

# FOR LEASE

2303 N Pearl St  
Tacoma, WA 98406



N PEARL ST - 22.874 CRD



## 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



Population



Average HH Income



Daytime Population

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:**



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

  
 Where Every Day  
Is an Occasion










N PEARL ST - 23,000 CPD

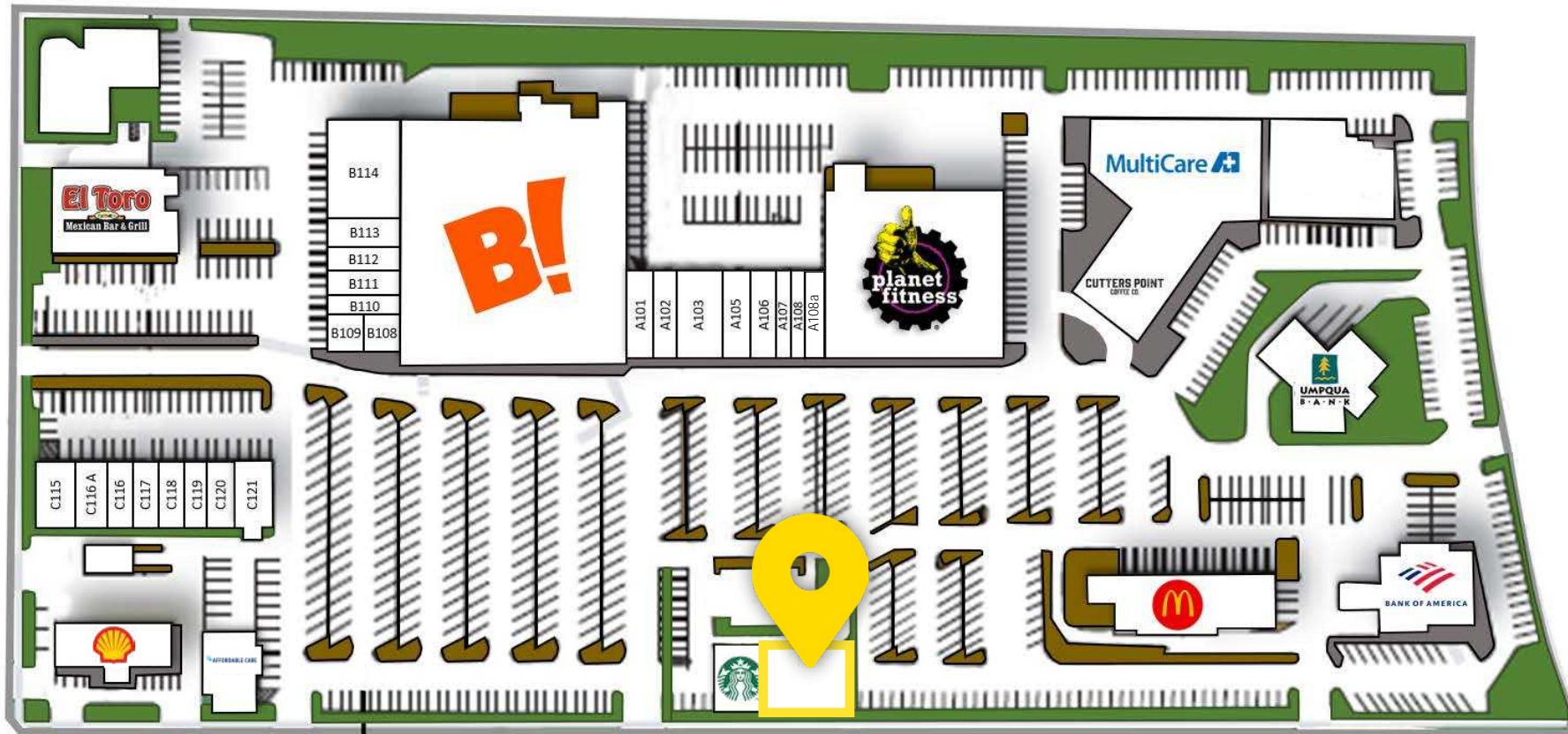
SILAS HIGH SCHOOL  
1,200+ STUDENTS



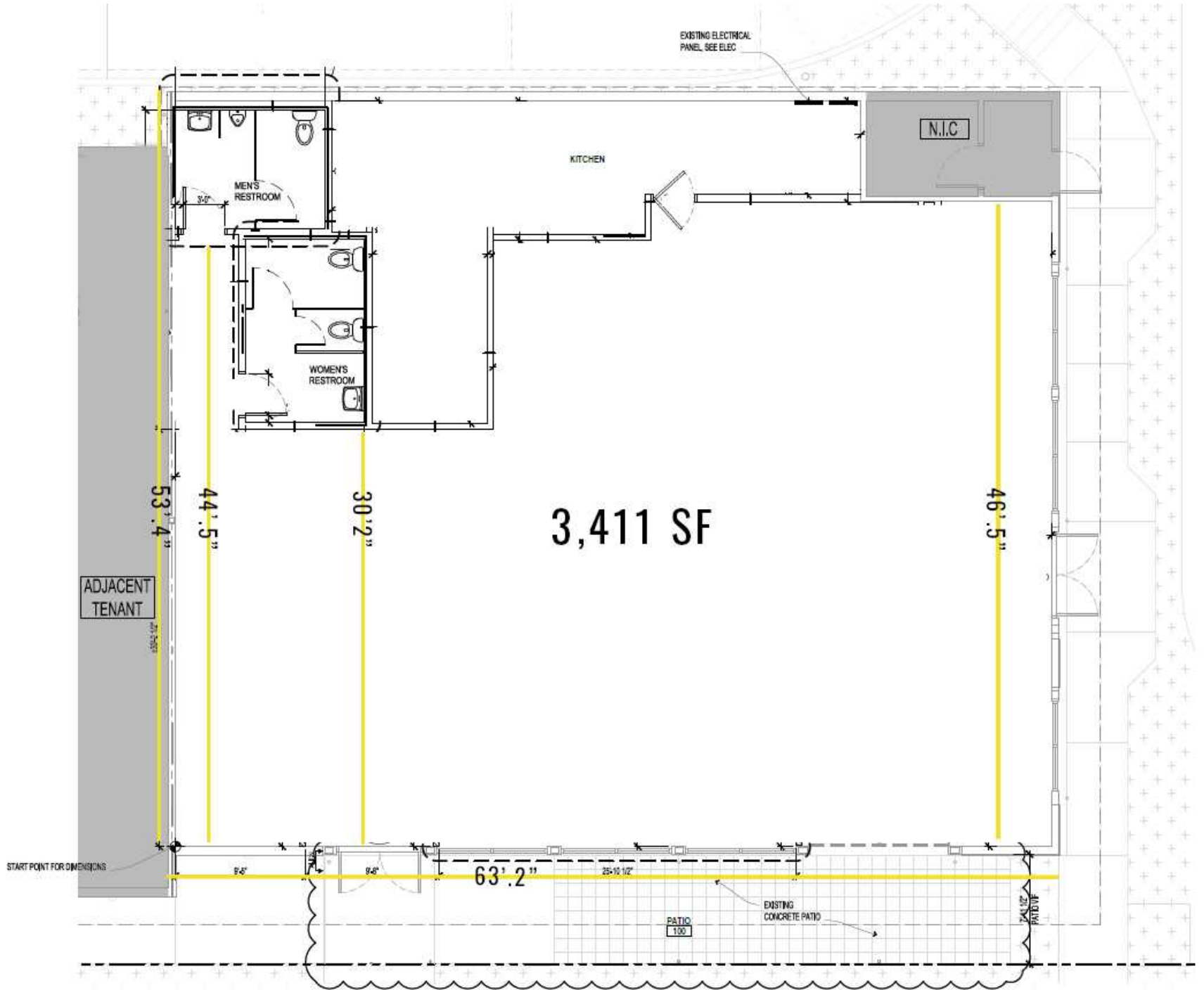
73,000 CPD



SITE PLAN



# FLOOR 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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