

# FOR LEASE

2921 South 38<sup>th</sup> Street  
Tacoma, WA 98409



**MICHAELS PLAZA**  
Ray Velkers

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

**MICHAELS PLAZA** has great synergy with 211,000 square feet of retail tenants that include: Ross Dress for Less, Michael's Arts & Crafts, Guitar Center, Taco Bell, Burger King, Marlene's Market, Door Dash, Appliances 4 Less and many others.

**2921 SOUTH 38<sup>TH</sup> ST**

CALL BROKER FOR BASE RENT INFO

▶▶ **1,725 SF - AVAILABLE \$5.65 NNN**

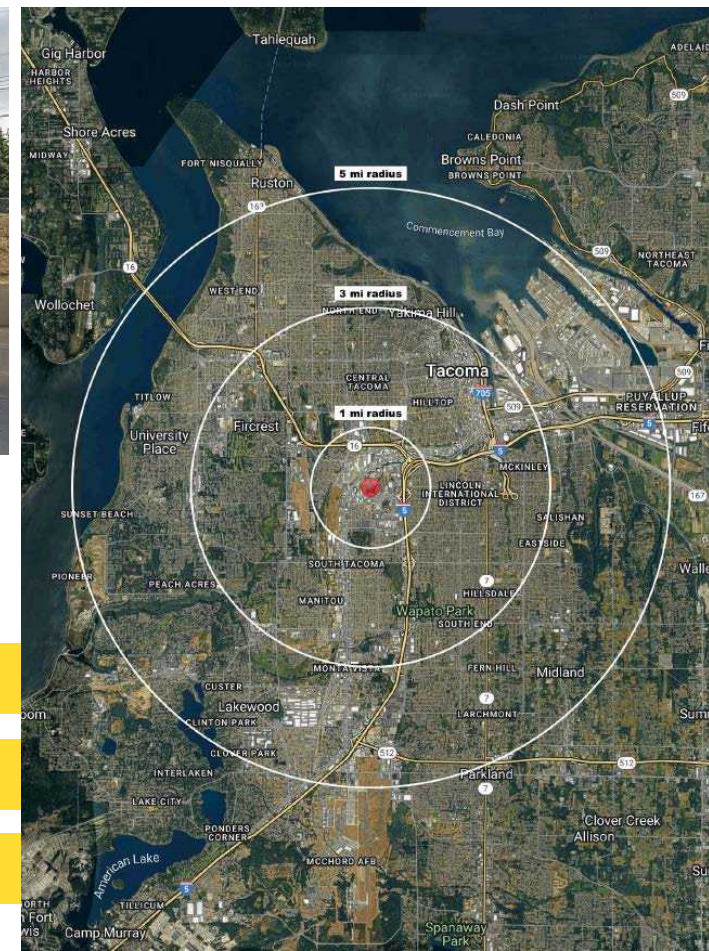
- **Prime** retail location close to the Tacoma Mall
- **Moments** from I-5 with public transportation next to center
- **44,000** on South 38th Street
- **Excellent** parking for customers



**TENANTS**



| Regis - 2024 | Population | Average HH Income | Daytime Population |
|--------------|------------|-------------------|--------------------|
| Mile 1       | 13,232     | \$96,861          | 13,416             |
| Mile 3       | 146,179    | \$109,539         | 111,280            |
| Mile 5       | 298,906    | \$114,658         | 204,137            |



LOCATION AERIAL



TJ-maxx  
PET SMART  
Office DEPOT  
TARGET  
HOBBY LOBBY

K&G FASHION SUPERSTORE  
ROSS DRESS FOR LESS  
Michaels  
BURGER KING  
TACO BELL

16

73,000 CPD

S TACOMA WAY

5

5

38TH STREET - 44K CPD

7200K CPD

47TH STREET

48TH STREET

NORDSTROM  
JCPenney  
macy's  
FOREVER 21

TACOMA MALL

Firestone

BEST BUY

DOLLAR TREE  
Red Robin  
verizon

WORLD MARKET  
petco  
JO-ANN  
Mor

Burlington  
rack  
KOHLS  
Total Wine  
Panera

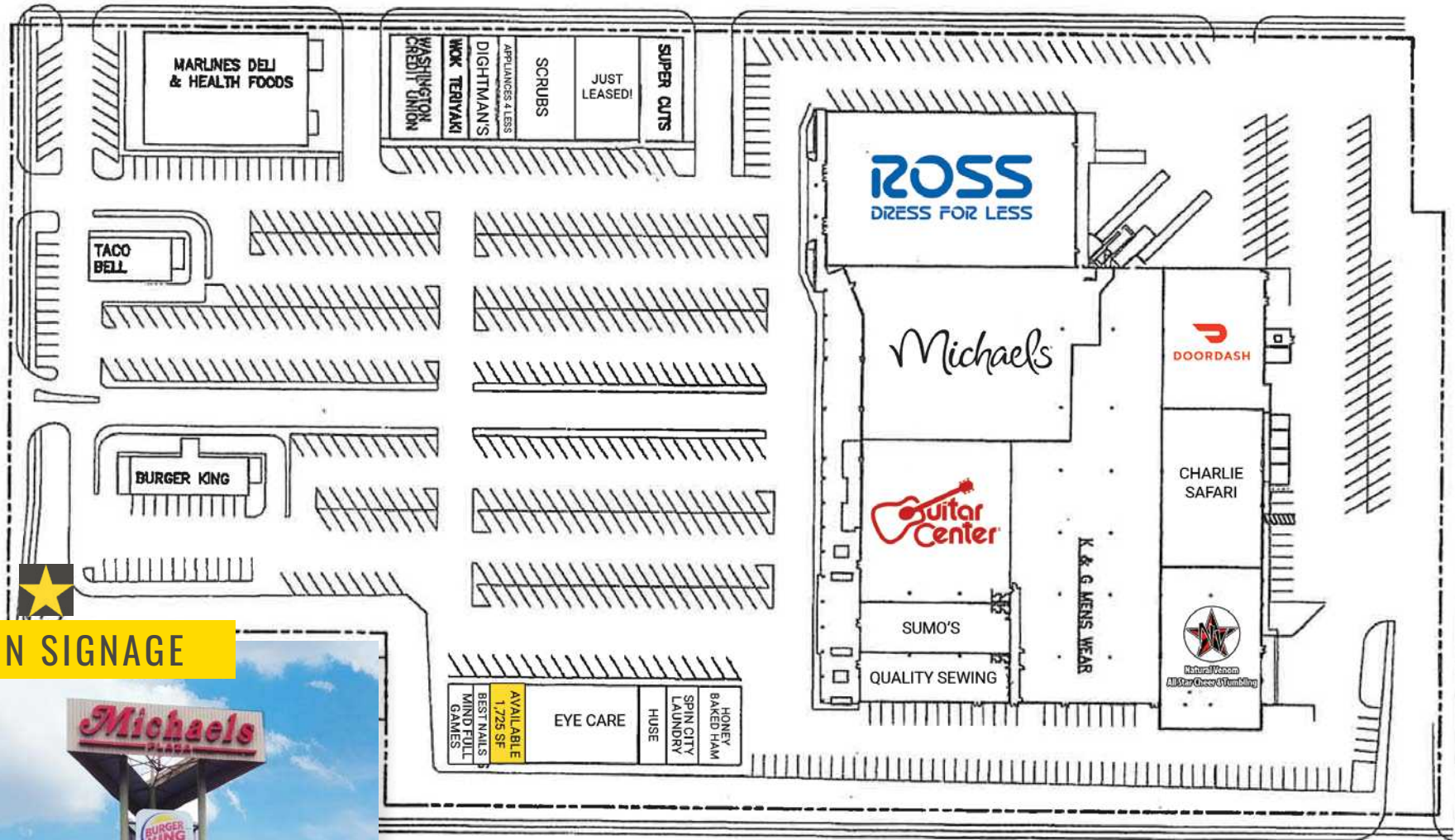
SAFEWAY

QUICK CONCEPTS

# SITE PLAN

S 38TH ST - 44,000 CPD

CEDAR STREET



**PYLON SIGNAGE**



## AVAILABLE SPACES

| SF    | NNN    |
|-------|--------|
| 1,725 | \$5.56 |

PINE STREET



TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.



RAY VELKERS

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