



FOR LEASE
 5401 6th Avenue
 Tacoma, WA 98406

CRUNCH FITNESS
 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

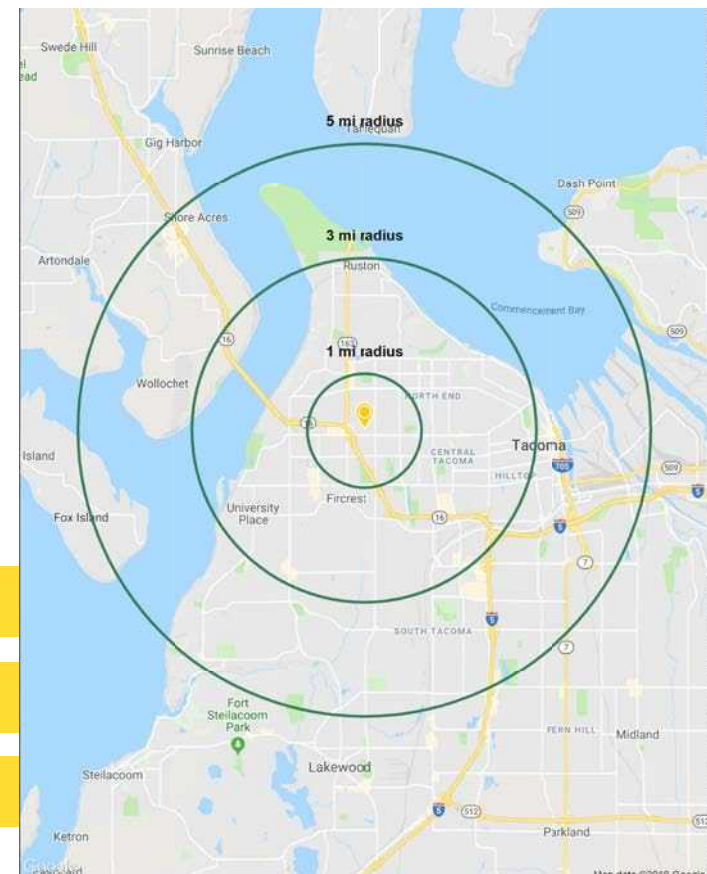
Regis - 2023

	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



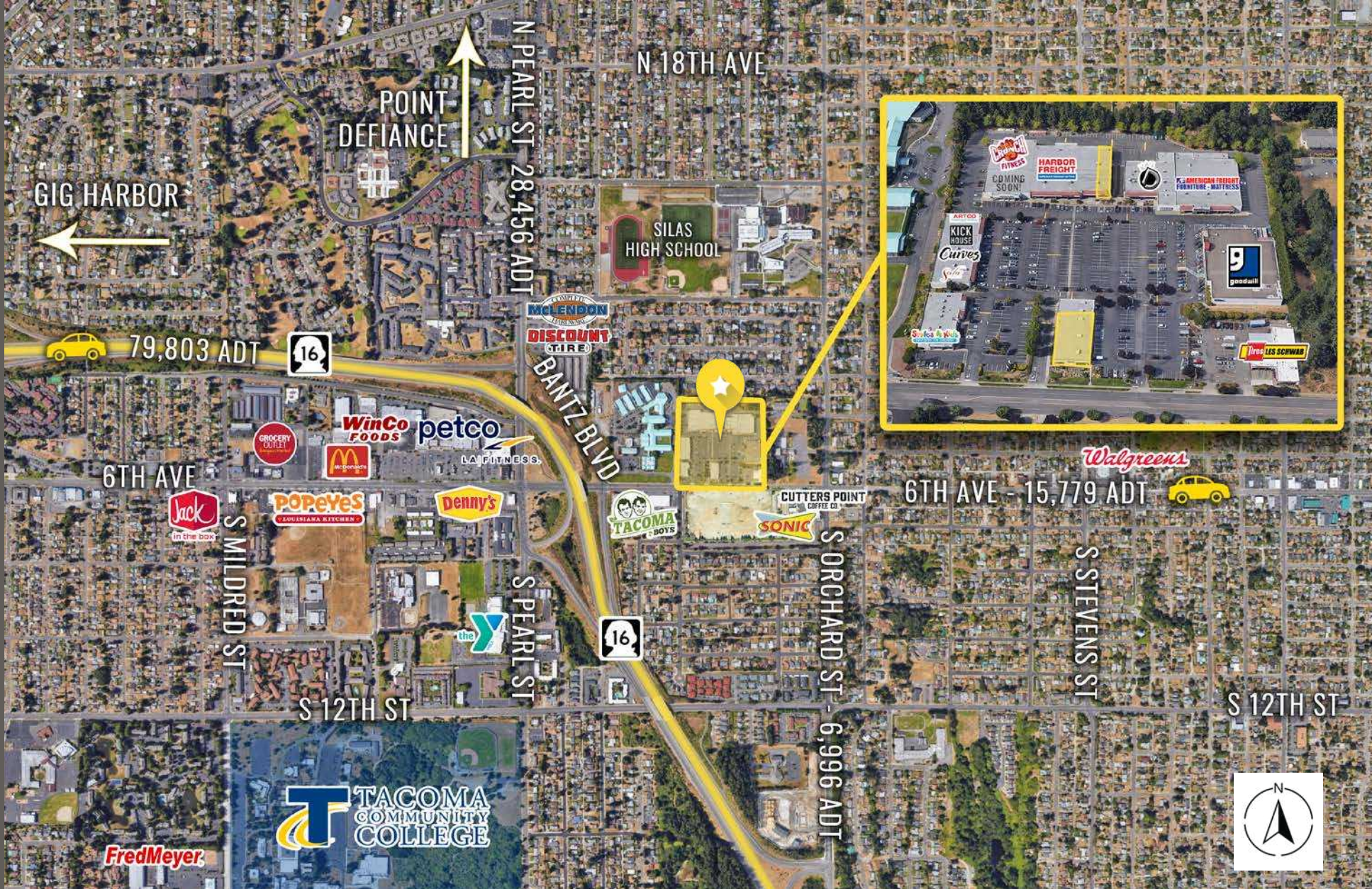
COMING SOON!



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



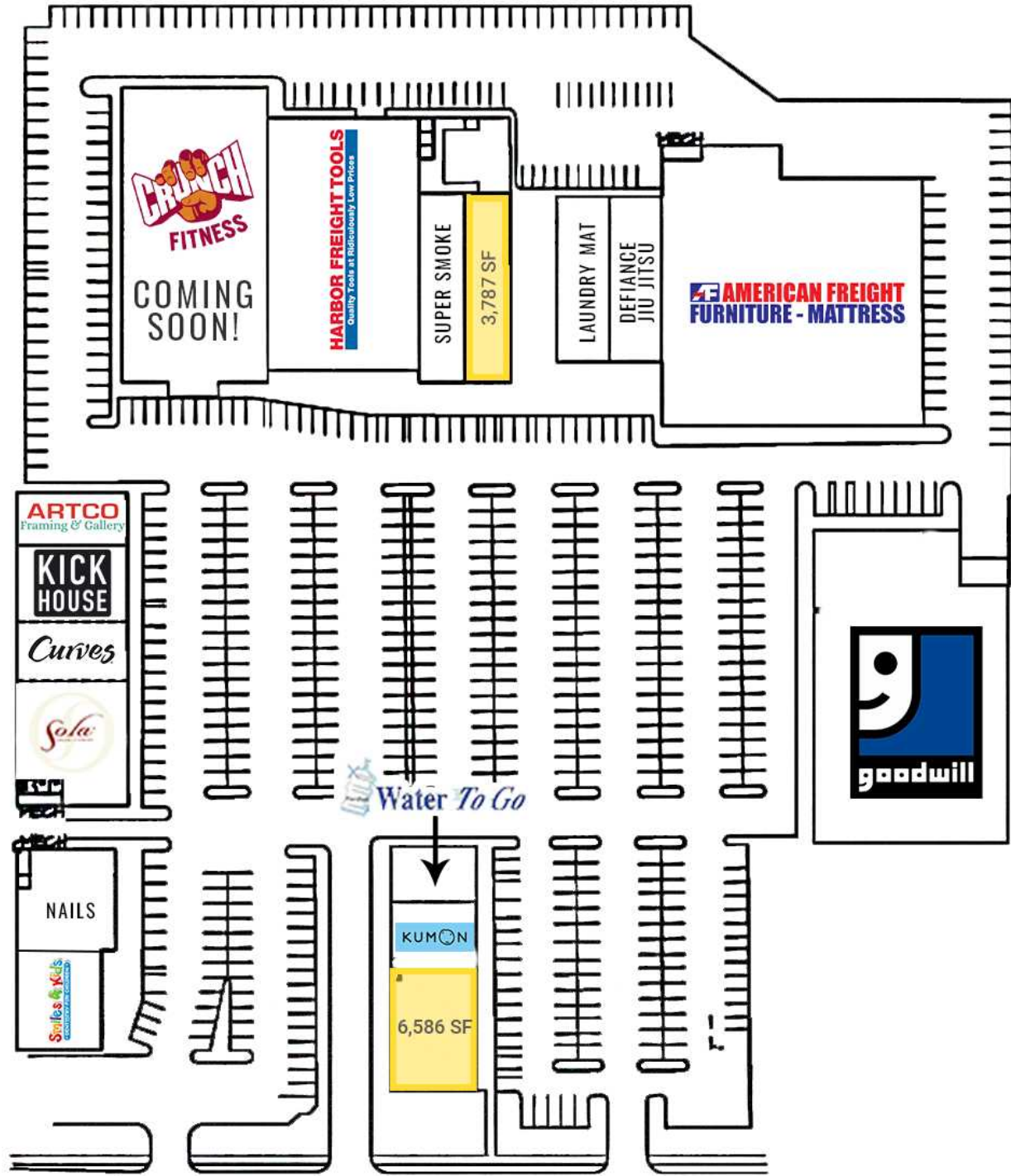
NEW MULTI-FAMILY
DEVELOPMENT PROJECT
408 PLANNED UNITS



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.

6TH 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.**

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