



FOR LEASE

Desirable Stadium Retail Opportunity

12 TACOMA AVE, TACOMA, WA



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Mathews**

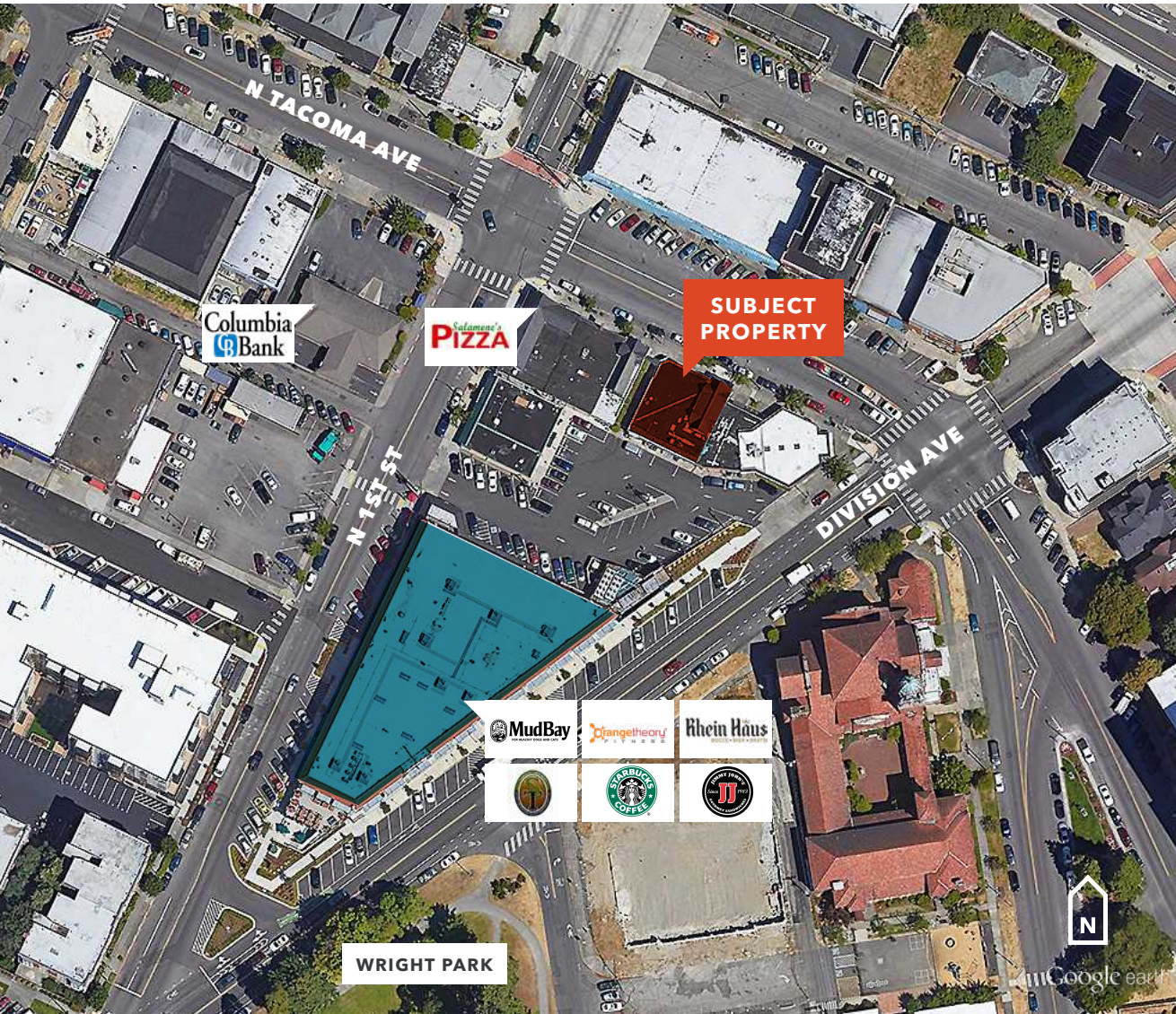
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Rare Stadium District retail available for lease

SUITE 110 2,067 SF

SUITE 100 969 SF

\$26 - \$32, NNN for lease

HIGHLY DESIRABLE Stadium District close to Downtown Tacoma and hospitals

11,721 CPD on N 1st St & N Tacoma Ave

ZONED NCX - Neighborhood Commercial Mixed-Use District

ALLOWABLE USES include restaurant, office, retail, professional services, medical office

ON NEW light rail (to be completed 2022)

CLOSE to 160+ new apartments

NEXT to beautiful Wright Park

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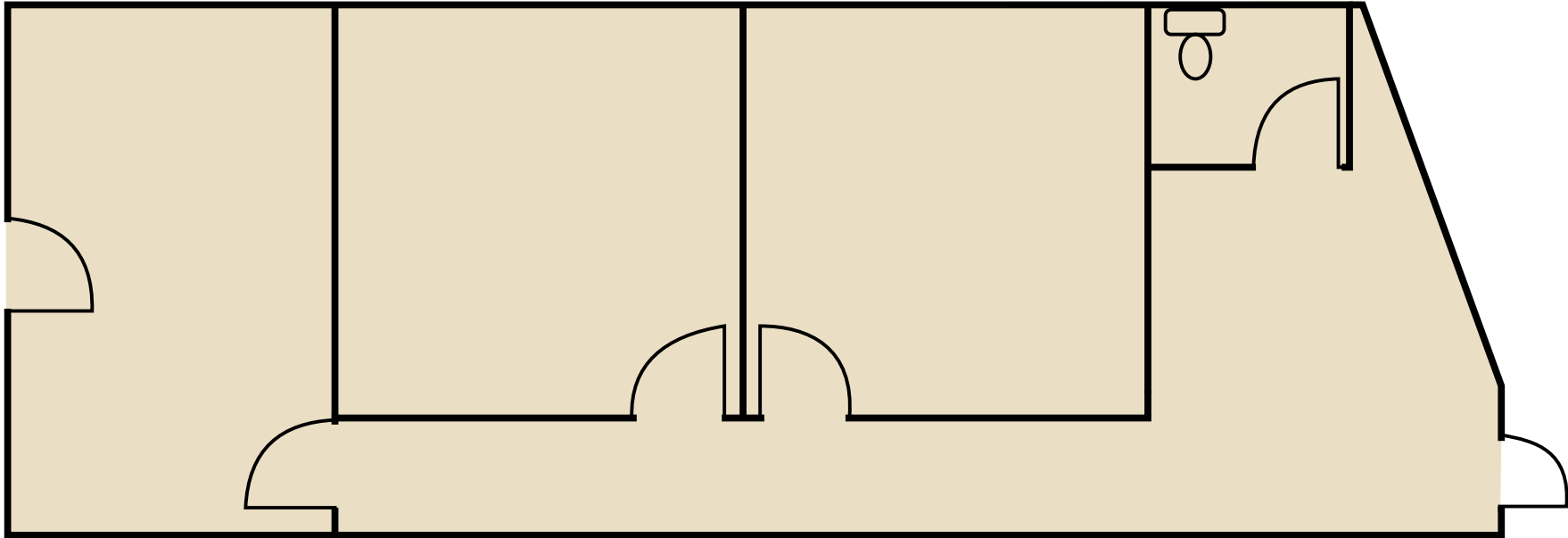
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Suite 100 | 969 SF



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Demographics | One Mile Radius



18,245
POPULATION



1.7
AVERAGE HOUSEHOLD SIZE



37.9
MEDIAN AGE



2,899
TOTAL EMPLOYEES



\$42,716
MEDIAN HOUSEHOLD INCOME



\$60,082
PER CAPITA INCOME

ADDITIONAL DEMOGRAPHIC INFORMATION

12 N Tacoma Ave	1 Mile	3 Miles	5 Miles
2019 Estimated Population	18,245	83,170	244,437
2024 Projected Population	19,877	89,726	264,109
2019 Estimated Households	9,644	35,156	96,551
2024 Estimated Households	10,552	37,980	104,293
2019 Median Age	38.3	37.2	35.8
Average Household Income	\$60,082	\$78,750	\$78,511

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