

RETAIL FOR LEASE

# TACOMA CENTRAL SHOPPING CENTER

3102 SOUTH 23RD STREET, TACOMA, WA 98405



FOR LEASE

**KELLER WILLIAMS COMMERCIAL**

1011 E Main, Suite 420  
Puyallup, WA 98372



Each Office Independently Owned and Operated

**PRESENTED BY:**

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3102 SOUTH 23RD STREET



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# EXECUTIVE SUMMARY

3102 SOUTH 23RD STREET



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2,400 SF   \$38.00/SF/YR 960 SF   \$36.00/SF/YR
<b>LEASE TERM:</b>	5-10 years
<b>FRONTAGE:</b>	1,000 + on Hwy 16
<b>YEAR BUILT:</b>	1988
<b>RENOVATED:</b>	2004
<b>PARKING:</b>	Surface
<b>HVAC:</b>	Heat-Pump, Forced Air, Unit
<b>ZONING:</b>	CCX - Community Commercial MU

## PROPERTY OVERVIEW

The Tacoma Central Shopping Center is a highly desirable property with lease availability. This is a low vacancy center with high quality tenants and top-notch anchors including Target, TJ Maxx, PetSmart, and Office Depot. The center boasts excellent visibility from Hwy 16 and averages 3.2 million visits annually. Property fronts SR16, with over 108,000 VPD.

Former GNC space 960 SF next to Dollar Tree available 09/01/2024.

Former Jenny Craig space - 2,400 SF allows food service.

# LOCATION & HIGHLIGHTS

3102 SOUTH 23RD STREET



## LOCATION INFORMATION

Building Name:	Tacoma Central Shopping Center
Street Address:	3102 South 23rd Street
City, State, Zip:	Tacoma, WA 98405
County:	Pierce
Market:	Tacoma
Sub-market:	Central Tacoma

## LOCATION OVERVIEW

This property is located in the heart of the Allenmore Hospital District with over 1,000 feet of frontage on State Route 16. Multiple high-quality tenants drive consistent traffic to the shopping center with TJ Maxx ranked as the highest trade and Target ranked as the 2nd highest trade in the area.

## PROPERTY HIGHLIGHTS

- High quality tenant mix
- Great location with over 1,000' frontage on State Route 16
- Top notch anchors Target, TJ Maxx, PetSmart and Office Depot
- Low vacancy center
- Located in the heart of Allenmore Hospital District
- Incredible shopper statistics per placer.ai
- 3.2 million visits/ 719,000 visitors in 12 months ending 1/31/22
- Target - 2nd highest in trade area
- TJ MAXX - #1 in trade area
- BECU opening soon in over 7,200 SF



# SITE PLAN

3102 SOUTH 23RD STREET



## Site Plan Key

- |                      |                      |                      |
|----------------------|----------------------|----------------------|
| 1 BECU - Coming Soon | 9 Crumbl Cookies     | 16 Liquor & Wine     |
| 2 IHOP               | 10 TJ Maxx           | 17 Nail Pro          |
| 3 Little Caesars     | 11 Bath & Body Works | 18 Sally Beauty      |
| 4 Jade Lounge        | 12 Dollar Tree       | 19 Vacant 2,400 sf   |
| 5 Office Depot       | 13 Vacant 960 sf     | 20 Yaki Raki         |
| 6 PetSmart           | 14 GameStop          | 21 Sunflower Massage |
| 7 Famous Footwear    | 15 Pho Garden        | 22 Great Clips       |
| 8 Carter's           |                      |                      |

## BiancoProperties

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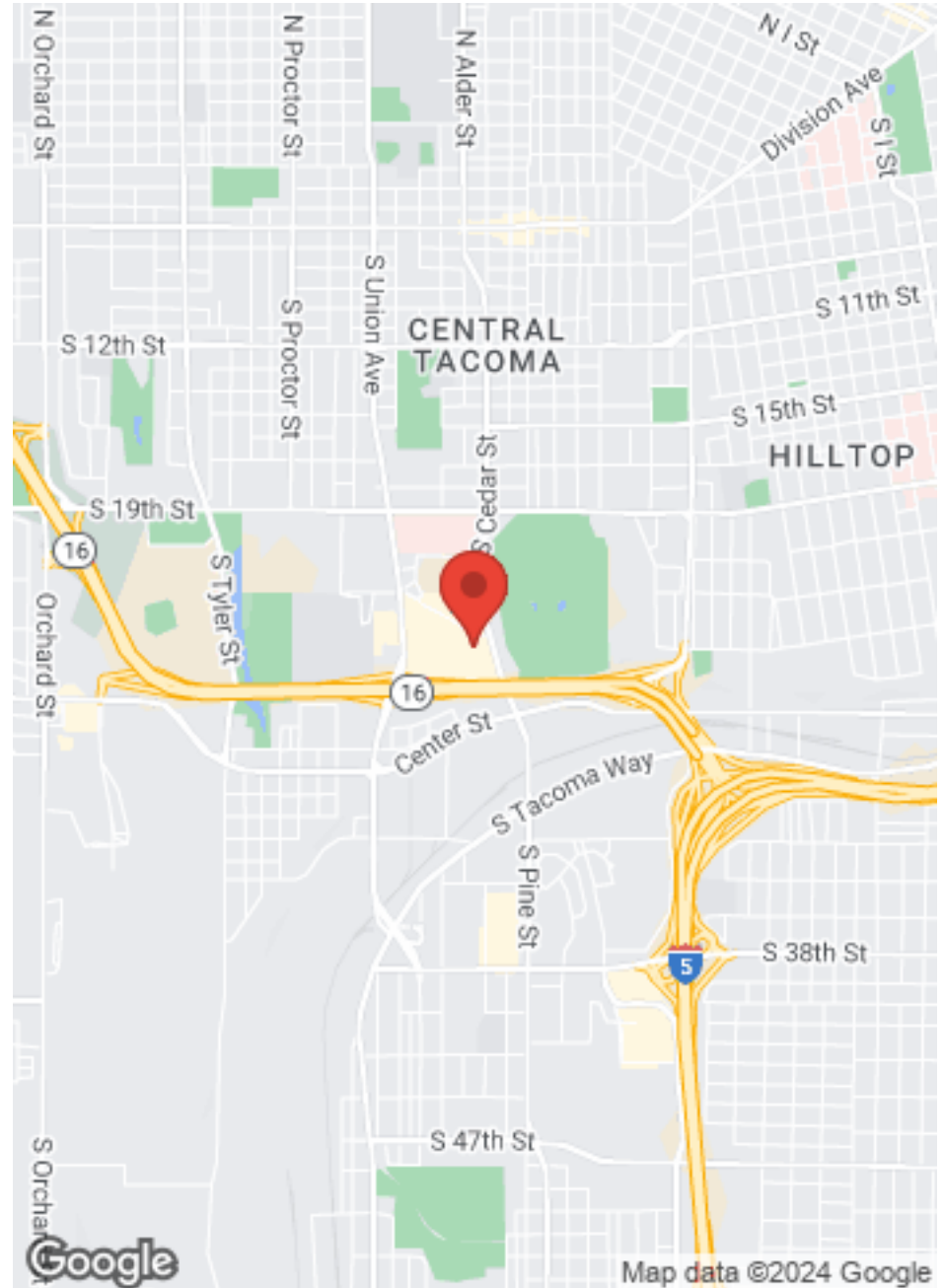
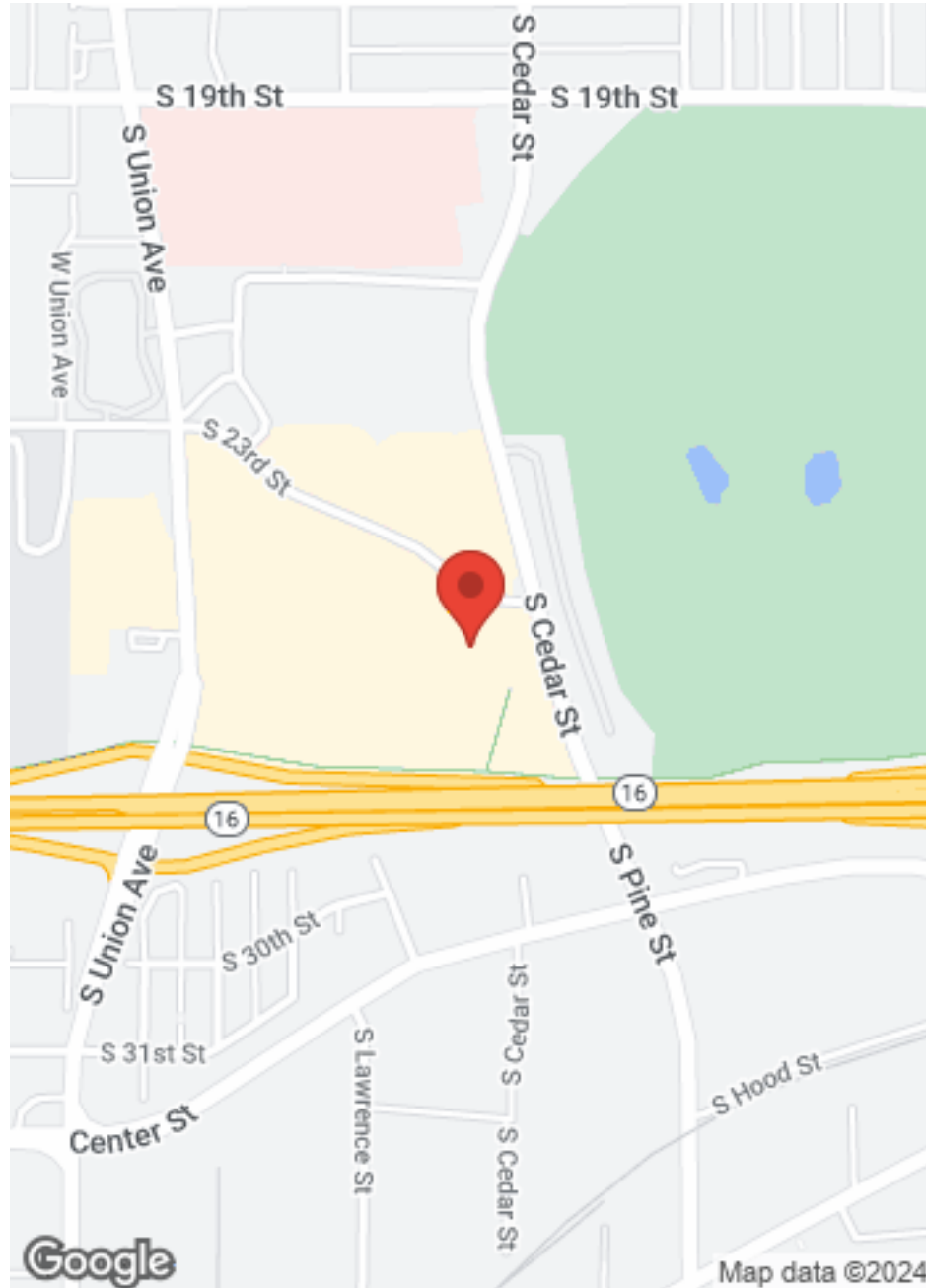
314.872.8500  
www.biancoproperties.com

## TENANTS

Suite	Size	Rate	Tenant
NAP	124,042	Leased	Target
405	6,000	Leased	Famous Footwear
203	4,836	Leased	Carter's
C1	2,932	Leased	Crumble Cookie
D1	25,160	Leased	TJ Maxx
E1	3,269	Leased	Bath & Body Works
FE2	8,730	Leased	Dollar Tree
E3	960	\$36.00 /sf/yr	Available 09/01/24
F1	1,196	Leased	GameStop
F2	1,205	Leased	Pho Garden
F3	1,447	Leased	Liquor Store
F4	1,500	Leased	Nail Pro
F5	1,830	Leased	Sally Beauty Supply
F6	2,400	\$38.00 /sf/yr	Available
F7	2,000	Leased	Yaki Raki
F8	1,168	Leased	Sunflower Massage
F9	1,200	Leased	Great Clips
NAP	61,484	Vacant	Separate Owner
J1	16,859	Leased	PetSmart
K1	22,880	Leased	Office Depot
L2	1,050	Leased	Jade Lounge
L1	1,050	Leased	Little Caesars Pizza
B1	3,909	Leased	IHOP
A1	7,249	Leased	BEUC (coming soon)

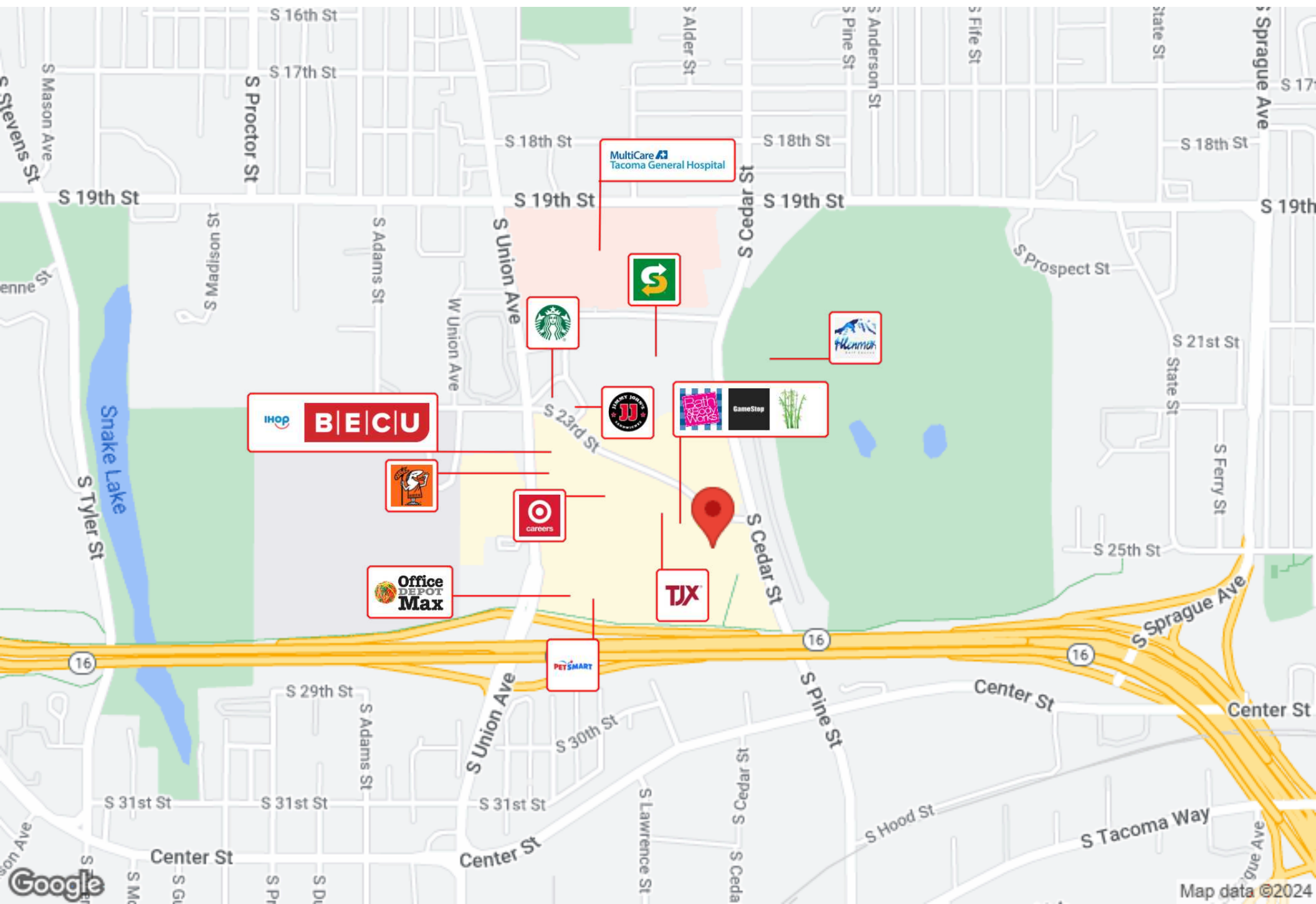
# LOCATION MAPS

3102 SOUTH 23RD STREET



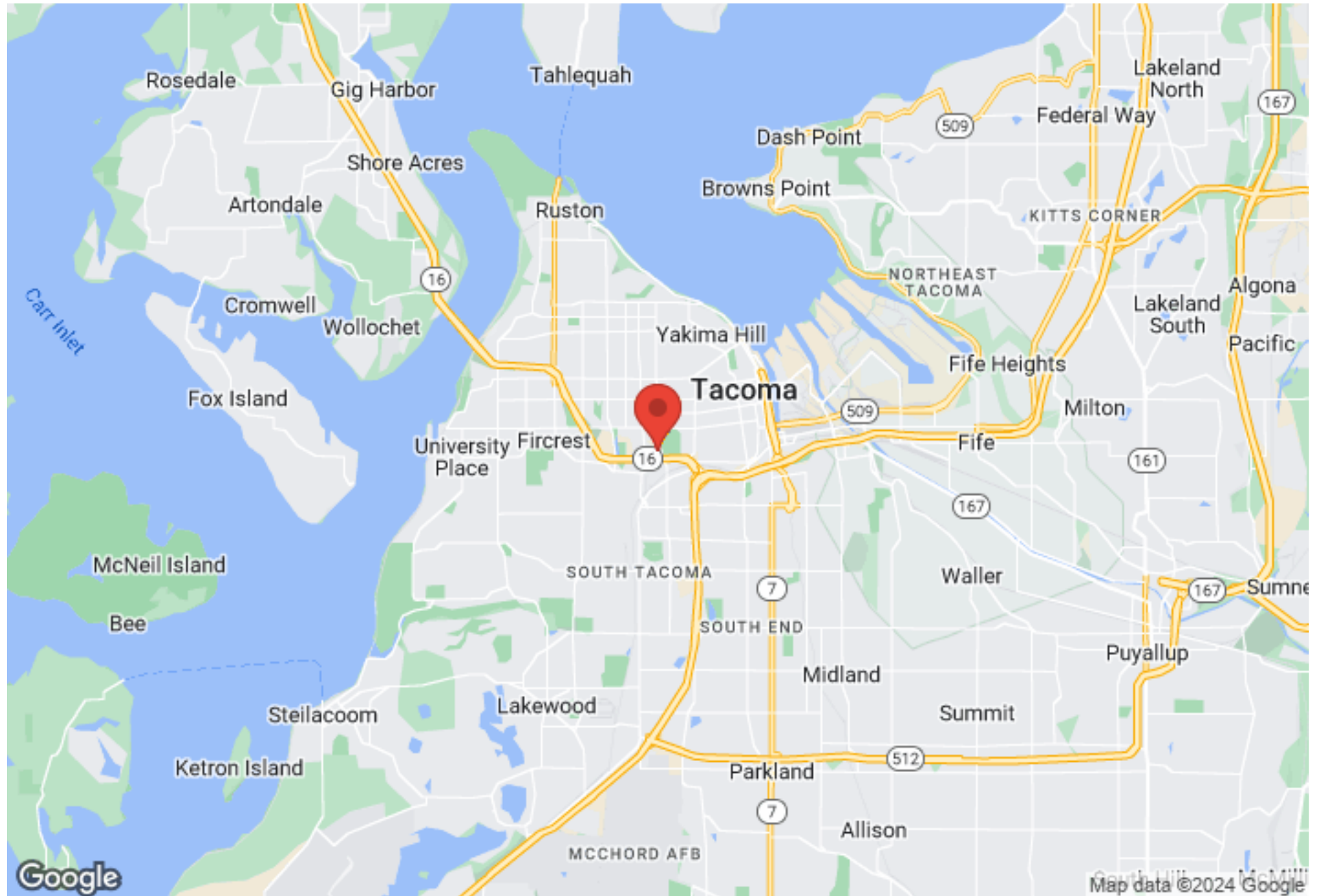
# BUSINESS MAP

3102 SOUTH 23RD STREET



# REGIONAL MAP

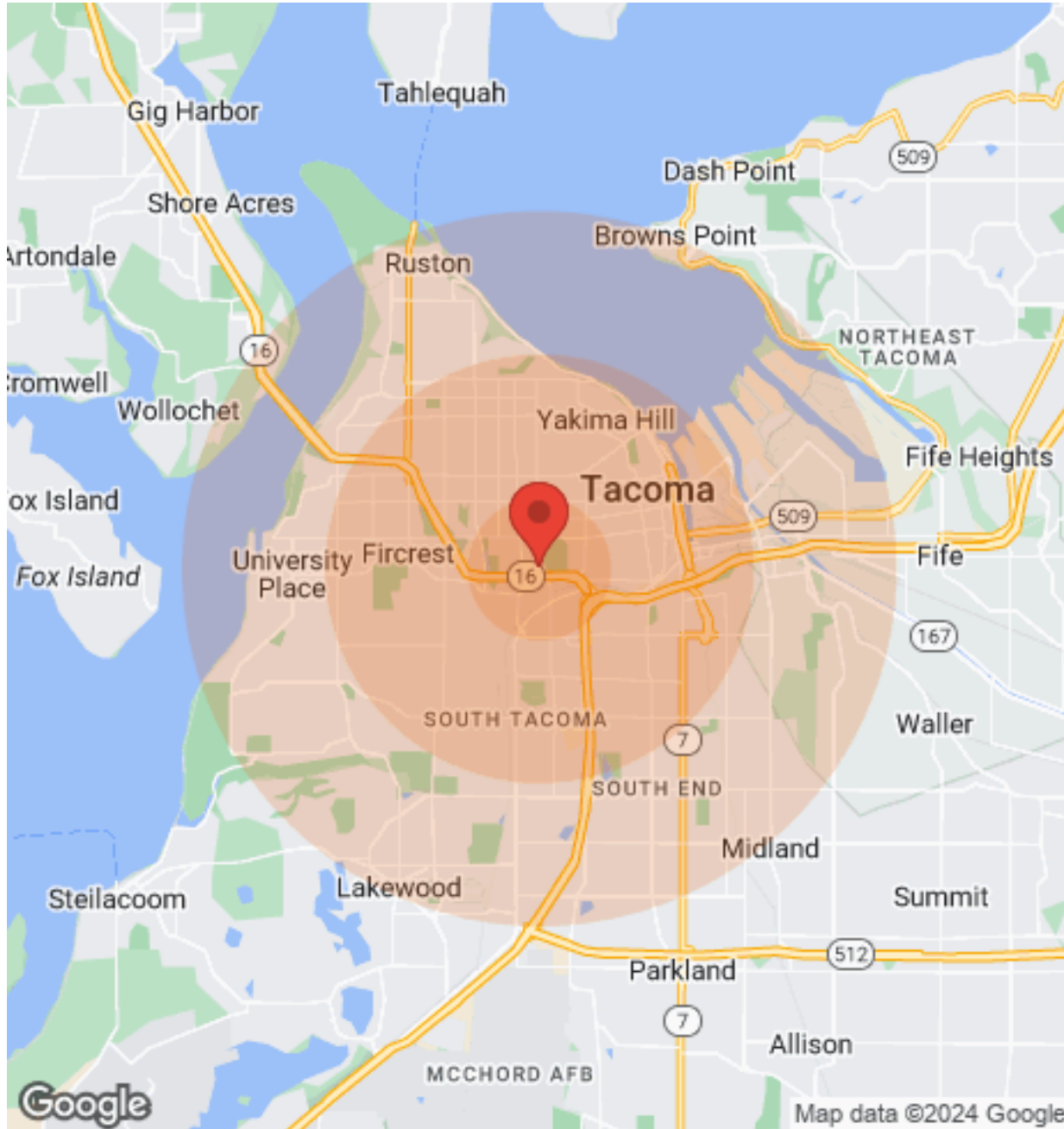
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,261	61,080	120,404
Female	3,628	64,977	128,415
Total Population	6,889	126,057	248,819

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,355	23,891	50,244
Ages 15-24	828	15,276	32,052
Ages 25-54	2,774	52,613	99,854
Ages 55-64	805	15,552	29,719
Ages 65+	1,127	18,725	36,950

Race	1 Mile	3 Miles	5 Miles
White	5,025	93,116	170,707
Black	939	12,856	23,863
Am In/AK Nat	17	595	1,622
Hawaiian	13	548	2,023
Hispanic	531	11,335	31,190
Multi-Racial	1,486	27,380	66,696

Income	1 Mile	3 Miles	5 Miles
Median	\$38,513	\$50,560	\$50,808
< \$15,000	412	8,707	14,806
\$15,000-\$24,999	442	6,199	10,944
\$25,000-\$34,999	263	6,451	11,468
\$35,000-\$49,999	525	8,017	15,718
\$50,000-\$74,999	585	10,238	19,711
\$75,000-\$99,999	254	5,677	11,677
\$100,000-\$149,999	247	5,519	10,883
\$150,000-\$199,999	38	1,473	2,957
> \$200,000	46	898	1,908

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,501	61,983	114,327
Occupied	3,186	56,382	104,818
Owner Occupied	1,732	27,168	54,177
Renter Occupied	1,454	29,214	50,641
Vacant	315	5,601	9,509