



**FOR LEASE**  
5401 6th Avenue  
Tacoma, WA 98406

  
**COMING SOON!**



# SIXTH AVE PLAZA

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

# 5401 6TH AVENUE

3,787 SF \$20.00 PSF + NNN (\$5.08)

6,586 SF \$24-\$28 PSF + NNN (\$5.08) \*CAN BE DEMISED

- Excellent co-tenants such as: American Freight, Harbor Freight Tools, Kumon, Goodwill, Smiles 4 Kids, Curves, I Love Kickboxing!, Defiance Jiu Jitsu and Playback Sports.
- Great access and parking.
- New pylon signage.
- 18-building residential development with 408 units planned across the street: The 461,700-square-foot development will include 17 three-story “urban walk-up style” wood-framed residential buildings and a two-level clubhouse leasing center. A through-block road connection, playground and dog park will also be added.



Population



Average HH Income



Daytime Population

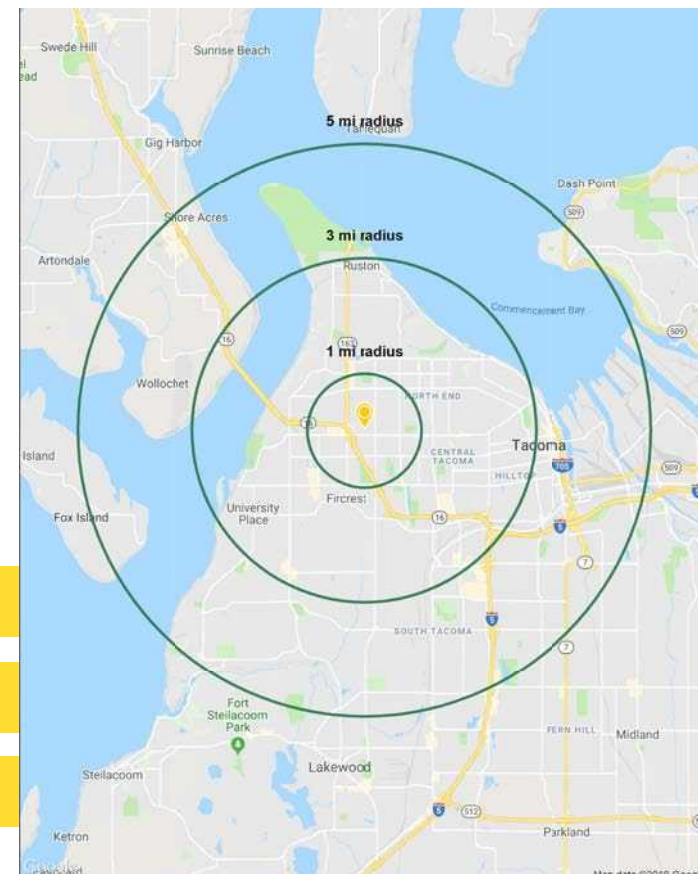
Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	15,504	\$106,933	5,585
Mile 3	119,877	\$123,581	47,688
Mile 5	216,782	\$118,113	92,023

# TENANTS



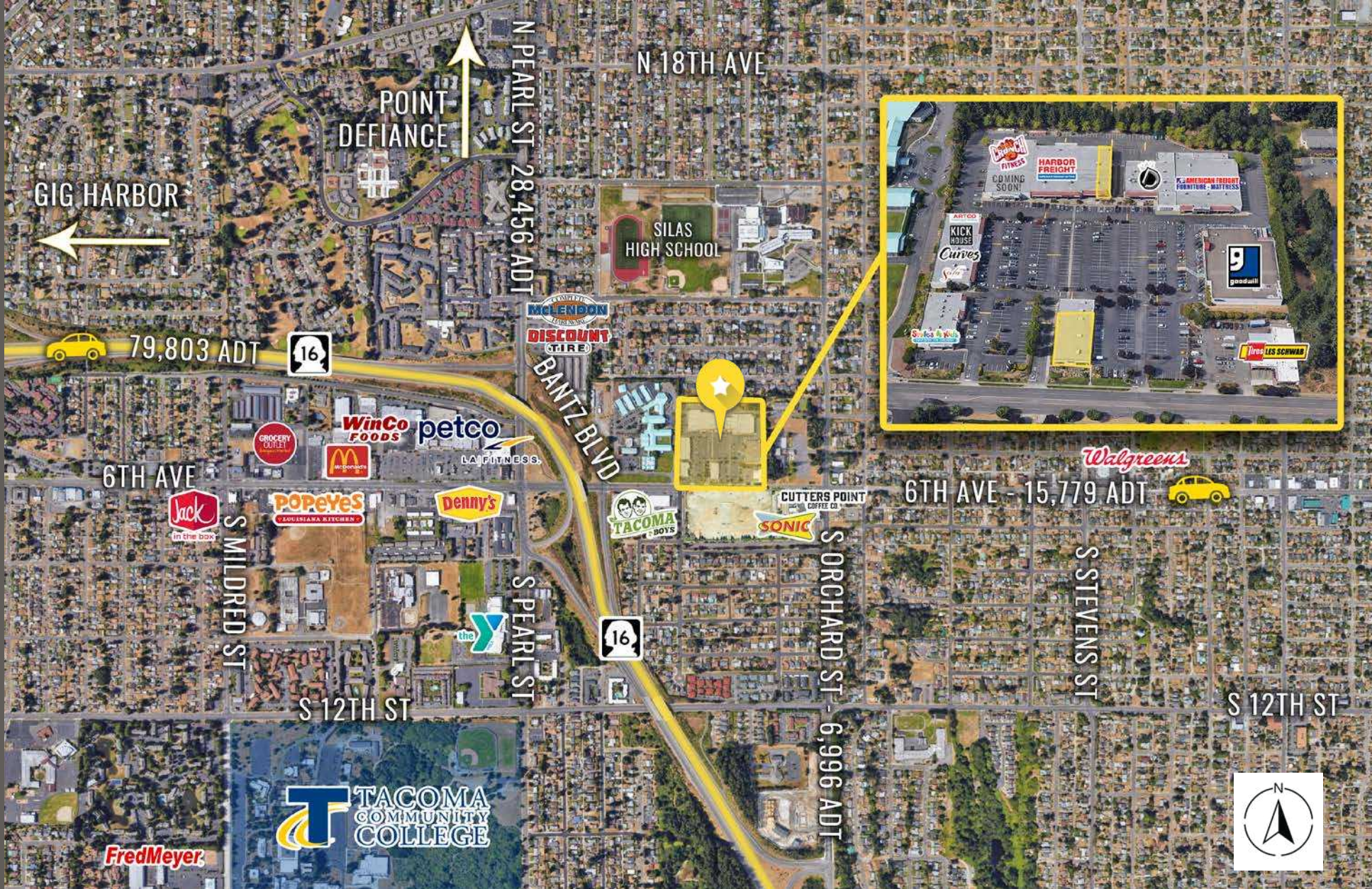
COMING SOON!



SUMMARY



LOCATION DETAILS



Located Close to SR 16 & Pearl Street Exit Ramp



Moments Away from 6th Ave District



15,779 ADT 6th Ave



81,288 ADT HWY 16

NEW DEVELOPMENT

6TH AVE - 15,779 ADT



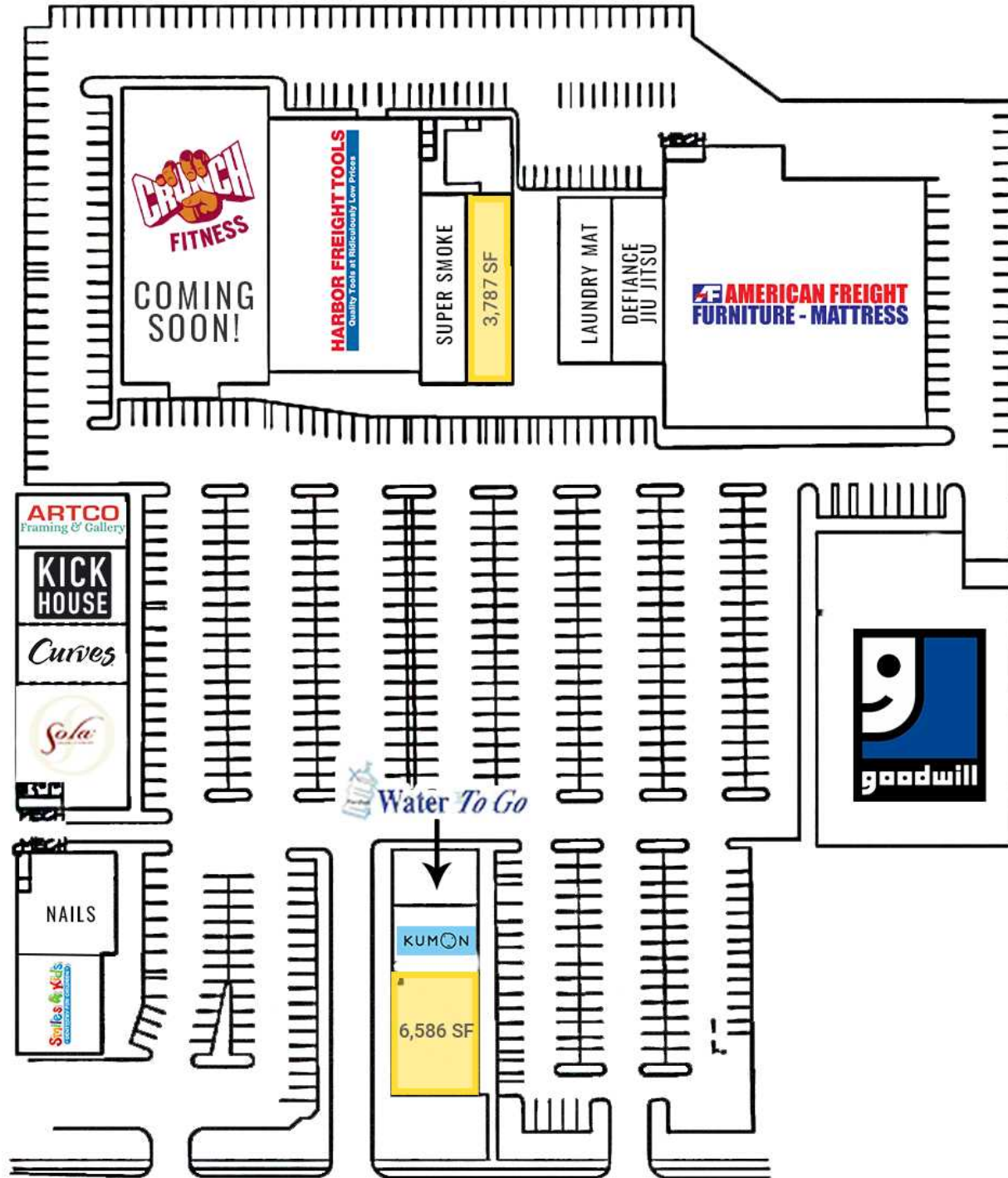
NEW MULTI-FAMILY  
DEVELOPMENT PROJECT  
408 PLANNED UNITS



CUTTERS POINT  
COFFEE CO.



# 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.

6<sup>TH</sup> AVENUE  
**PLAZA**

**GOODWILL**

**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

**AVAILABLE**

**CRUNCH** FITNESS

**DEFINCE**  
JIU JITSU

*Curves*

**REAL NAILS**

**SOLA SALONS**


**LAUNDRY**  
MART

*Water To Go*

TACOMA | KIRKLAND | PORTLAND | SEATTLE


**RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.**

**JUSTIN HOLMES**

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