

# Flex Retail / Industrial Lease Near Stadium District ANWAY BUILDING

445 Tacoma Avenue, Tacoma, WA 98402



## LISTING DATA

AVAILABLE SF: 3,000 - 10,850 SF

## ECONOMIC DATA

LEASE RATE: \$12/SF/year(NNN)

## COMMENTS

Full top floor retail or industrial in a high traffic location, between Downtown and Stadium District in Tacoma.

Located at the 6th Street & Tacoma Ave lighted intersection. A few blocks away from McMenamin's, and the Stadium District (Rhein Haus, Mud Bay Pets, Starbucks, Orange Theory Fitness and more).

The building was a former car dealership in it's heyday. Clear span building with retail store front and a roll up door. Concrete floors that can support just about anything. Some remaining restaurant infrastructure and restrooms in place.



## CONTACT

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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### DEMOGRAPHICS

	1-MILE	2-MILES	3-MILES
Total Population	19,232	37,029	74,756
Median Age	36.3	34.1	34.0
Total Households	9,232	16,193	31,351
Average HH Income	\$39,538	\$45,379	\$53,360
Average House Value	\$235,197	\$264,930	\$279,806



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Focused view of 1st floor lease space as viewed from S 6th Ave & Tacoma Ave S



Focused view of 1st floor lease space as viewed from S 6th Ave & Fawcett Ave

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