



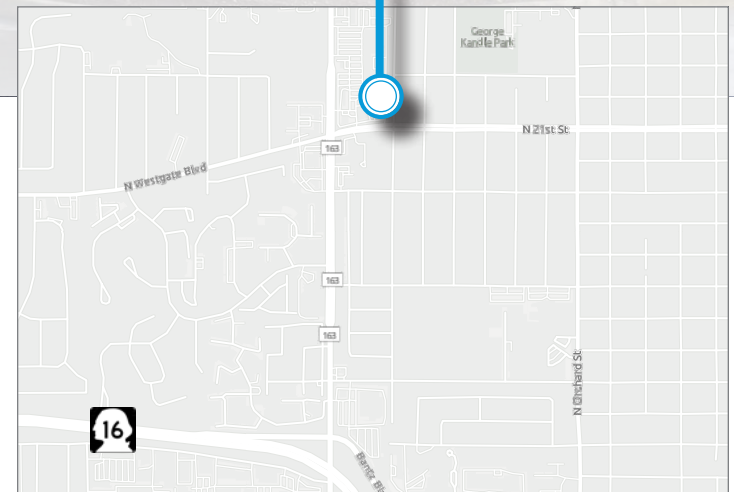
6,720 SF RESTAURANT FOR LEASE

WESTGATE CENTER

2207 NORTH PEARL STREET, TACOMA, WA

*Fully Equipped Restaurant/Bar at N 21st & Pearl
in Tacoma's North End*

- ▶ **6,720 SF (DIVISIBLE TO 2,400 SF)**
Lease Rate: \$26-\$28 PSF + NNN
- ▶ **EXISTING RESTAURANT/BAR SETUP**
Full kitchen with Type 1 hood, grease interceptor, and walk-in freezer
- ▶ **HIGH VISIBILITY IN A PROMINENT LOCATION**
Prominent signage and visibility to over 27,000 cars per day at intersection

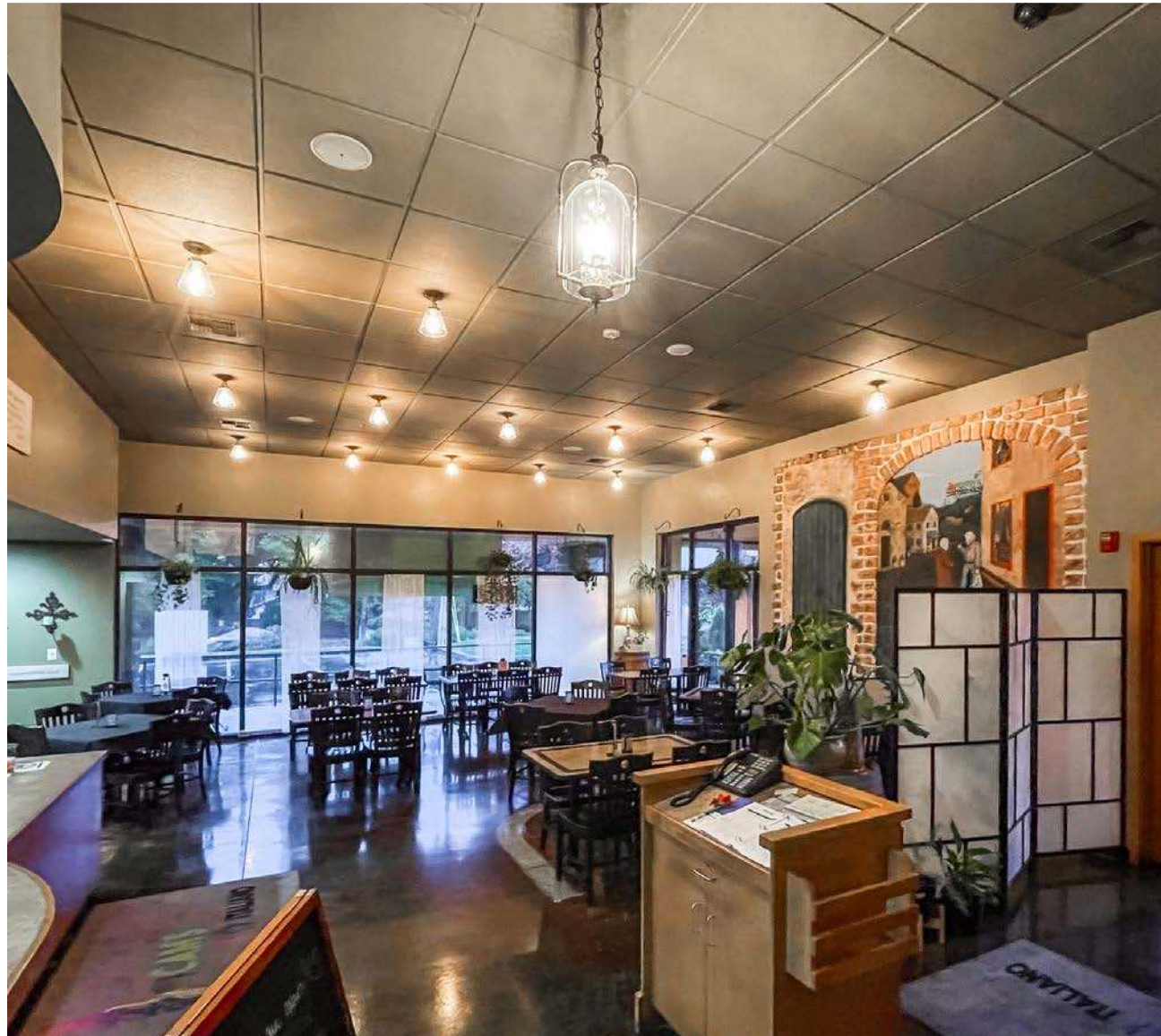


LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

Versatile space with restaurant-ready features

- ▶ **Versatile Aesthetic:** 6,720 SF of versatile space, ideal for crafting any style of dining experience.
- ▶ **Turnkey Kitchen:** Fully equipped restaurant, complete with a Type 1 hood, grease interceptor, walk-in freezer, plus a functional bar and lounge.
- ▶ **Visibility:** Enjoy unparalleled visibility with the building's existing signage, ensuring your restaurant is a standout destination in this bustling commercial hub.



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LOCATION

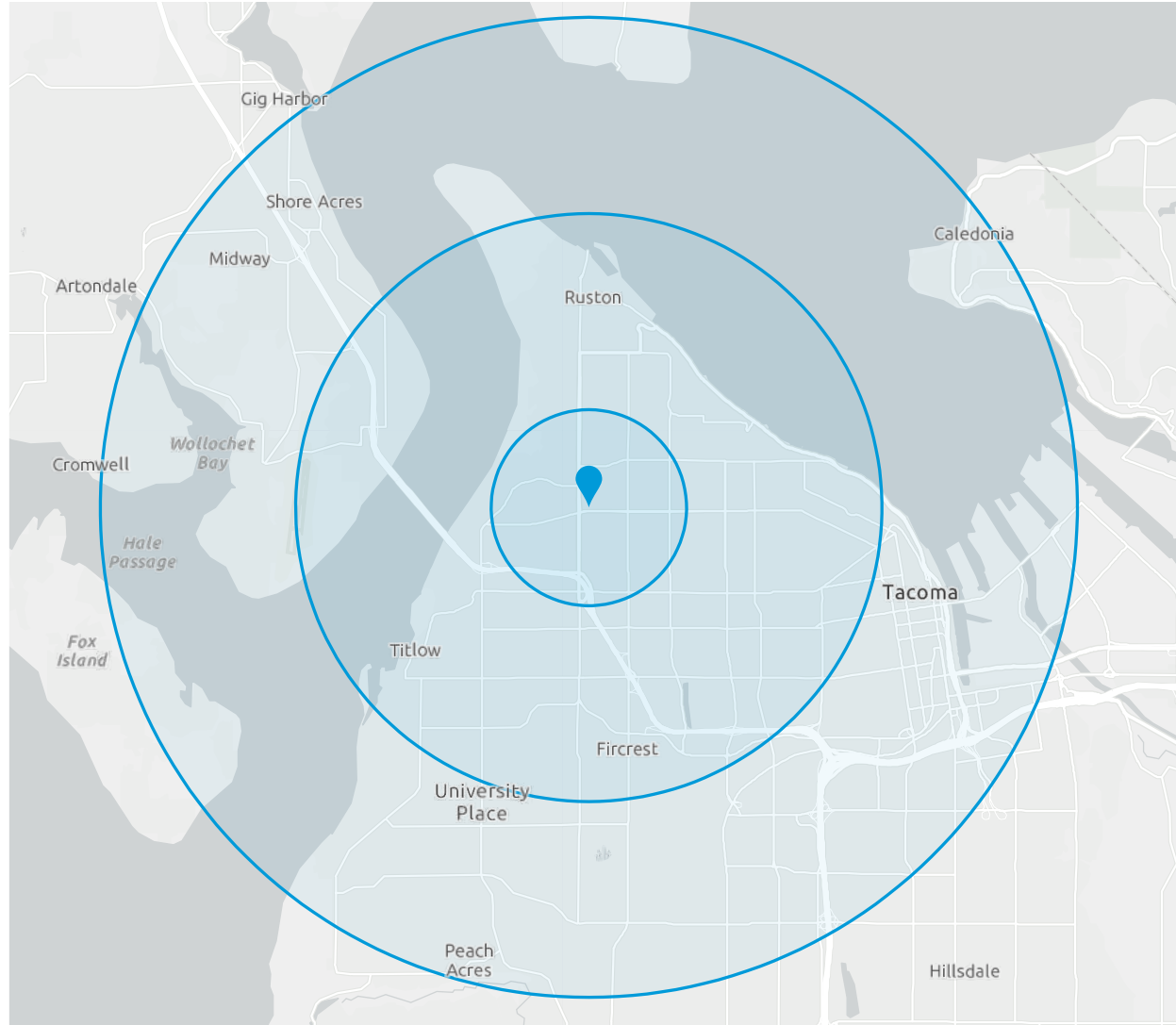
Strong consumer demographics in a stabilized retail center

- **Solid Local Patronage:** Nestled within the West Gate South shopping center, this property benefits from a high-density locale with above-average household incomes.
- **Notable Neighbors:** Join the vibrant mix of successful neighbors, including Starbucks, Mod Pizza, Planet Fitness, McDonald’s, and more. Capitalize on the foot traffic generated by these well-known brands.

2023

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	16,360	97,518	194,156
Households (HH)	7,496	42,485	83,405
Average HH Size	2.15	2.23	2.25
Median HH Income	\$84,102	\$89,782	\$83,366
Average HH Income	\$112,477	\$122,077	\$115,330
Median Age	47.0	41.2	39.7



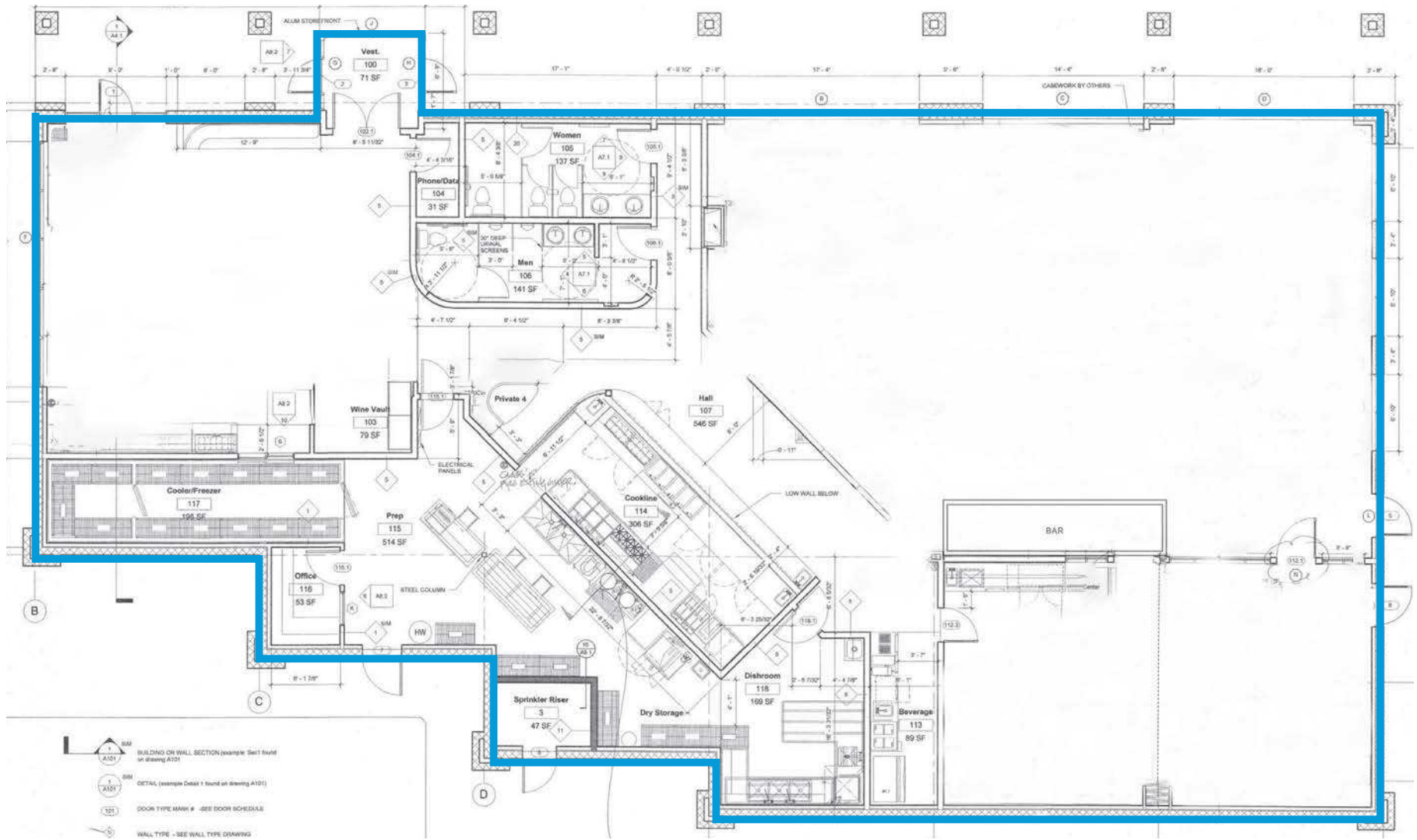
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FLOOR PLAN



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SURROUNDING AREA



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