



FOR SUBLEASE

2102 Commerce Street
Tacoma, WA 98402



COFFEE SHOP RETAIL

Jacob Fors | Carrie Walker

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

2102 COMMERCE STREET offers a business owner excellent visibility and foot traffic within a revitalized, historic area. The district boasts a dynamic mix of residential living, unique shops, restaurants, and entertainment, attracting a diverse clientele. Proximity to the University of Washington Tacoma campus and downtown ensures a steady flow of potential customers.

AVAILABLE

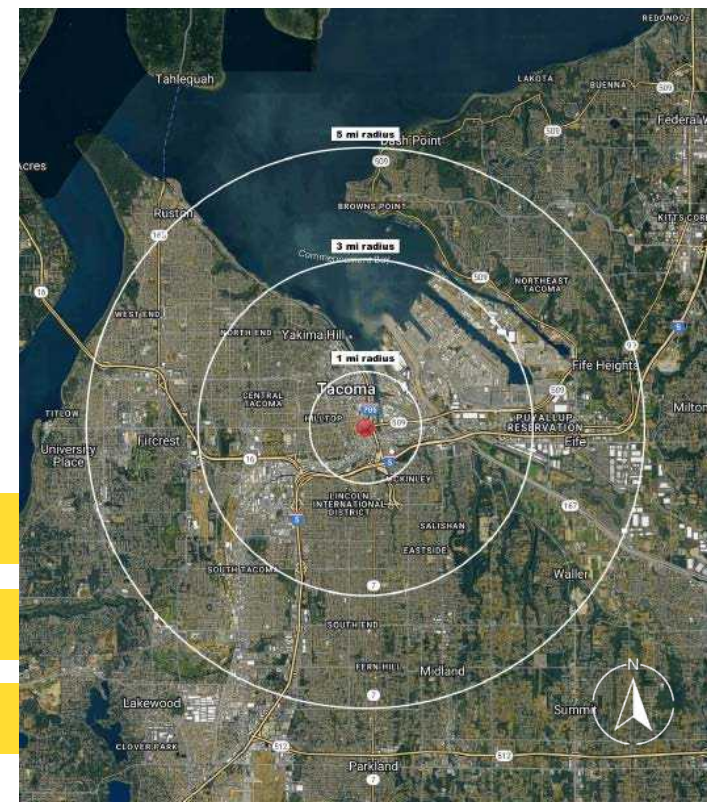
2,354 SF \$28.00 PSF PLUS NNN

- Turn-key coffee shop
- Beautiful fixtures
- Great corner suite
- **Brewery Blocks/Downtown Location:** This address is situated within Tacoma's Brewery Blocks district, a revitalized area close to downtown. This offers:
- **Foot traffic:** Potential for walk-in customers from residents, workers, and visitors to the area.
- **Vibrancy:** The area has a lively atmosphere with other businesses, restaurants, and cultural attractions.
- **Transportation:** Easy access to public transportation and major roadways could be beneficial depending on your business type.

NEARBY TENANTS



Regis - 2024	Population	Average HH Income	Daytime Population
Mile 1	17,259	\$70,457	29,069
Mile 3	109,824	\$109,447	94,747
Mile 5	271,245	\$119,230	181,513



PHOTOS



PHOTOS



LOCATION DETAILS



Located Moments from I-705 & SR-509



Located Close to University of Washinton Tacoma



10,909 CPD S 21st Street



45,599 CPD I-705

LOCATION AERIAL

ALLENMORE GOLF COURSE



CHI Franciscan Health

St. Joseph Medical Center



W UNIVERSITY of WASHINGTON TACOMA



BREWERY BLOCKS

TAM



MUSEUM OF GLASS



TACOMA DOME

PUYALLUP AVENUE

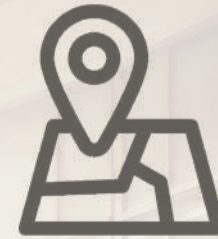
TACOMA STATION



google earth



**TOTAL ENROLLMENT:
APPROX. 5,000
STUDENTS**



**CAMPUS SIZE:
46 ACRES**
.2 MILES AWAY FROM
2101 COMMERCE STREET

▶ **FIRST-GENERATION STUDENTS:
UWT WELCOMES A SIGNIFICANT
NUMBER OF FIRST-GENERATION
COLLEGE STUDENTS.**

▶ **VETERAN STUDENTS:
THE UNIVERSITY ACTIVELY
SUPPORTS VETERAN STUDENTS
AND THOSE WITH MILITARY
CONNECTIONS.**



▶ **NONTRADITIONAL STUDENTS:
UWT CATERS WELL TO WORKING
PROFESSIONALS AND THOSE
RETURNING TO EDUCATION,
OFFERING EVENING AND FLEXIBLE
COURSE OPTIONS.**



*Source: <https://datausa.io/profile/university/university-of-washington-tacoma-campus>

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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