

# FOR LEASE

2303 N Pearl St  
Tacoma, WA 98406



## WESTGATE SOUTH PAD SECOND GENERATION RESTAURANT

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

**WESTGATE SOUTH** is a neighborhood retail shopping center located in Tacoma's North End neighborhood which boasts high density and significantly above average household income. Prominent frontage on Pearl Street, close to Highway 16 access, provides visibility to over 23,000 cars per day. Also located near the Point Defiance Park and Zoo & Aquarium that has 700,000 visitors per year.

## 2303 N PEARL STREET:

**3,411 SF (NOT INCLUDING THE 392 SF PATIO)**

- CO-TENANT WITH STARBUCKS
- VISIBILITY FROM PEARL STREET WITH 22,000+ CPD
- PATIO SEATING



Regis - 2023

Population



Average HH Income



Daytime Population

Mile 1

16,163

\$119,180

3,378

Mile 3

94,889

\$129,562

31,640

Mile 5

191,238

\$121,493

86,564

## NEARBY TENANTS:

**SAFEWAY**



**STRETCH LAB**



# LOCATION DETAILS



Located within Tacoma's  
North End Neighborhood



Moments from access  
to major Freeways

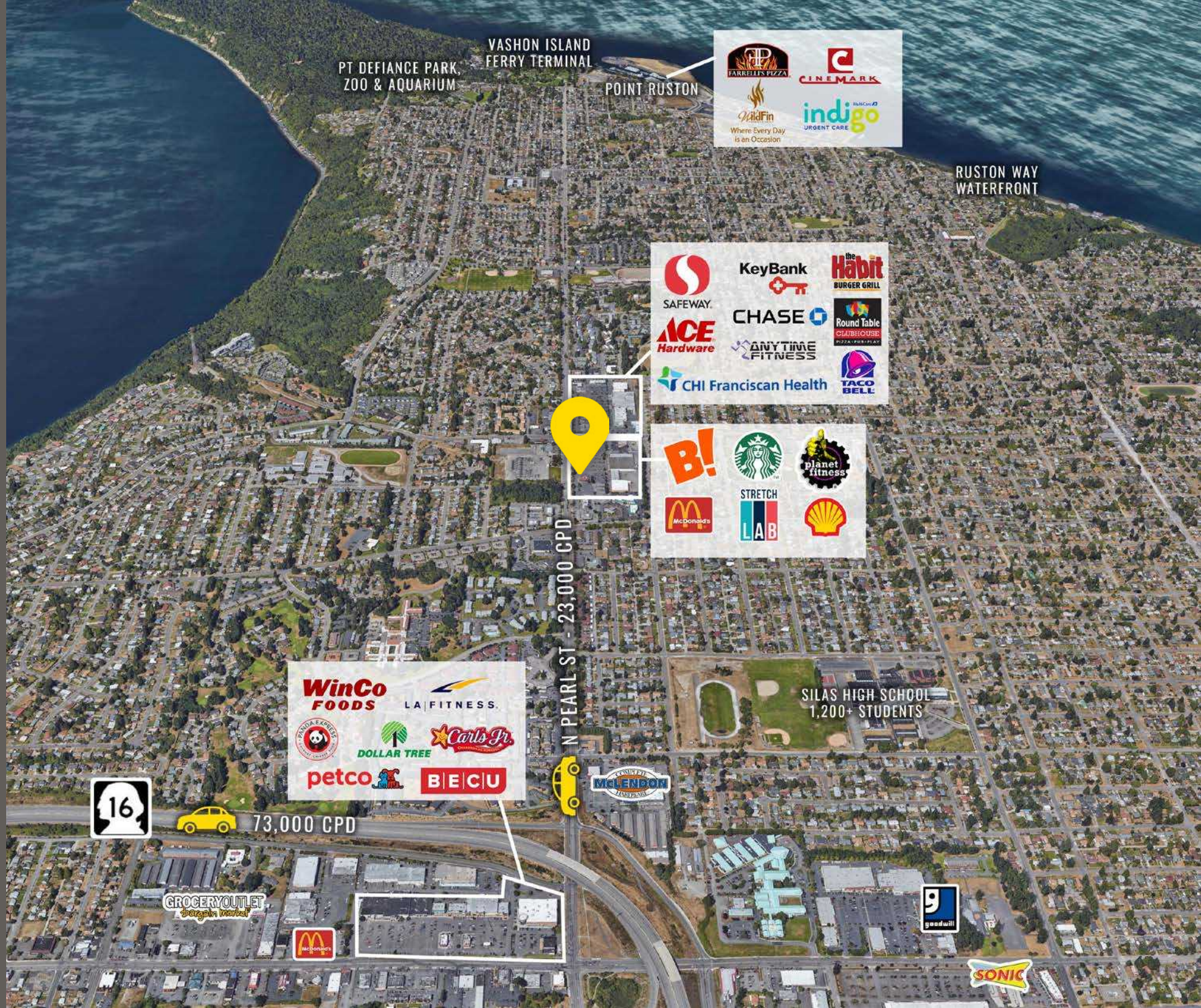


22,874 CPD  
N Pearl St



9,680 CPD  
N 21<sup>st</sup> St

# LOCATION AERIAL



PT DEFIANCE PARK,  
ZOO & AQUARIUM

VASHON ISLAND  
FERRY TERMINAL

POINT RUSTON

RUSTON WAY  
WATERFRONT



SILAS HIGH SCHOOL  
1,200+ STUDENTS

N PEARL ST - 23,000 CPD

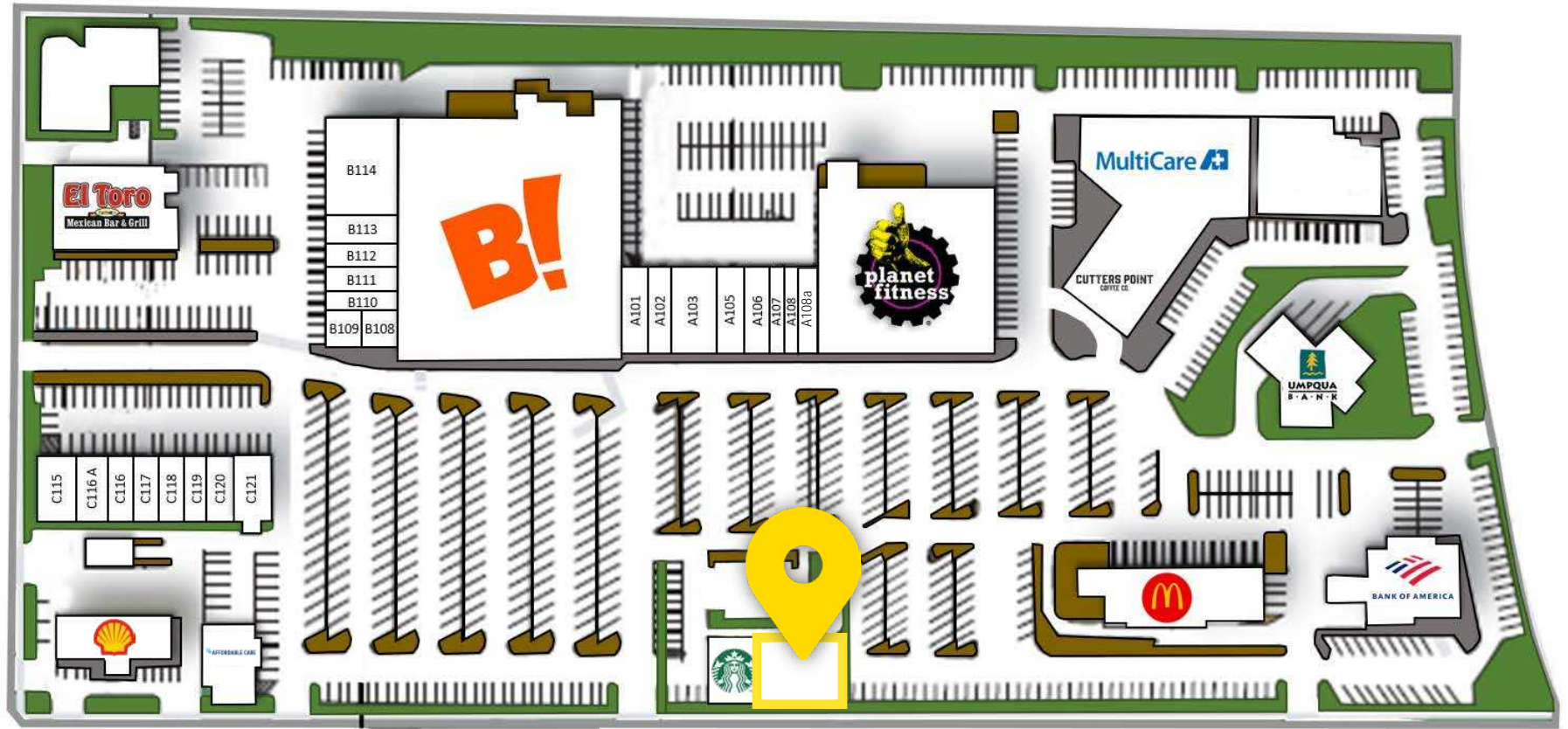
73,000 CPD

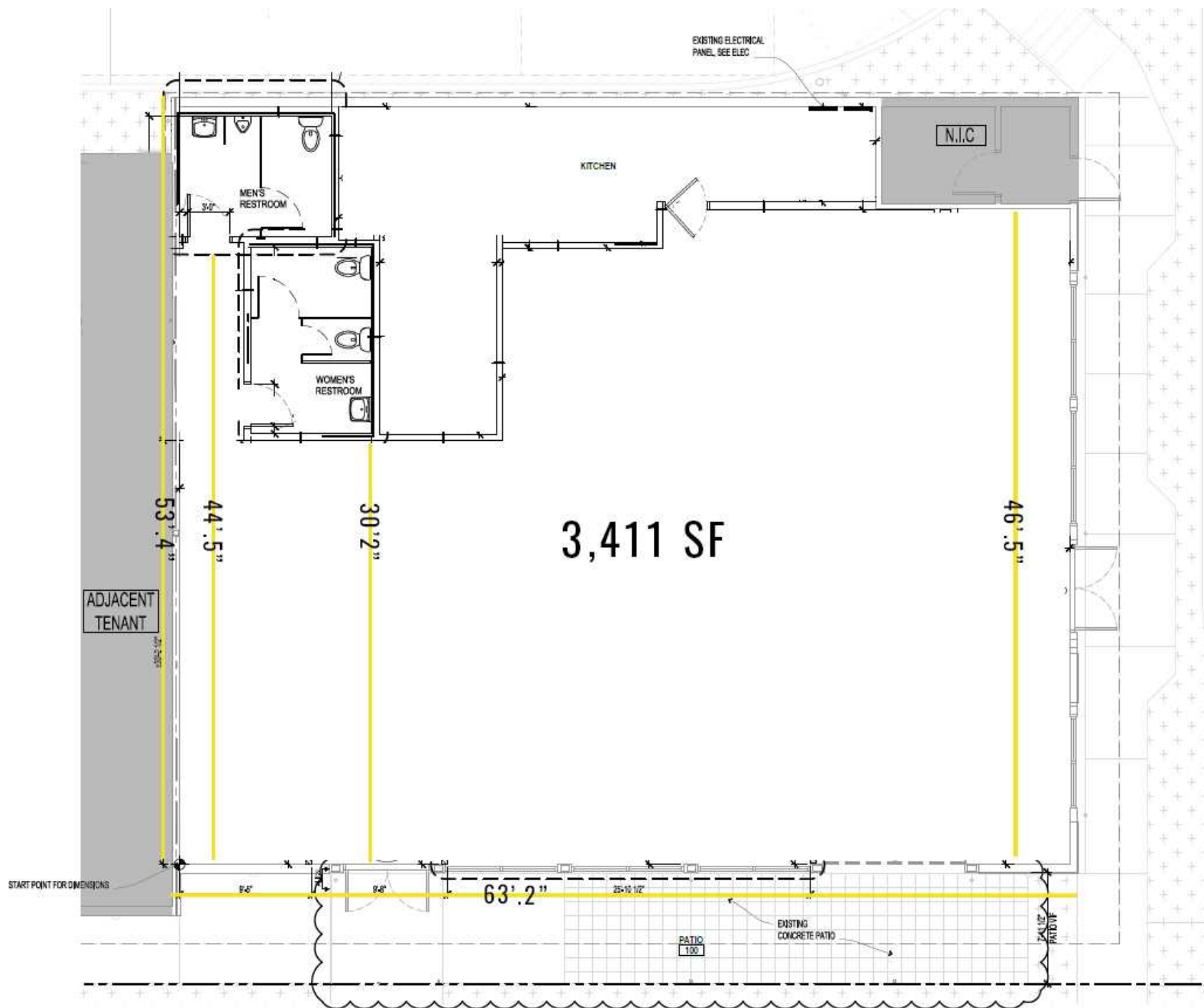


GROCERY OUTLET  
Safeway Market

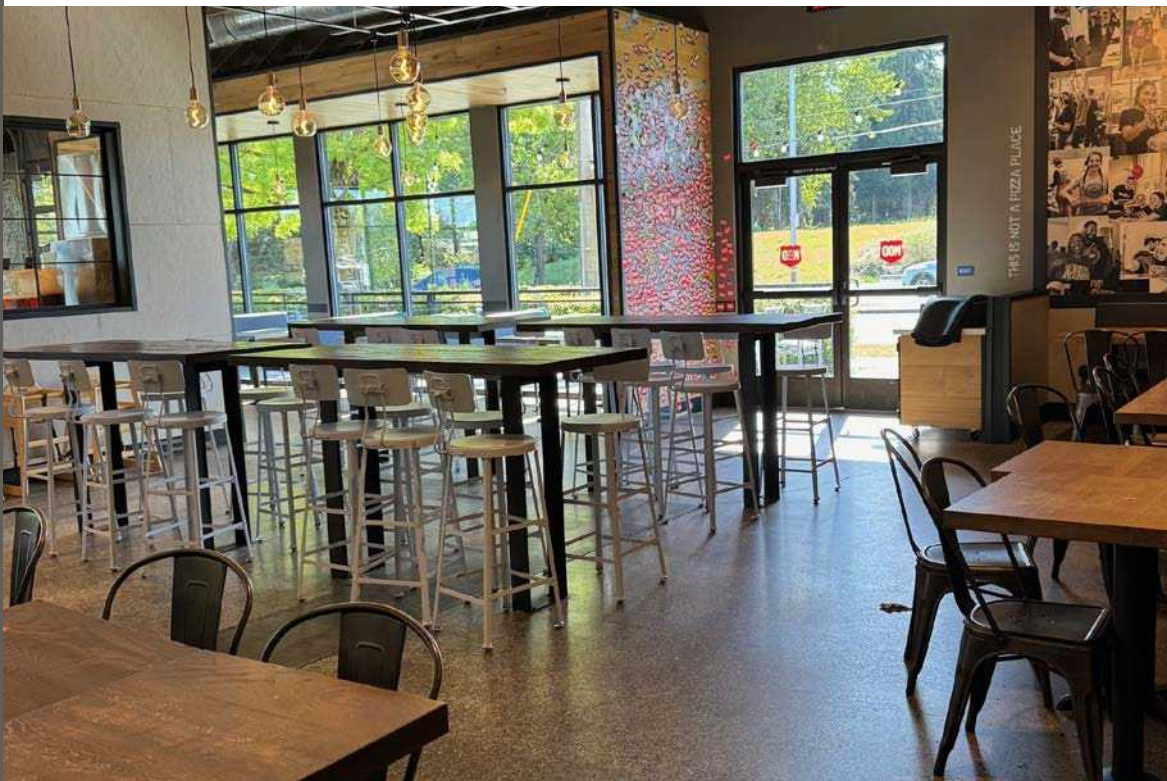


# SITE PLAN





PHOTOS





**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 | SEATTLE | PORTLAND

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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