



FOR LEASE
3602 6th Ave
Tacoma, WA 98406



6TH & UNION CENTER

Carrie Walker

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

6TH & UNION CENTER provides a fully occupied retail center, leased to a dynamic mix of regional and local brands. The center is highly exposed on the hard corder of two main arterials in the heart of the 6th Avenue District. It's located amidst a dense number of retailers, employers, housing, institutions of higher education and new developments.

3602 6TH AVE

1,364 SF \$28.00 PSF PLUS NNN

- A former pizza restaurant
- High ceilings
- On-site parking
- Located on 6th Ave [Tacoma's most popular east-west corridor]
- NNN is \$9.39 PSF



NEARBY TENANTS



DEMOGRAPHICS

POPULATION

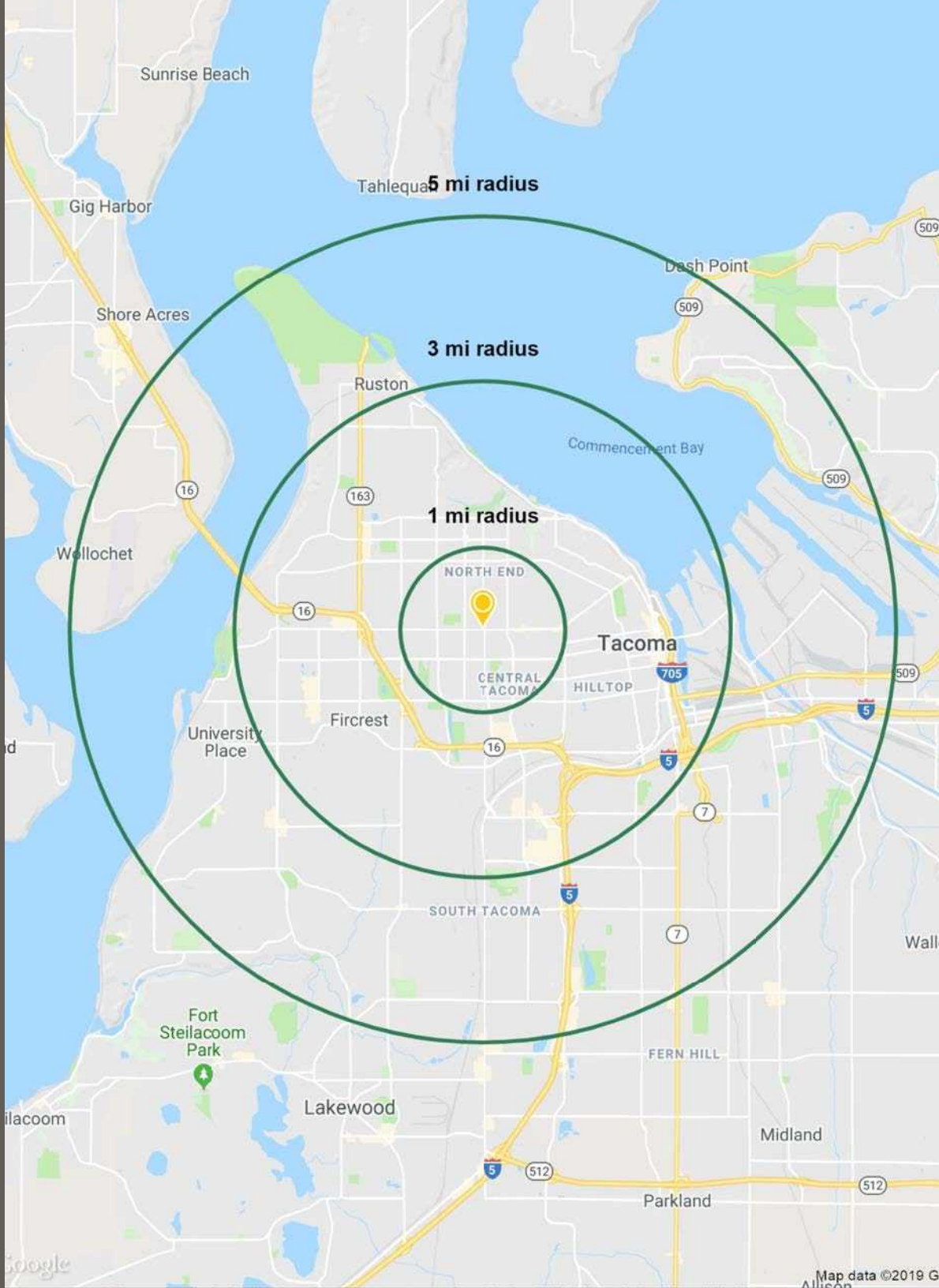
Mile 1	Mile 3	Mile 5
22,073	123,338	237,255

AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$136,321	\$119,465	\$123,678

DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
11,688	103,319	164,425



SUMMARY



UNIVERSITY OF
PUGET SOUND

LOCATION DETAILS



Surrounded by many
restaurants & retailers



Located in the
6th Ave District

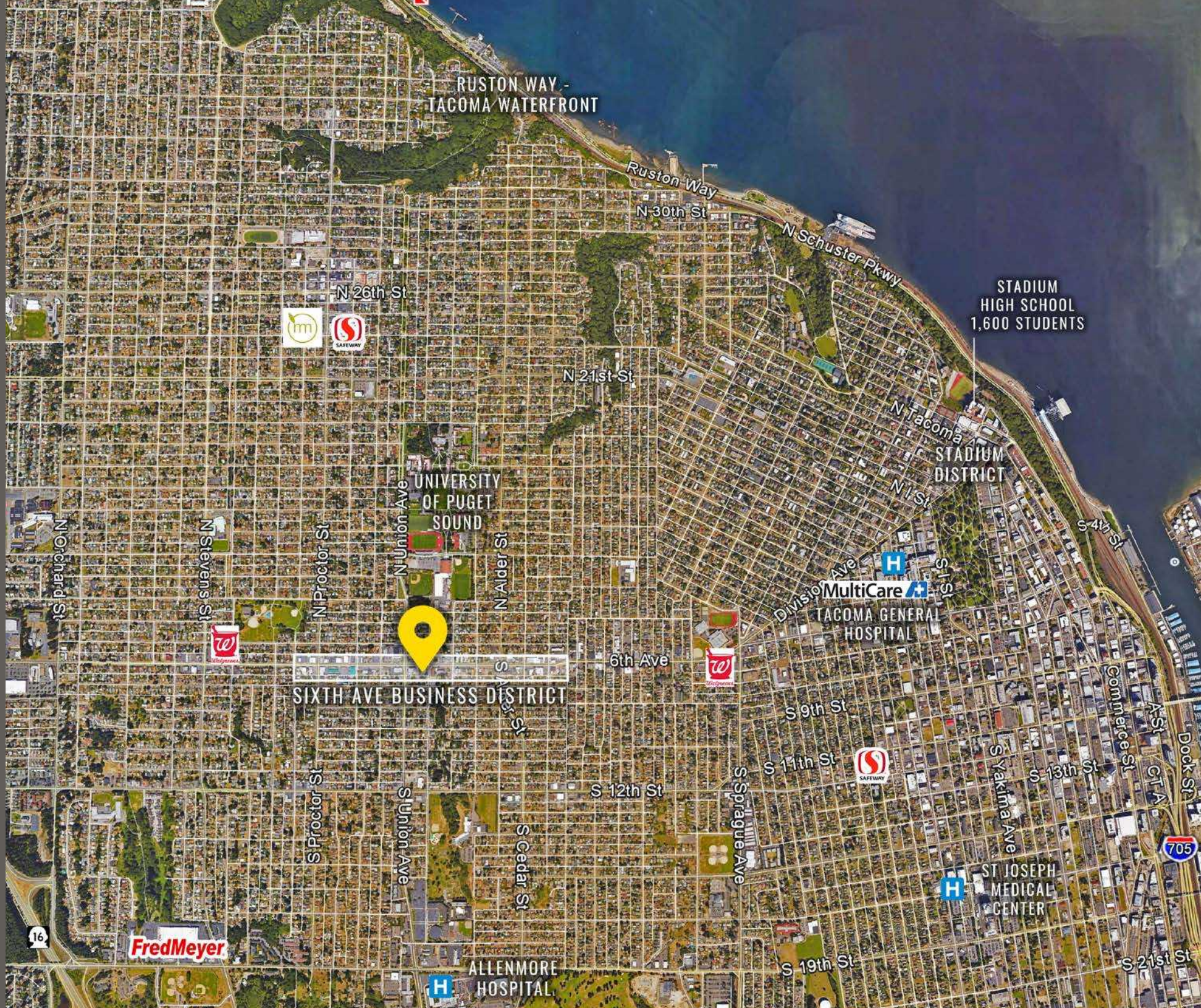


15,386 CPD
6th Ave



10,732 CPD
S Union Ave

LOCATION AERIAL



RUSTON WAY -
TACOMA WATERFRONT

STADIUM
HIGH SCHOOL
1,600 STUDENTS

SIXTH AVE BUSINESS DISTRICT

UNIVERSITY
OF PUGET
SOUND

MultiCare
TACOMA GENERAL
HOSPITAL

ST JOSEPH
MEDICAL
CENTER

ALLENMORE
HOSPITAL

FredMeyer

16

705

ASL CTA

Commerce St

S 4th St

S 13th St

S Yakima Ave

S 1st St

S 9th St

S 11th St

S 12th St

S 19th St

S 21st St

S Sprague Ave

S Cedar St

S Union Ave

S Proctor St

S 6th St

6th Ave

N Alder St

N Union Ave

N Proctor St

N Stevens St

N Orchard St

Division Ave

H

H

N 26th St

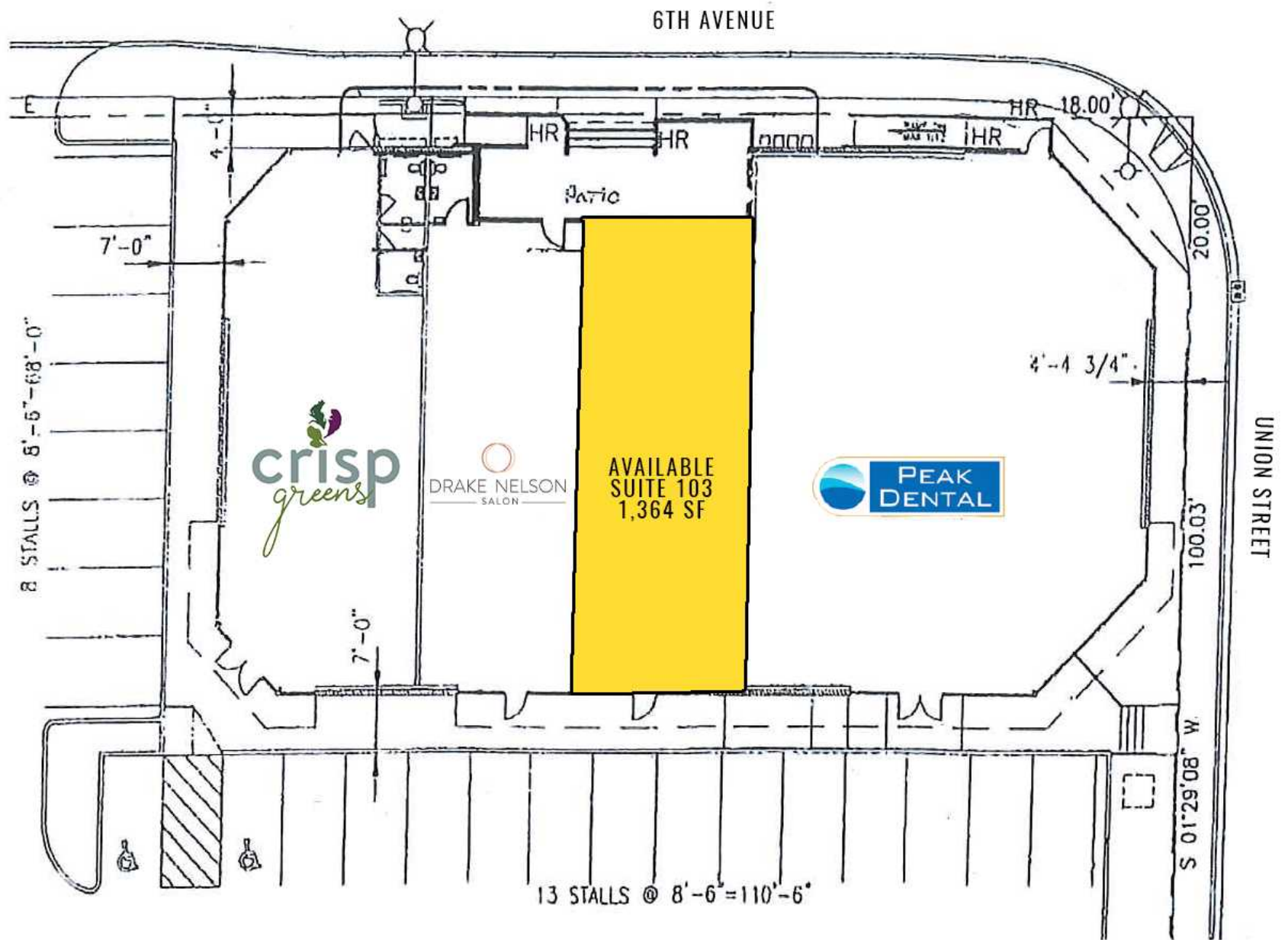
N 21st St

N 30th St

N Schuster Pkwy

Ruston Way

SITE PLAN



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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