



FORMER PITA PIT

2626 N Pearl St,
Tacoma, WA 98407

Tim Weber | Don Whittles | Blake Weber

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

FOR LEASE:

2,196 SF \$38.00 PSF GROSS

Additional Rent: None – Gross. Rent as quoted includes Tenant’s obligated prorated share of real estate taxes, insurance and common area maintenance.

Utilities: Tenant shall pay for all separately metered utilities and any new connections to utilities used within the Premises.

- Endcap with Drive Thru
- Prominent frontage on Pearl Street, also known as Highway 163
- Located in Tacoma’s North End neighborhood which boasts high density and significantly above average household income
- Minutes from the Point Defiance Zoo and Aquarium which has over 700,000 visits per year
- Located in the north end’s major retail core



Population



Average HH Income

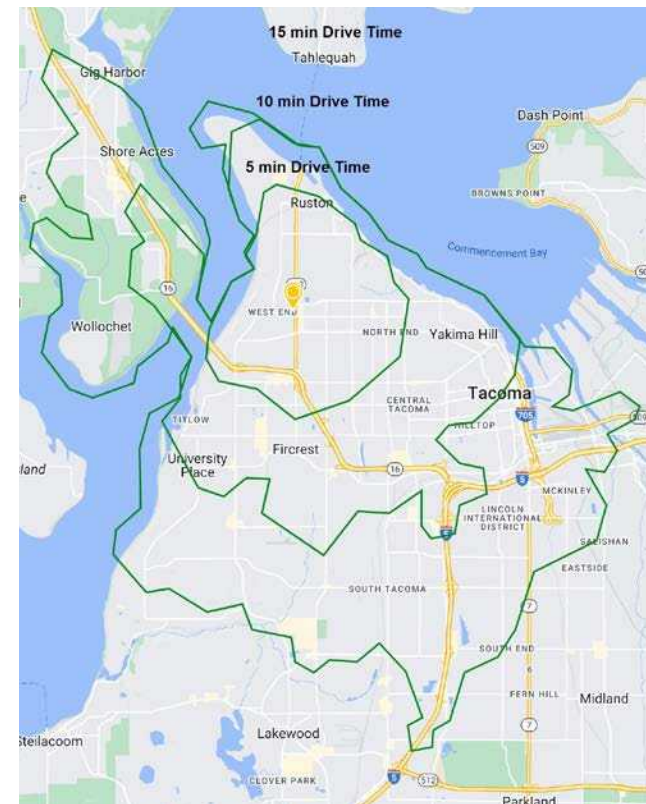


Daytime Population

Regis - 2022

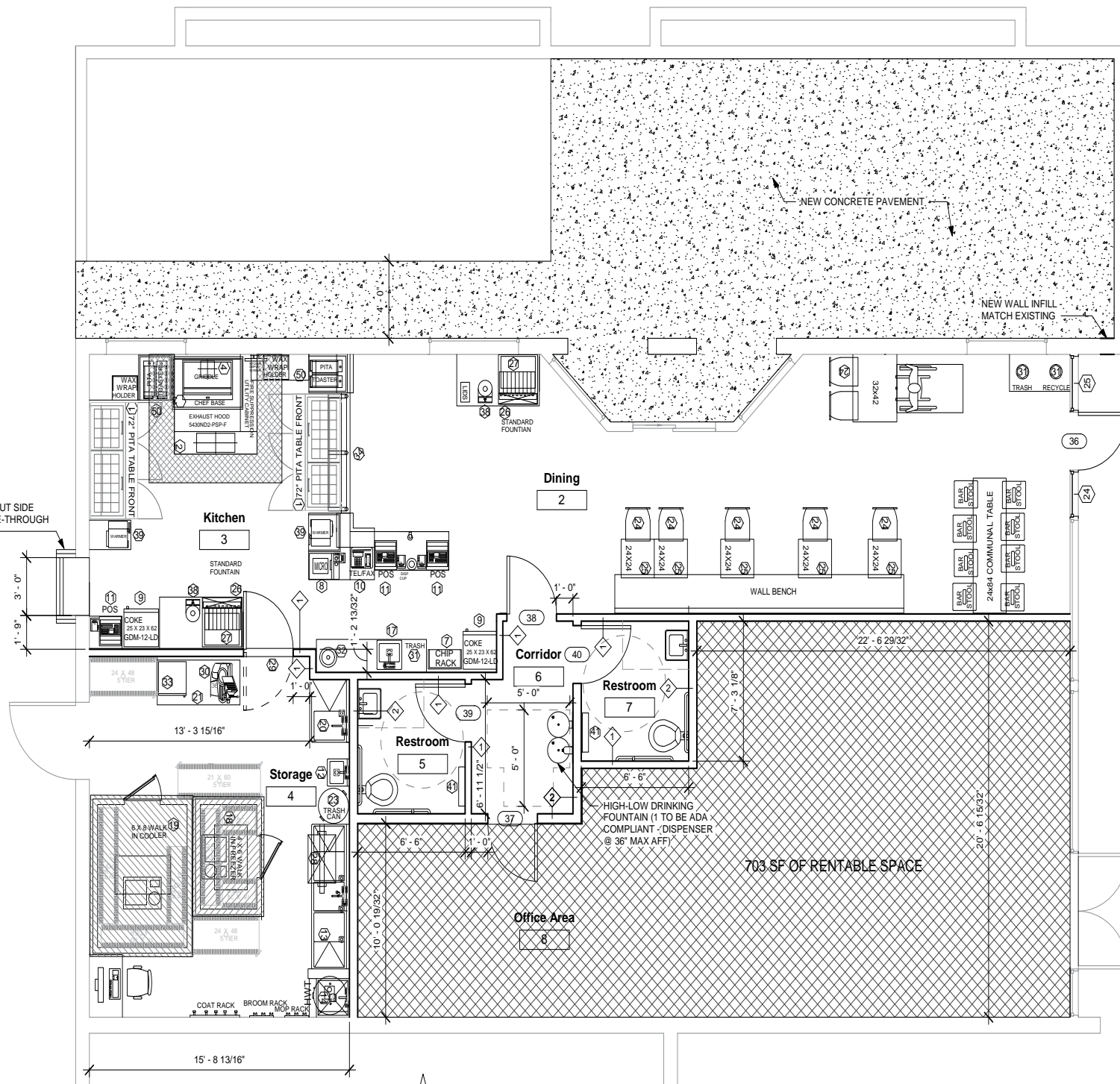
5 Minutes	10 Minutes	15 Minutes
41,028	109,825	219,032
\$111,248	\$97,538	\$95,973
24,126	84,988	169,498

NEARBY



SITE PLAN

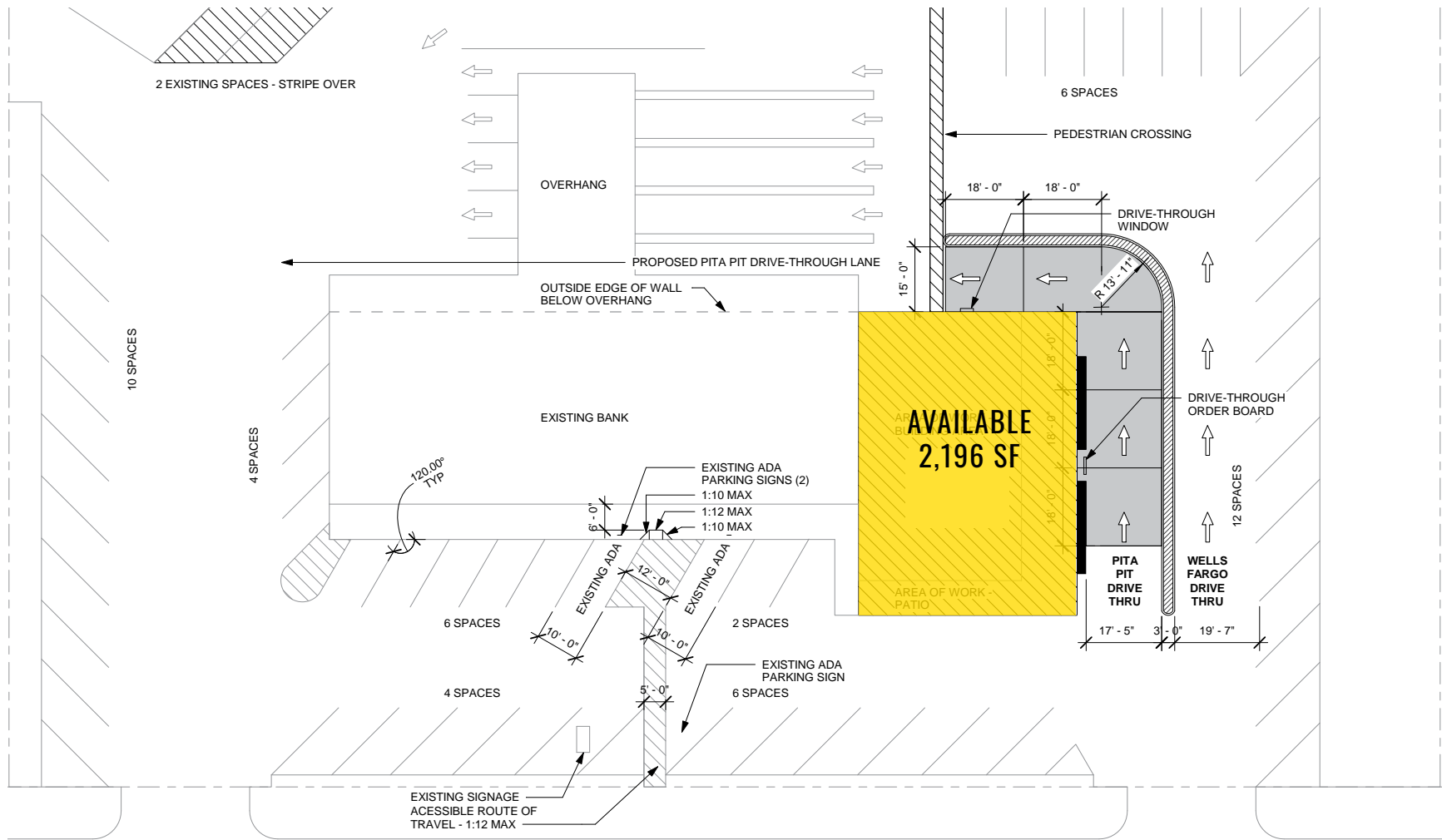
NEW BUMP-OUT SIDE SLIDER DRIVE-THROUGH WINDOW



① Level 1 Copy 1
1/4" = 1'-0"



SITE PLAN



PHOTOS



LOCATION AERIAL

PT DEFIANCE PARK, ZOO & AQUARIUM
VASHON ISLAND FERRY TERMINAL
POINT RUSTON



RUSTON WAY WATERFRONT



N PEARL ST - 23,400 CPD



73,000 CPD



McLENDON

SILAS HIGH SCHOOL
1,250+ STUDENTS

HARBOR FREIGHT TOOLS





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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