



**FOR LEASE**

6249 Tacoma Mall Blvd  
Tacoma, WA 98409

LIVE IT OUTLOUD



**6249 TACOMA MALL BLVD**

Jameson Sullivan | Justin Holmes

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



**6249 TACOMA MALL BLVD** is a rare opportunity to occupy prime retail space in one of the most visibly prominent freestanding buildings in the Tacoma Mall/I-5 corridor. Conveniently located on Tacoma Mall Blvd and easily accessible via two I-5 interchanges. Great parking and signage.

**FOR LEASE**

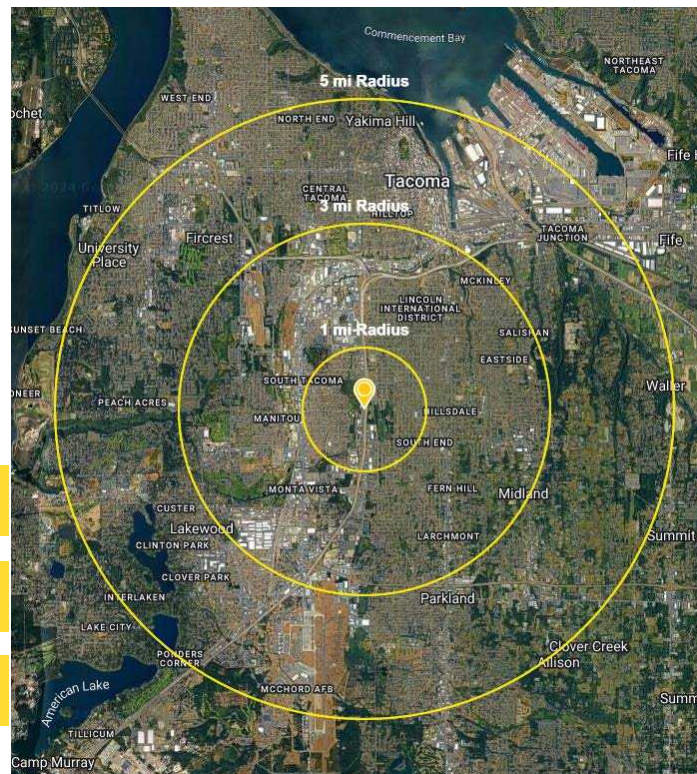
**6,703 SF      \$25.00 PSF      PLUS NNN**

- **Billboard quality** with Interstate 5 exposure.
- **Freeway centric** retail showroom.
- **Minutes** from the Tacoma Mall and freeway interchanges.



Regis - 2024	Population	Average HH Income	Daytime Population
Mile 1	15,318	\$123,120	7,921
Mile 3	139,765	\$103,359	82,084
Mile 5	308,832	\$109,041	210,794

**NEARBY TENANTS**





LOCATION DETAILS



180,000 CPD  
Interstate 5



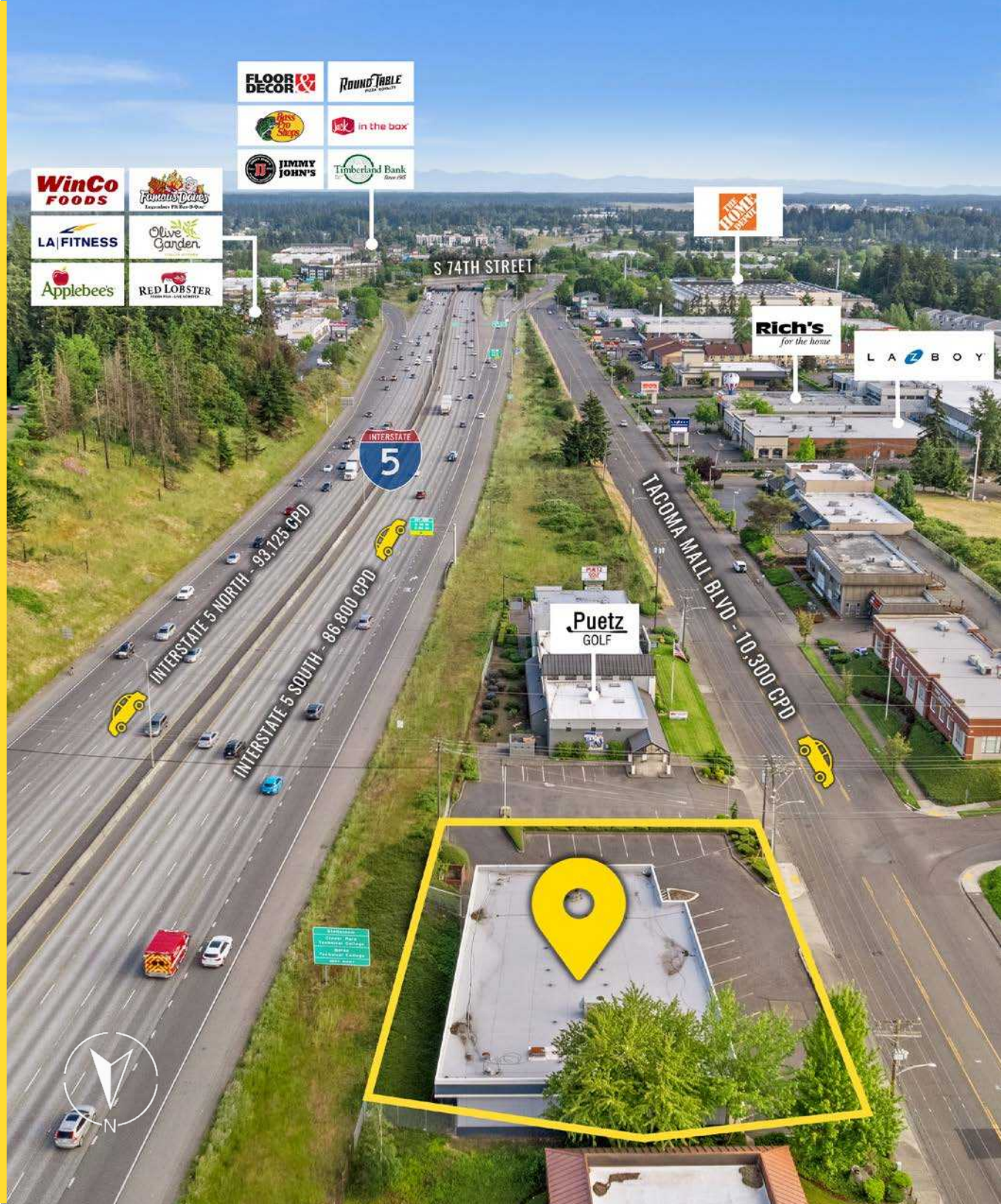
10,300 CPD  
Tacoma Mall Blvd



Located 2 minutes  
from Tacoma Mall

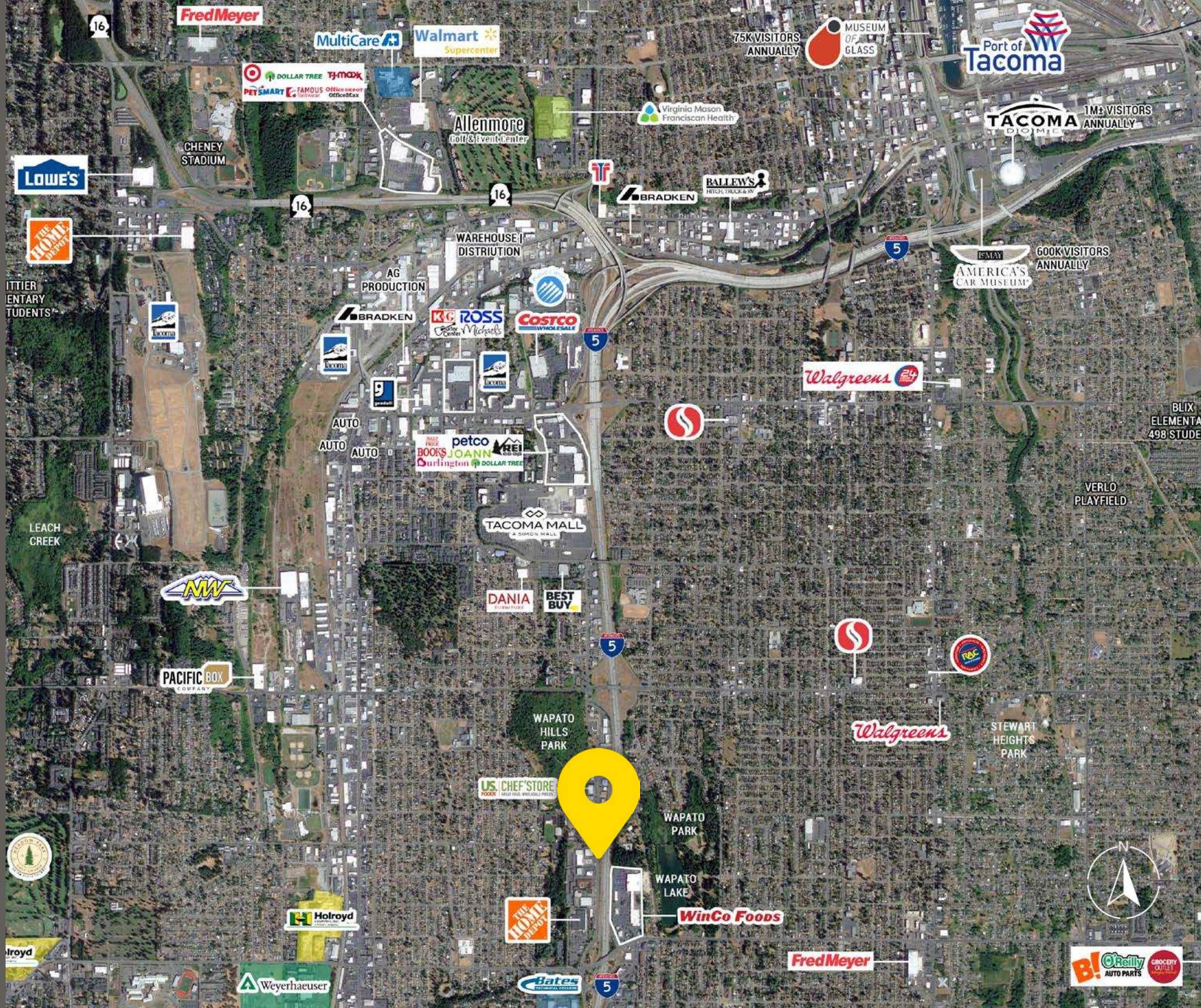


Located Moments from  
Freeway Interchanges





LOCATION AERIAL



Fred Meyer

MultiCare

Walmart Supercenter

75K VISITORS ANNUALLY

MUSEUM OF GLASS

Port of Tacoma

DOLLAR TREE  
PET SMART  
TJ-MAXX  
FAMOUS BASKET OFFICE DEPOT

Allenmore Golf & Event Center

Virginia Mason Franciscan Health

TACOMA DOME  
1M+ VISITORS ANNUALLY

CHENEY STADIUM

LOWE'S

16

16

TR

BRADKEN

BALLEW'S

5

AMERICA'S CAR MUSEUM  
600K VISITORS ANNUALLY

THE HOME DEPOT

WAREHOUSE DISTRIBUTION

AG PRODUCTION

BRADKEN

R.C. ROSS  
Super Michaels

COSTCO WHOLESALE

ITTIER ENTARY STUDENTS

BOOKS

BRADKEN

R.C. ROSS  
Super Michaels

COSTCO WHOLESALE

Walgreens

BLIX ELEMENTARY  
498 STUDENTS

AUTO

AUTO

petco  
BOOKS JOANN  
DOLLAR TREE

S

VERLO PLAYFIELD

LEACH CREEK

TACOMA MALL  
& SIMON MALL

MW

DANIA

BEST BUY

5

S

REI

PACIFIC BOX COMPANY

Walgreens

STEWART HEIGHTS PARK

WAPATO HILLS PARK

U.S. CHEF STORE

WAPATO PARK

WAPATO LAKE

WinCo Foods



Holroyd

THE HOME DEPOT

Fred Meyer

B! O'Reilly AUTO PARTS GROCERY OUTLET

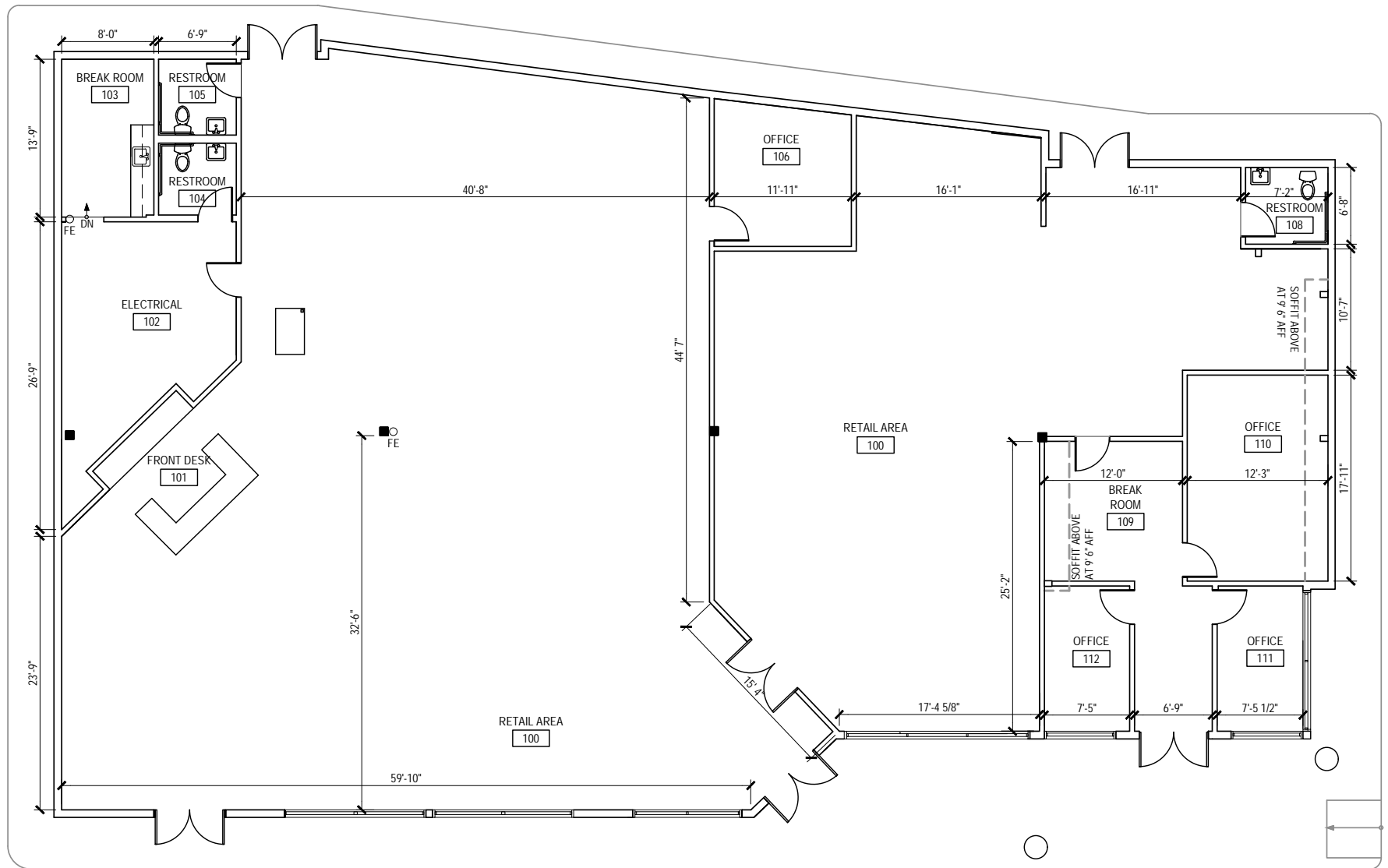
Weyerhaeuser

Bates

5



# FLOOR PLAN



PHOTOS






TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.


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