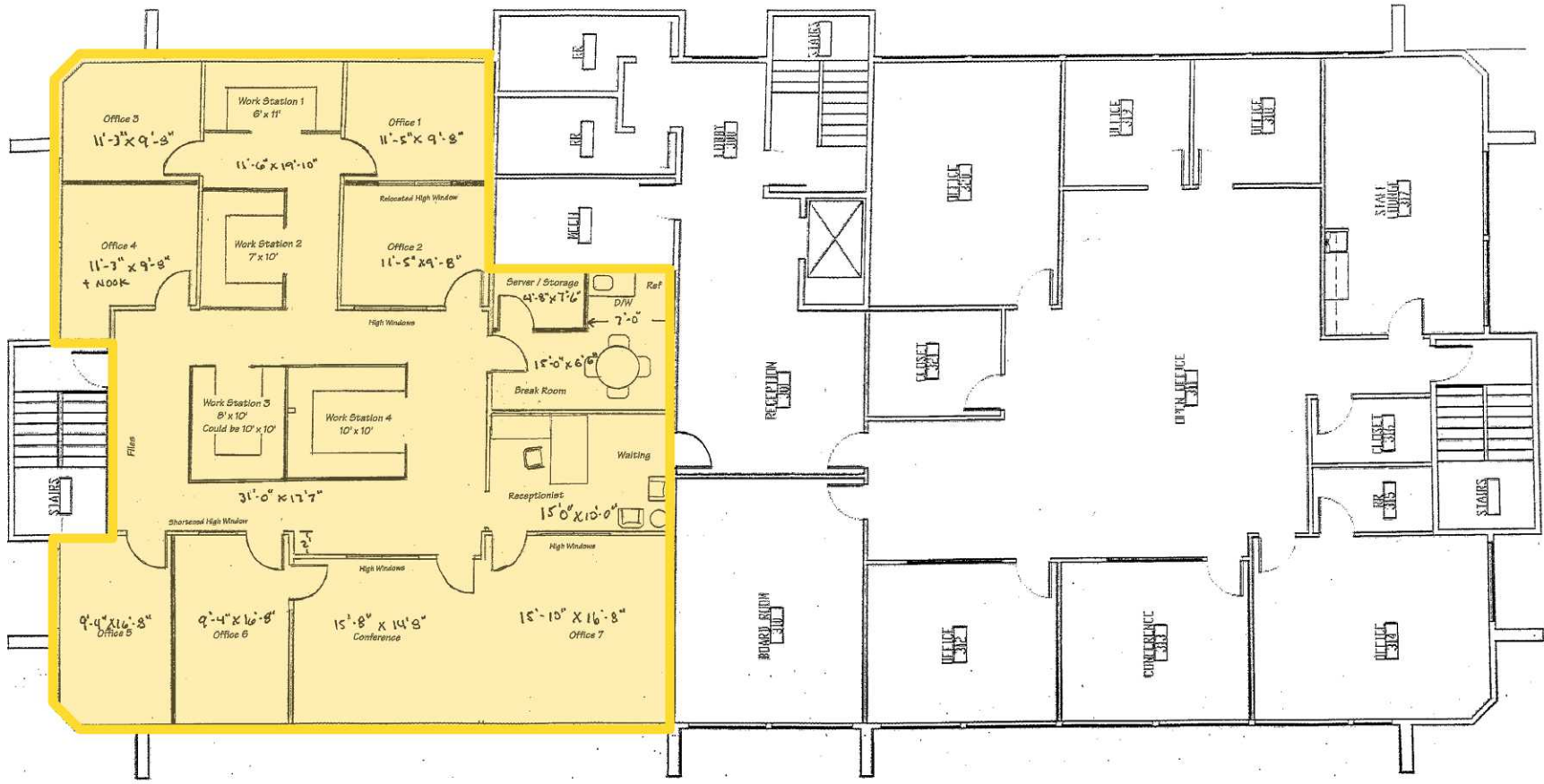
SITE PLAN

6,950 SF AVAILABLE 2ND FLOOR



2,800 SF AVAILABLE 3RD FLOOR

SITE PLAN





TACOMA, WA is rooted in the arts and has a vibrant urban core that is alive with culture. Situated along the Puget Sound, Tacoma is a mid-sized urban port city of Pierce County just over 30 miles south of Seattle. The museum district is home for its world-renowned Museum of Glass, while the waterfront, parks, gardens and wildlife make Tacoma a nature wonderland ready for all to explore.

TACOMA | KIRKLAND | PORTLAND



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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