



FOR LEASE

3802 S Warner Street
Tacoma, WA 98409



RAIN CITY PLAZA

Andy Jessberger

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



3802 S WARNER ST:

4,900 SF \$21.00, SEMI-GROSS



Population



Average HH Income



Daytime Population

Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	12,229	\$86,688	9,001
Mile 3	147,086	\$105,073	67,499
Mile 5	305,460	\$107,498	118,406



- Semi Gross Lease: Tenant to pay power and gas. All other services included.
- Excellent visibility and central location
- Close proximity to the Tacoma Mall
- Expanded southern parking field next to vacancy not shown on plan

LOCATION AERIAL



LOWE'S

THE HOME DEPOT

Jack in the Box

HOBBY LOBBY
DOLLAR TREE
SALLY BEAUTY
GameStop
Great Clips
FAMOUS FOOTWEAR
OfficeMax
TJ-MAXX
Shark's
PET SMART

K&G ROSS
Guitar Center
Michael's
HONEYBAKED

OUTBACK STEAKHOUSE

COSTCO WHOLESALE

BevMo!

O'Reilly AUTO PARTS

TacoTime

McDonald's

Chick-fil-ee

Wendy's

Pizza Hut

BEST BUY DANIA FURNITURE

CHUCK E. CHEESE'S
MATTRESS FIRM
CAR-TOYS

S 56TH STREET

U.S. CHEF'S STORE
GREAT FOOD. WHOLESALe PRICES.

WinCo Foods
RED LOBSTER
MATTRESS depot
cricket
SUBWAY
Olive Garden
Applebee's
Shark's
Flame Broast

SOUND CHRISTIAN ACADEMY

Red Robin
JOANN
BOOKS
FIVE GUYS
petco
verizon
DOLLAR TREE
FedEx Office
BUFFALO WILD WINGS

S 38TH STREET

WHITMAN ELEMENTARY

Lucky

macy's
NORDSTROM
DICK'S
JCPenney
Apple Store
OLD NAVY
H&M
Jollibee

GIAUDRONE MIDDLE

MANN ELEMENTARY

EDISON ELEMENTARY

WAPATO HILLS PARK

SOUTH END RECREATION AREA

GAY MIDDLE

MANITOU PARK ELEMENTARY

WAPATO PARK

WAPATO LAKE

IDEA HIGH

WHITTIER ELEMENTARY

LEACH CREEK

Tacoma Fire Center



16

16

16

5

TF

5

5

Virginia Mason Franciscan Health

Allenmore Golf & Event Center

FOSS HIGH SCHOOL

CHENEY STADIUM

BELARMINe PREP

Virginia Mason Franciscan Health

5

LINCOLN HIGH



STEWART MIDDLE





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 | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

ANDY JESSBERGER

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