



**CORNUS
HOUSE**



GREAT EXPECTATIONS



FOR LEASE

Cornus House

2502-2512 Pacific Avenue,
Tacoma, WA 98402

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First Western Properties, Tacoma-Inc. | 25.3472.0404
6402 Tacoma Mall Blvd., Tacoma, WA 98409 | fwp-inc.com

PROPERTY DETAIL

LISTING OVERVIEW

Cornus House

2502-2512 Pacific Avenue,
Tacoma, WA 98402

CORNUS HOUSE

SUITE 101	791 SF	Retail/Medical
SUITE 102	720 SF	Retail/Salon/Beauty
SUITE 103	636 SF	Cafe/Restaurant

*Spaces can be combined, up to 2,147 SF

- 3 minute drive from the University Of Washington (5.4k total enrollment)
- Moments from I-705, I-5, and WA-509
- Concession: 6 months free rent
- Permitting: Expedited retail permitting has been pre-negotiated
- Parking: 10 parking stalls dedicated to retail customers
- LL Work: Bathrooms fully finished, HVAC included and distributed in each space

Downtown Tacoma's Pacific Ave. seamlessly combines historic charm with modern vibrancy. Lined with diverse shops, eateries, and cultural spots, it offers a delightful blend of history, culture, and contemporary energy.

Next-door to the future South 25th Street Light Rail Station

Anticipated Delivery Q4/2024

Directly below 199 residential units

Cornus House Apartments

Cornus House consists of 199 residential units located in the heart of Tacoma's rapidly expanding district. Situated in the most well-connected location in the state, it is just steps away from commuter rail (Sounder), light rail, and bus rapid transit.

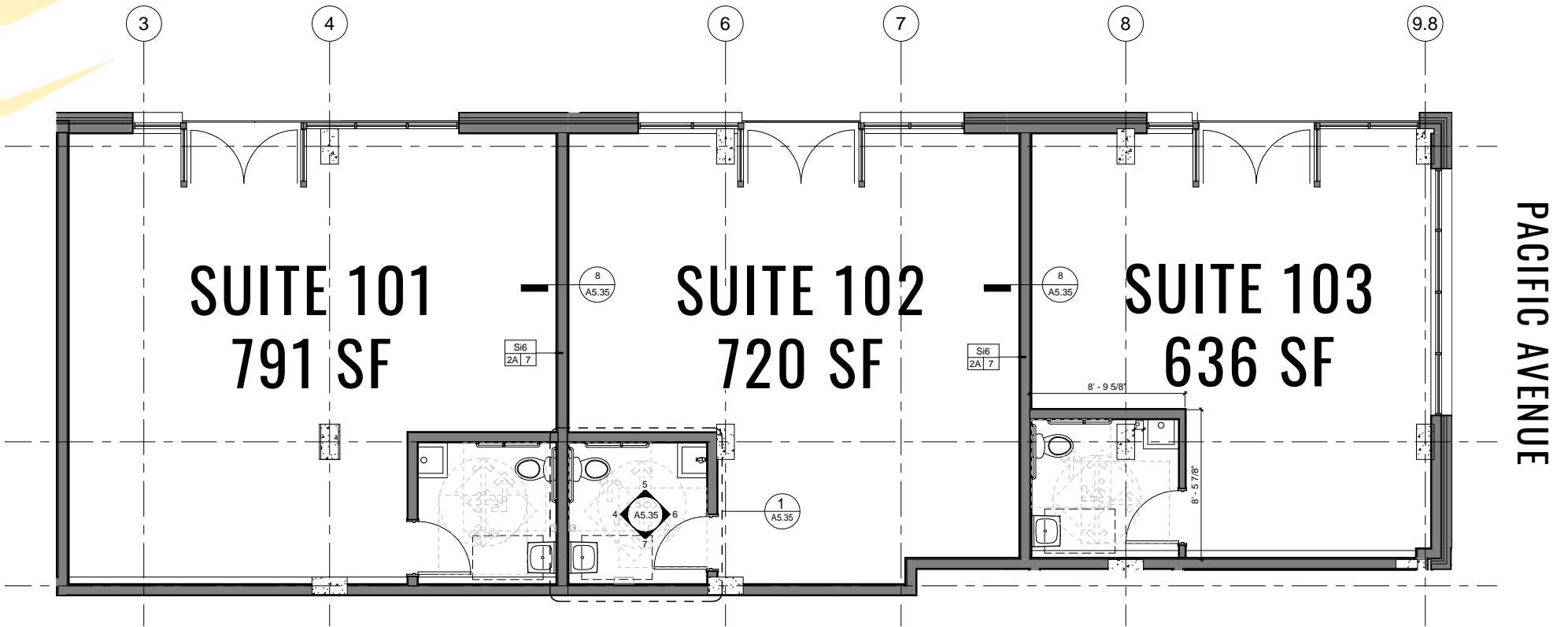
Featuring carefully designed small apartments, Cornus House offers a range of amenities, including a gym, flexible working space, and a rooftop community room. Additionally, the three street-level retail spaces will enhance the local community.

Cornus House is a part of the company Great Expectations, dedicated to providing housing for working-class individuals with full-time jobs earning between \$40,000 and \$60,000 annually. The company's portfolio includes 1,300 units spread across Seattle, Tacoma, and Portland. Additionally, they have 300 units currently under construction and 675 units in the permitting phase as part of their ongoing development projects.

SITE PLAN

Cornus House

2502-2512 Pacific Avenue,
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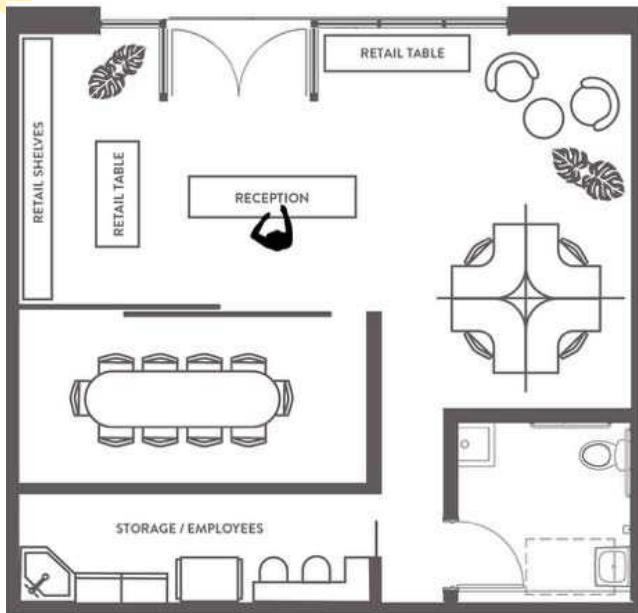


FLOOR PLANS

PROPOSED

Cornus House

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BUILDING RENDERING

Cornus House

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RETAIL RENDERINGS

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OFFICE RENDERINGS

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MARKET AERIAL

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PUGET SOUND



MultiCare
Tacoma General Hospital
BetterConnected

Saint Joseph
HOSPITAL | SCL Health

13TH AVE - 3,028 CPD

15TH AVE

17TH AVE

W

UNIVERSITY of
WASHINGTON
TACOMA

Tacoma Convention
& Trade Center

children
museum

19TH STREET

21ST STREET

TACOMA
TOWN
CENTER

JEFFERSON AVE

TACOMA ART MUSEUM

23RD STREET

TACOMA
BREWERY
DISTRICT

21ST STREET - 14,000 CPD

WASHINGTON STATE
HISTORICAL SOCIETY

MUSEUM OF GLASS

25TH STREET

The Melting Pot
a fondue restaurant

El Gaucho

PACIFIC AVE

INTERSTATE
705

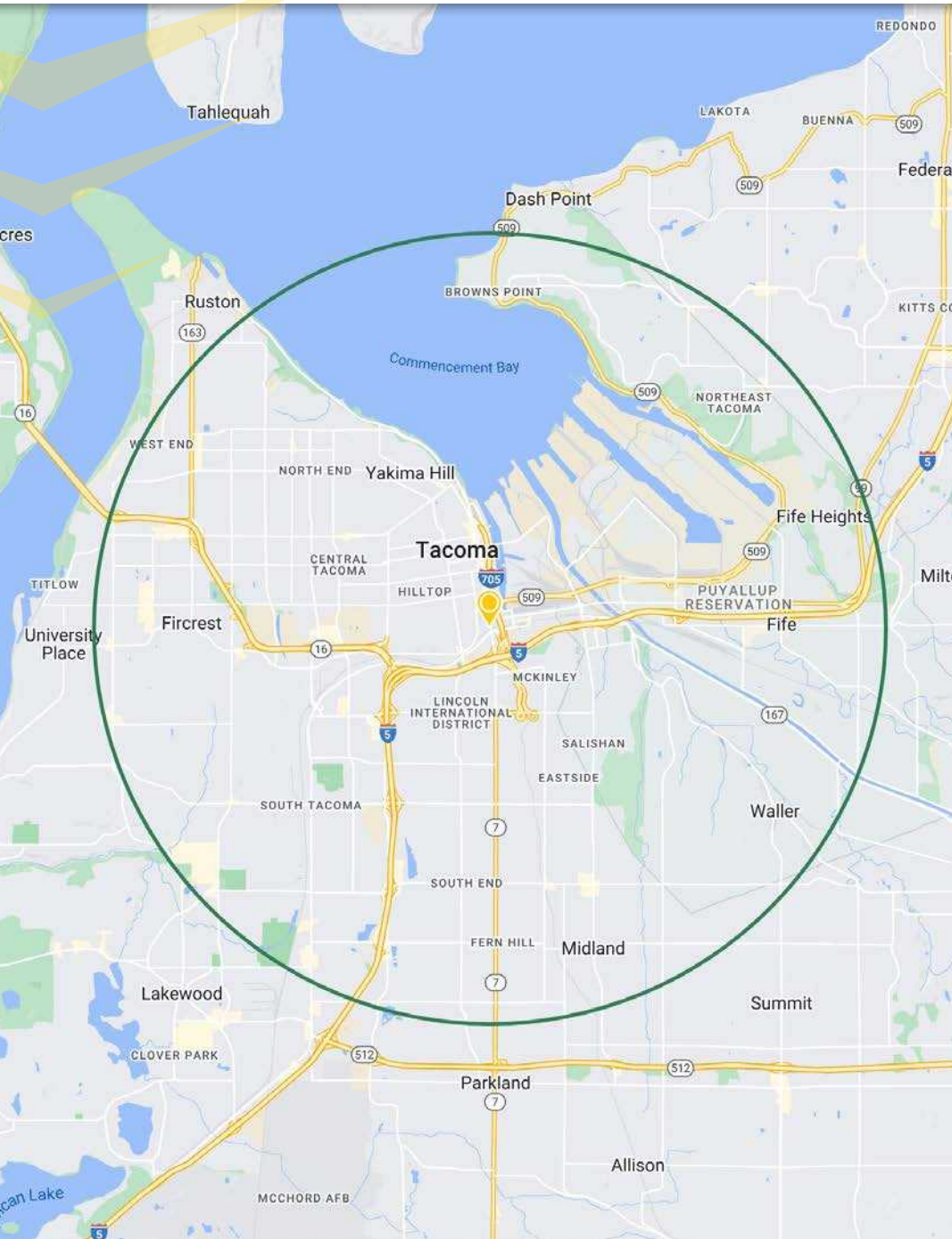
47,000 CPD

509

DEMOGRAPHICS

Cornus House

2502-2512 Pacific Avenue,
Tacoma, WA 98402



5 Mile Radius



POPULATION
270,386



DAYTIME POPULATION

182,721



HOUSEHOLDS

106,459



AVERAGE HOUSEHOLD
SIZE

2.5



AVERAGE
HOUSEHOLD INCOME

\$117,425

CITY SUMMARY

TACOMA, WA

Cornus House

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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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