

# FOR LEASE

4020 South Steele Street  
Tacoma, WA 98409



## YUEN LUI SQUARE

Patric Grissom

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

4020 SOUTH STEELE ST:

SUITE 101: 1,944 SF \$23.00 PSF, PLUS NNN

SUITE 103: 1,728 SF \$23.00 PSF, PLUS NNN

- NNN's currently \$6.00 PSF
- Great Tacoma Mall Area location
- Excellent retail synergy in the immediate area
- Adjacent to Apex Apartments



Population



Average HH Income

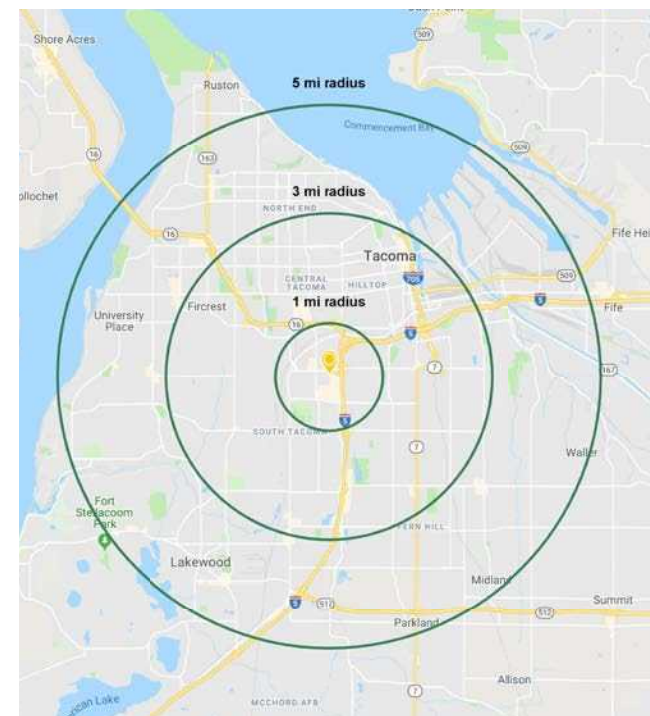


Daytime Population

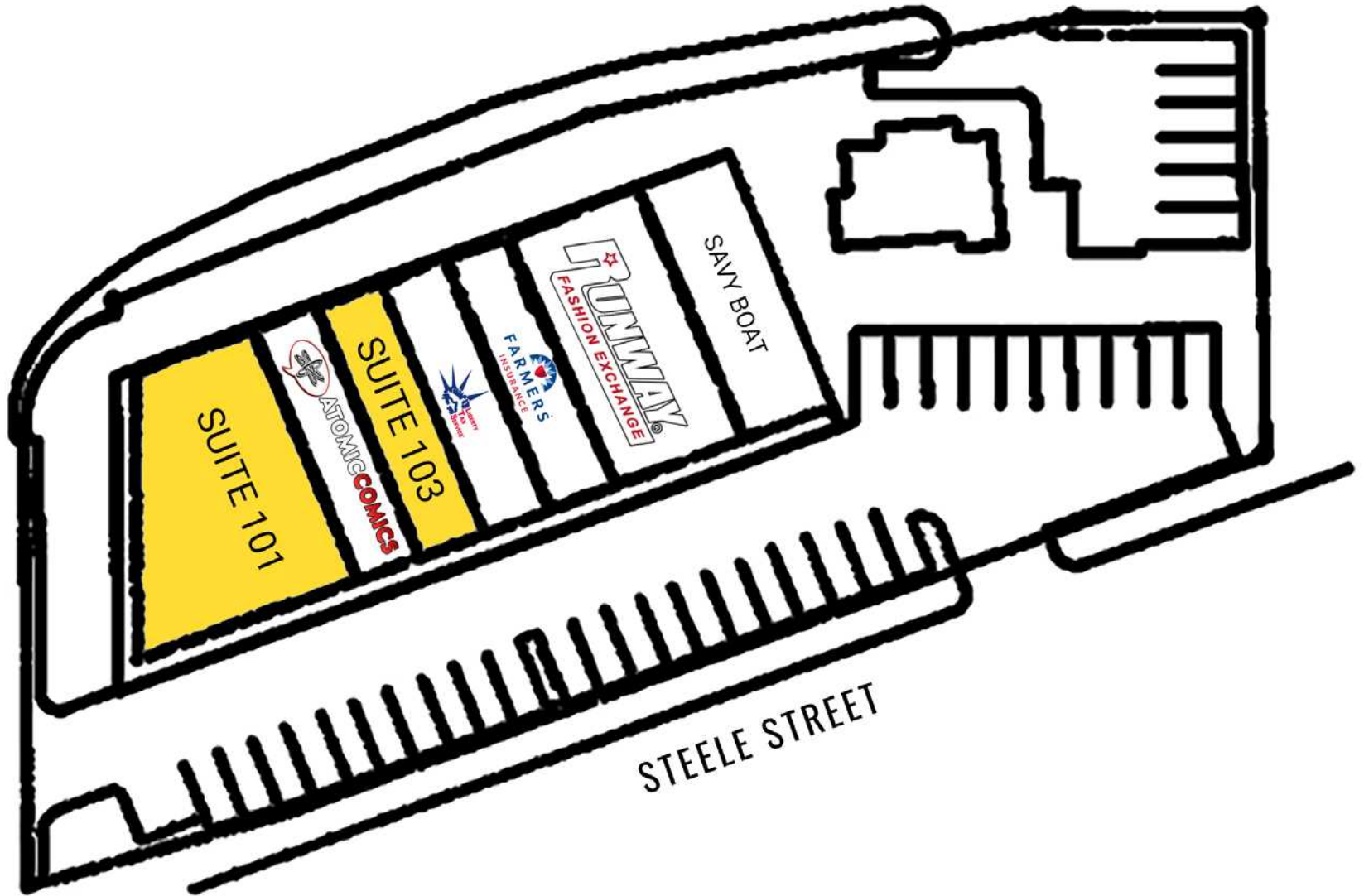
Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	14,983	\$73,689	11,009
Mile 3	148,167	\$82,094	72,131
Mile 5	307,356	\$86,584	128,093

TENANTS



# SITE PLAN

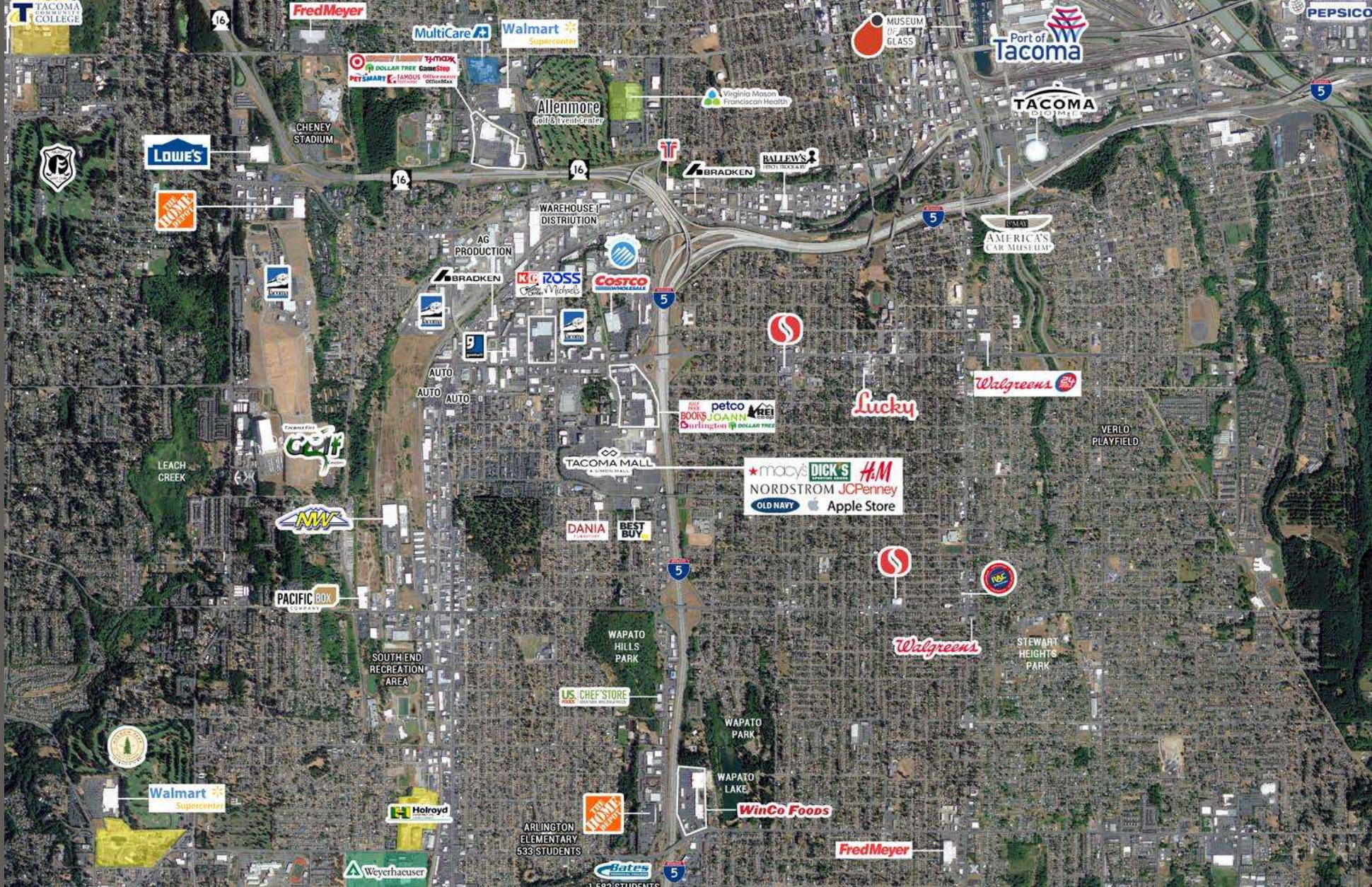


LOCATION AERIAL



PROPOSED TENANTS

LOCATION DETAILS



Located Moments from I-5 & HWY 16



Immediately North of the Tacoma Mall



19,513 ADT S Steele Street



34,002 ADT 38th Street



**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.**

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