

FOR LEASE
3801 Pacific Avenue
Tacoma, WA 98418



S 38TH ST & PACIFIC HARD CORNER

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

S 38TH ST & PACIFIC HARD CORNER pulsates with untapped potential. Its location alone is a golden ticket: high visibility on an intersection buzzing with traffic, offering prime exposure for any future venture. But beyond mere placement, this site boasts several compelling advantages that beckon any visionary developer. This hard corner guarantees effortless access for residents and customers, while proximity to public transportation adds another layer of convenience. Surrounding neighborhoods brim with established communities, providing a readily available market and workforce.

3801 PACIFIC AVENUE

***CCX ZONED**

1.42 ACRES (61,855 SF) CALL FOR DETAILS

- **Final undeveloped** hard corner lot on heavily trafficked intersection.
- **Direct access** to Downtown Tacoma and Interstate 5.
- **Located** within the growing Lincoln District.
- **Utilities** to site with multiple curb cuts existing.



Population



Average HH Income



Daytime Population

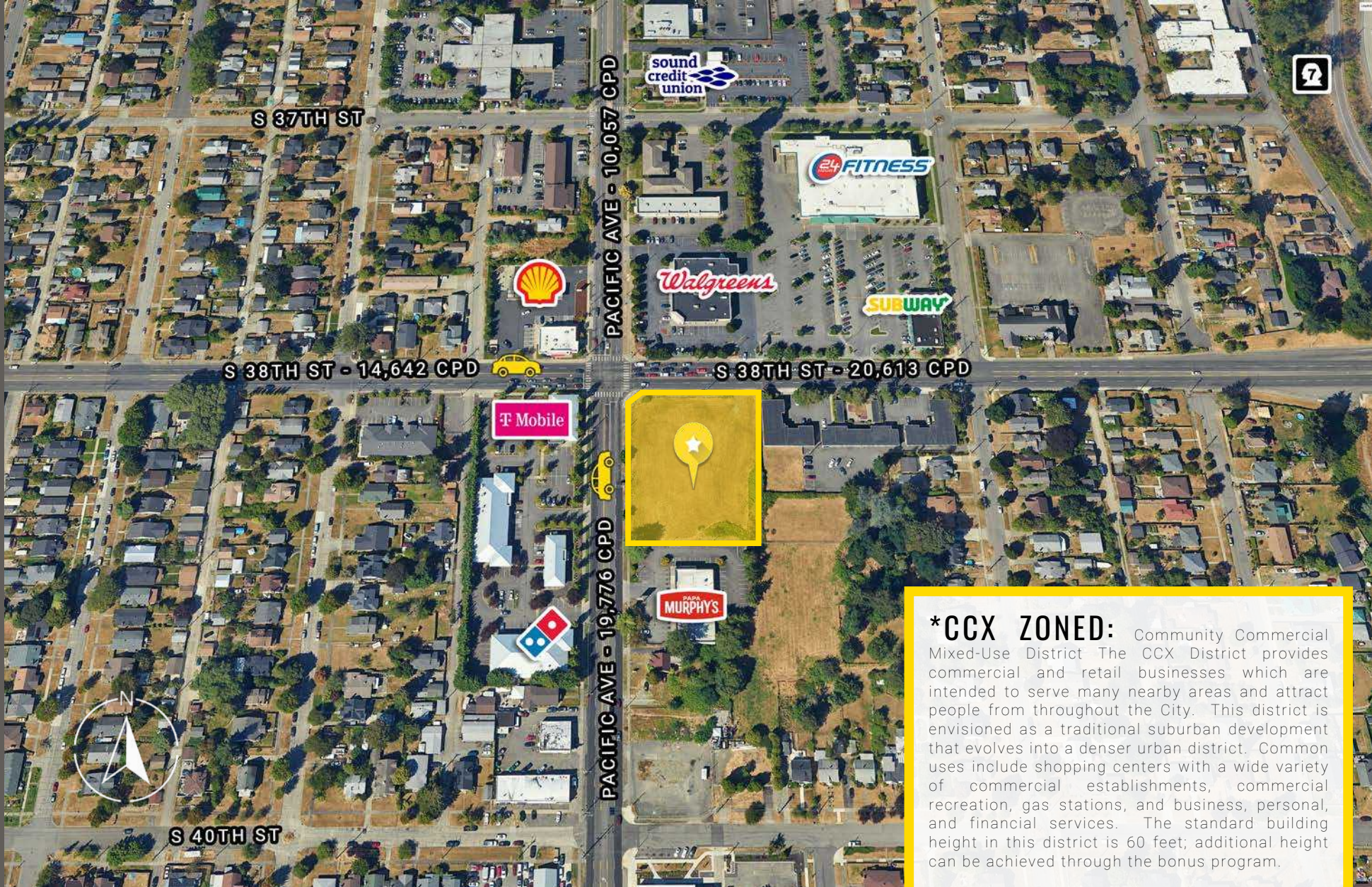
Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	18,055	\$110,544	9,103
Mile 3	122,036	\$100,720	98,736
Mile 5	271,095	\$111,978	192,981

TENANTS NEARBY



LOCATION DETAILS



***CCX ZONED:** Community Commercial Mixed-Use District The CCX District provides commercial and retail businesses which are intended to serve many nearby areas and attract people from throughout the City. This district is envisioned as a traditional suburban development that evolves into a denser urban district. Common uses include shopping centers with a wide variety of commercial establishments, commercial recreation, gas stations, and business, personal, and financial services. The standard building height in this district is 60 feet; additional height can be achieved through the bonus program.



Direct Access to I-5 & Downtown Tacoma



Located within the growing Lincoln District



19,776 CPF Pacific Avenue



20,613 CPD S 38th Street

LOCATION AERIAL

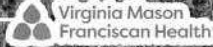
DOWNTOWN TACOMA



75K VISITORS ANNUALLY



10TH HIGHEST CARGO TRAFFIC IN THE US.
\$52B IN TRADE
SUPPORTS 29,000 JOBS



1M+ VISITORS ANNUALLY



PUYALLUP TRIBE
SUPPORTS 3,000 EMPLOYEES
2,000 SET EVENT CENTER
103 HOTEL ROOMS
\$13M IN REVENUE



600K VISITORS ANNUALLY

ROOSEVELT ELEMENTARY
559 STUDENTS

LINCOLN HIGH
1,638 STUDENTS



REED ELEMENTARY
349 STUDENTS

AV FAWCETT ELEMENTARY
338 STUDENTS

BLIX ELEMENTARY
498 STUDENTS



WHITMAN ELEMENTARY
344 STUDENTS



VERLO PLAYFIELD

MARY LYON ELEMENTARY
304 STUDENTS

LISTER ELEMENTARY
410 STUDENTS



GIAUDRONE MIDDLE
649 STUDENTS

STEWART MIDDLE
613 STUDENTS

MANN ELEMENTARY
344 STUDENTS



SHERIDAN ELEMENTARY
471 STUDENTS

FIRST CREEK MIDDLE
721 STUDENTS

CONCORDIA CHRISTIAN
189 STUDENTS
STEWART HEIGHTS PARK



WAPATO HILLS PARK



CITY SUMMARY



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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