

# FOR LEASE

3130 S 23rd St  
Tacoma, WA 98405



## FORMER HOBBY LOBBY

Josh Parnell | Justin Holmes | Justice Knox

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



LOCATION DETAILS



Located Close to  
National Retailers



Quick Access  
to HWY 16 & I-5



111,078 CPD  
HWY 16



20,820 CPD  
S Union Ave



**FORMER HOBBY LOBBY** is strategically located within Tacoma Central, a bustling daily-needs shopping center. This property is a key anchor to the center, attracting high-volume national retailers like Target and TJ Maxx. This established location benefits from the center's strong foot traffic and convenient access, ensuring consistent customer flow to it's location.

**3130 S 23RD ST**

**LAND SIZE: 5.62 ACRES**

**BUILDING SIZE: 61,484 SF (1991)**

- Rent \$16 PSF plus NNN [Taxes \$1.55 PSF, Tenant to self maintain]
- Prime location in Tacoma Central, a major daily-needs shopping center.
- Anchoring position in a thriving retail center with national tenants.
- Excellent accessibility off Hwy 16/I-5 interchange.



Population



Average HH Income



Daytime Population

Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	9,873	\$112,714	12,492
Mile 3	147,111	\$114,469	115,979
Mile 5	279,531	\$116,469	190,042

**NEARBY TENANTS**



Ranked 6th in Number of Visits in Washington State with 1.6M visits in the last 12 months.\*



Ranked 1st in Number of Visits in Washington State with 595.3K visits in the last 12 months.\*



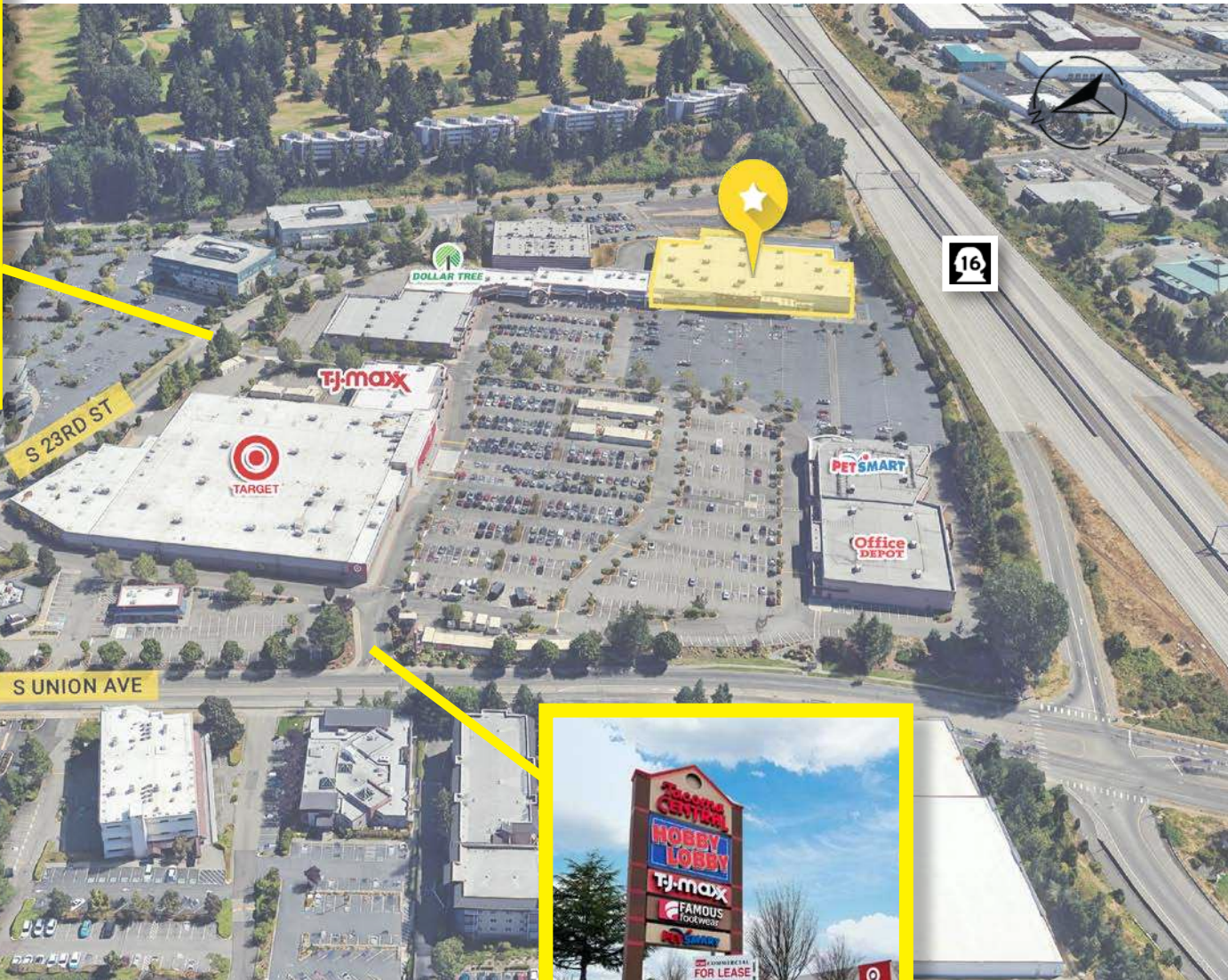


SUMMARY



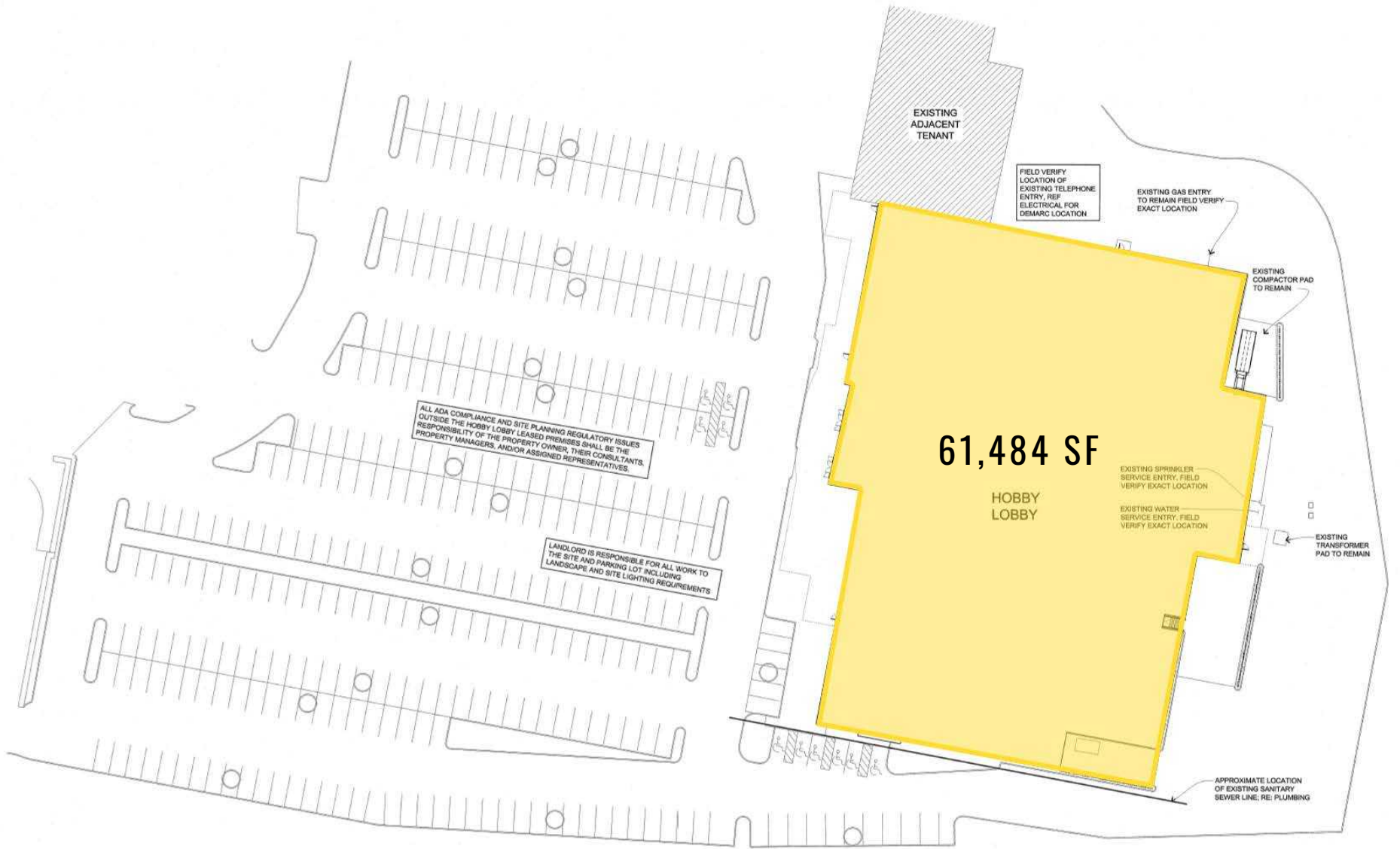


PYLONS





# SITE PLAN

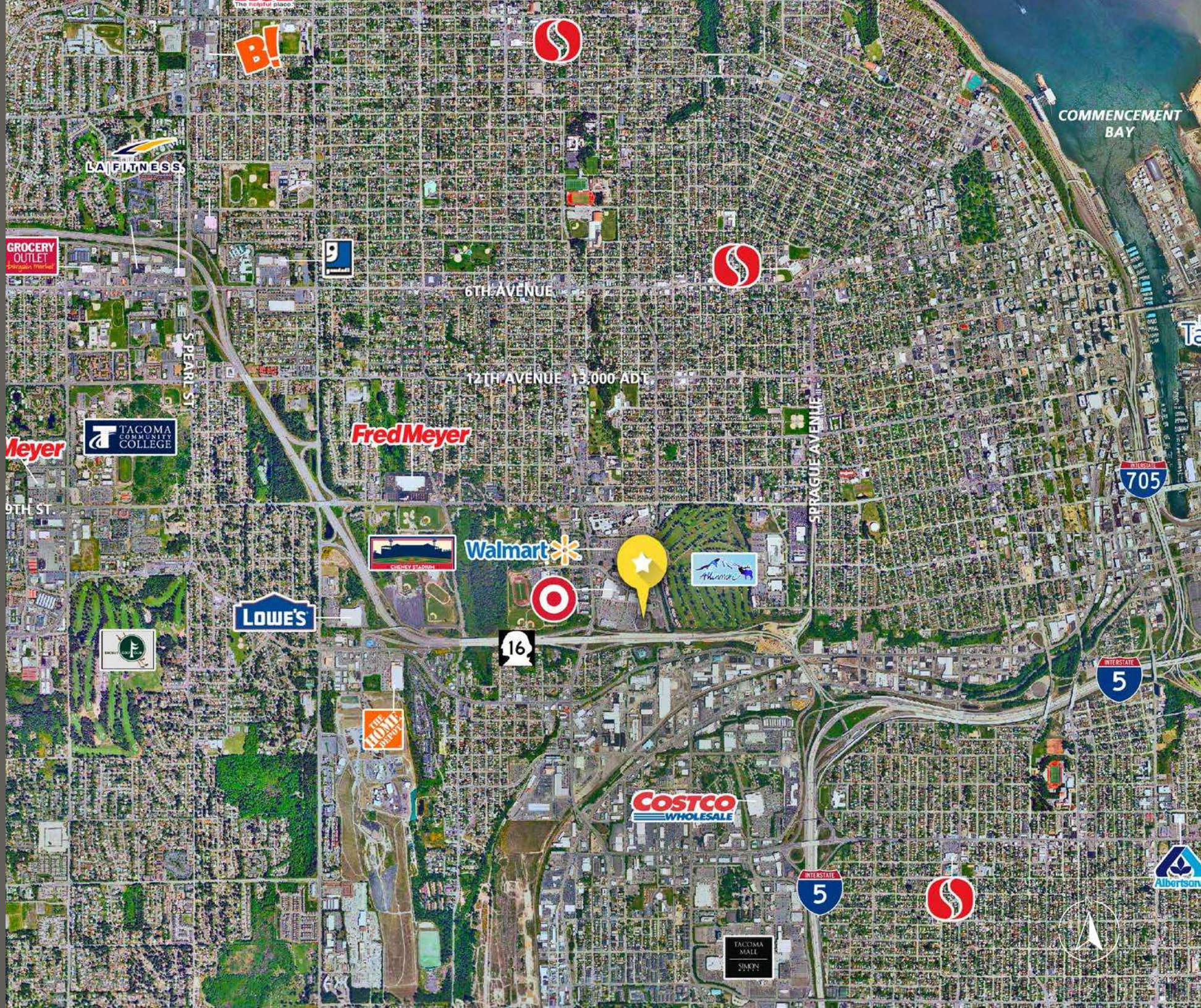


SR-16





LOCATION AERIAL



**B!**



**GROCERY  
OUTLET**



6TH AVENUE



12TH AVENUE 13,000 AVE

**Meyer**



**Fred Meyer**

**Walmart**



**LOWE'S**



**COSTCO  
WHOLESALE**



TACOMA  
MALL  
SIMON





# 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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