



NOW OPEN



U.S. AIR FORCE

COMING SOON

**OneMain**  
Financial.

FOR LEASE

17415 Pacific Avenue S  
Spanaway, WA 98387



SPANAWAY PLAZA

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

17415 PACIFIC AVENUE S:

1,433 SF **OneMain Financial** COMING SOON!

1,728 SF AVAILABLE

1,262 SF AVAILABLE } CAN BE COMBINED

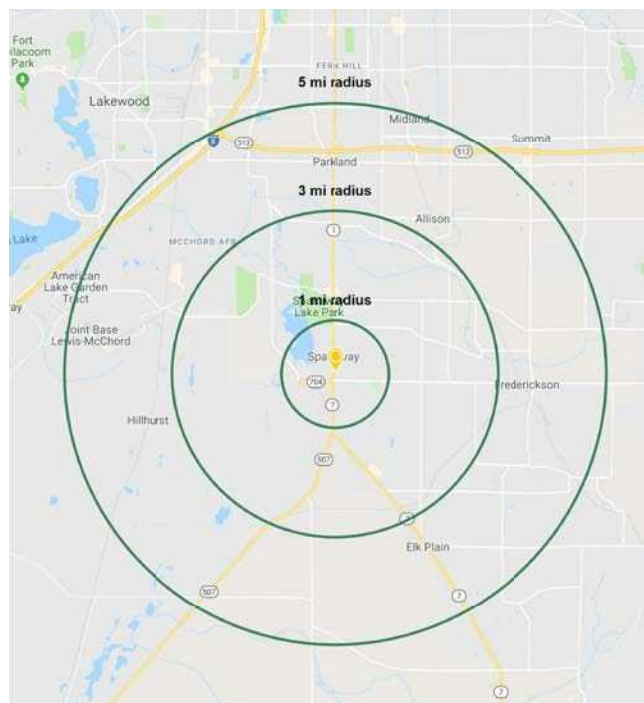
1,884 SF AVAILABLE } 3,146 SF

- 7 car drive-thru opportunity
- Near proposed Cross Base Highway
- Excellent signage possibilities
- Well lit shopping center with ample parking
- Parking Ratio: 5 stalls per 1,000 SF

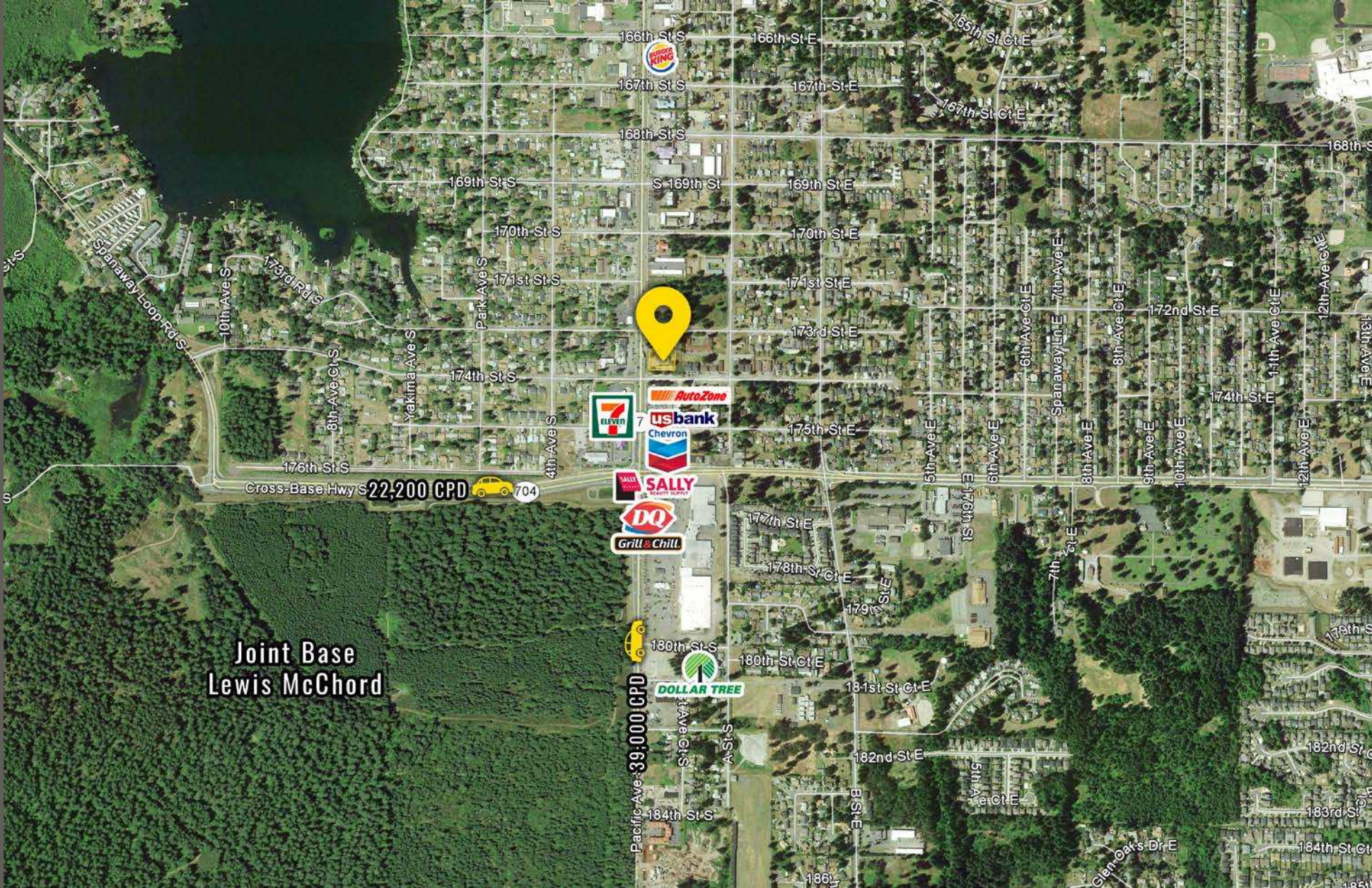


Regis - 2023	Population	Average HH Income	Daytime Population
Mile 1	9,935	\$87,113	4,984
Mile 3	60,989	\$109,252	25,589
Mile 5	129,107	\$103,133	61,972

TENANTS



# LOCATION DETAILS



Great visibility on Pacific Avenue



Located moments from JBLM

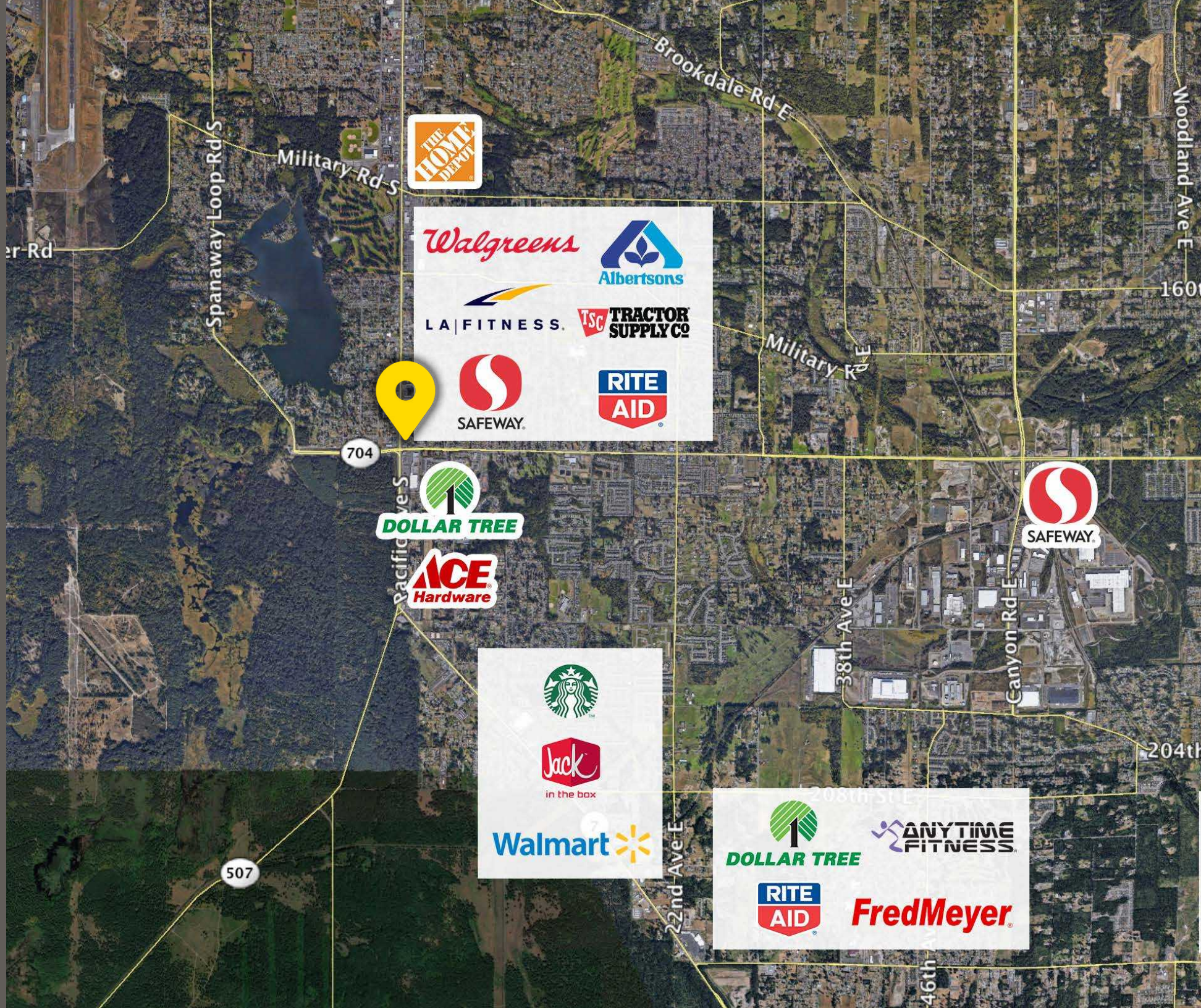


39,000 CPD Pacific Ave S



22,200 CPD SR-704 / 176th St

LOCATION AERIAL



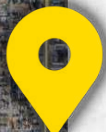
Walgreens

Albertsons

LA FITNESS. TSC TRACTOR SUPPLY CO

SAFeway

RITE AID



704

DOLLAR TREE

ACE Hardware

Starbucks

Jack in the box

Walmart

DOLLAR TREE

ANYTIME FITNESS

RITE AID

Fred Meyer



Tenant	SF	Rate
<b>AVAILABLE</b>	<b>3,146</b>	<b>\$24 PSF, NNN</b>
Sunny Teriyaki	1,467	Leased
Leased	2,650	Leased
Air Force Recruiters	1,195	Leased
Army Recruiters	3,118	Leased
<b>AVAILABLE</b>	<b>1,728</b>	<b>\$14-16 PSF, NNN</b>
Kingdom Glorious	485	Leased
Subway	1,321	Leased
One Main Financial	1,433	Leased
VIP Nail & Salon	2,020	Leased
Rent-A-Center	3,826	Leased
Aceituno's	1,915	Leased
PAD	-	Big Foot Java - Coming Soon



This depiction does not constitute a representation, covenant or warranty by Landlord and size, layout or dimensions may be changed, altered or modified from time to time by Landlord.







**SPANAWAY, WA** is an unincorporated community located in Pierce County, Washington, fifteen miles south of Tacoma on State Road 7, the main thoroughfare also known as Mountain Highway. The city is adjacent to the east boundary and is home to many families of Joint Base Lewis-McChord, the largest joint base on the West Coast and one of the largest in the U.S.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



**RELATIONSHIP FOCUSED. RESULTS DRIVEN.**

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