



# FOR LEASE

6th Ave Retail Space  
3620 6th Ave, Tacoma, WA 98406

Blake Weber | Tim Weber | Don Whittles

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



# PROPERTY DETAIL

LISTING OVERVIEW

6th Ave Retail Space  
3620 6th Ave, Tacoma, WA 98406

## AVAILABLE

1,178-2,144 SF    \$20 PSF MODIFIED GROSS

- Designated Parking
- Signage available
- Excellent Street Visibility
- 1.4 miles from Highway 16
- 2.6 miles from I-5

Located in the  
6th Ave Business  
District

15,027 CPD  
on 6th Ave

## NEARBY





# PROPERTY PHOTOS

6th Ave Retail Space  
3620 6th Ave, Tacoma, WA 98406

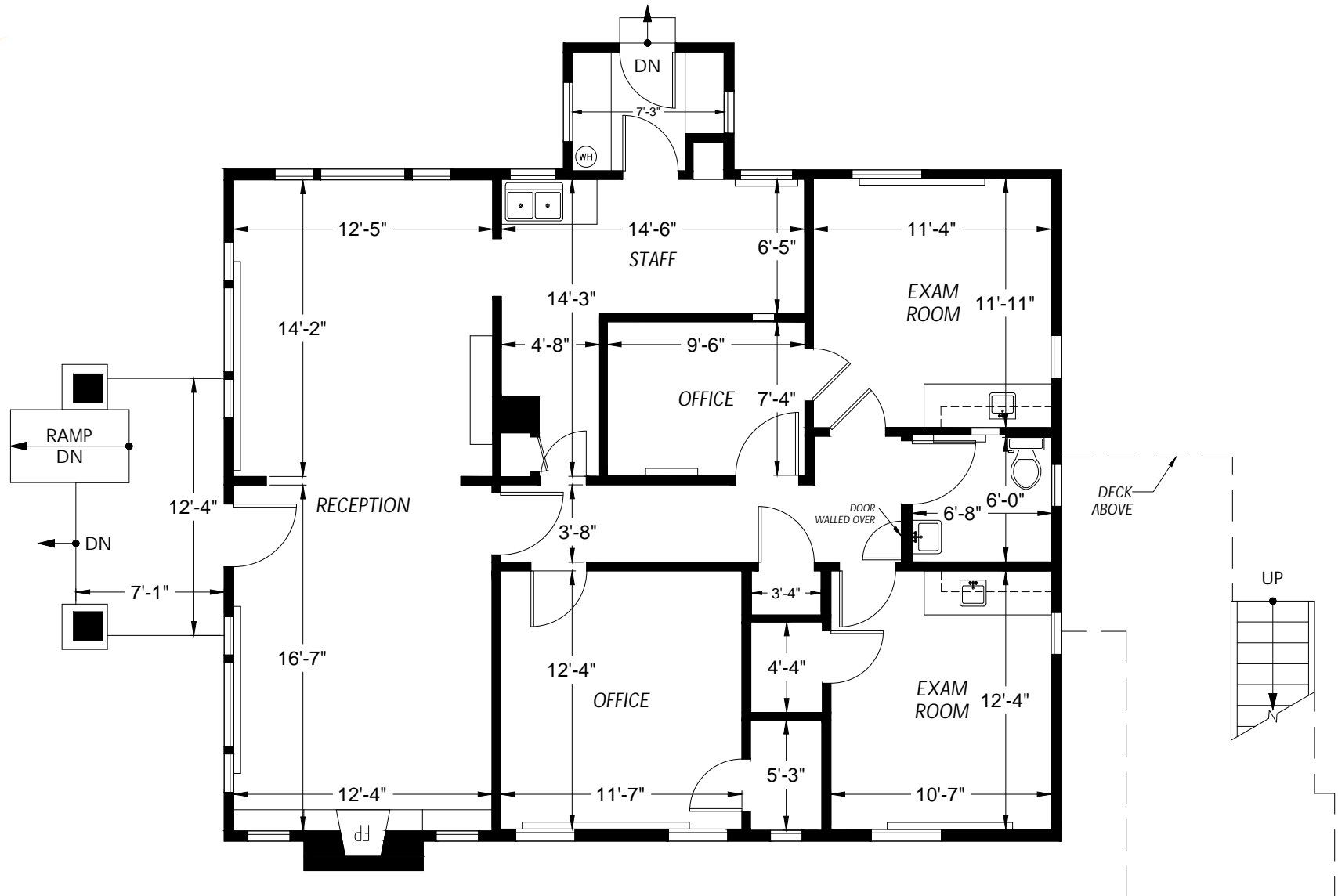


# FLOOR PLAN

FIRST FLOOR

6th Ave Retail Space  
3620 6th Ave, Tacoma, WA 98406

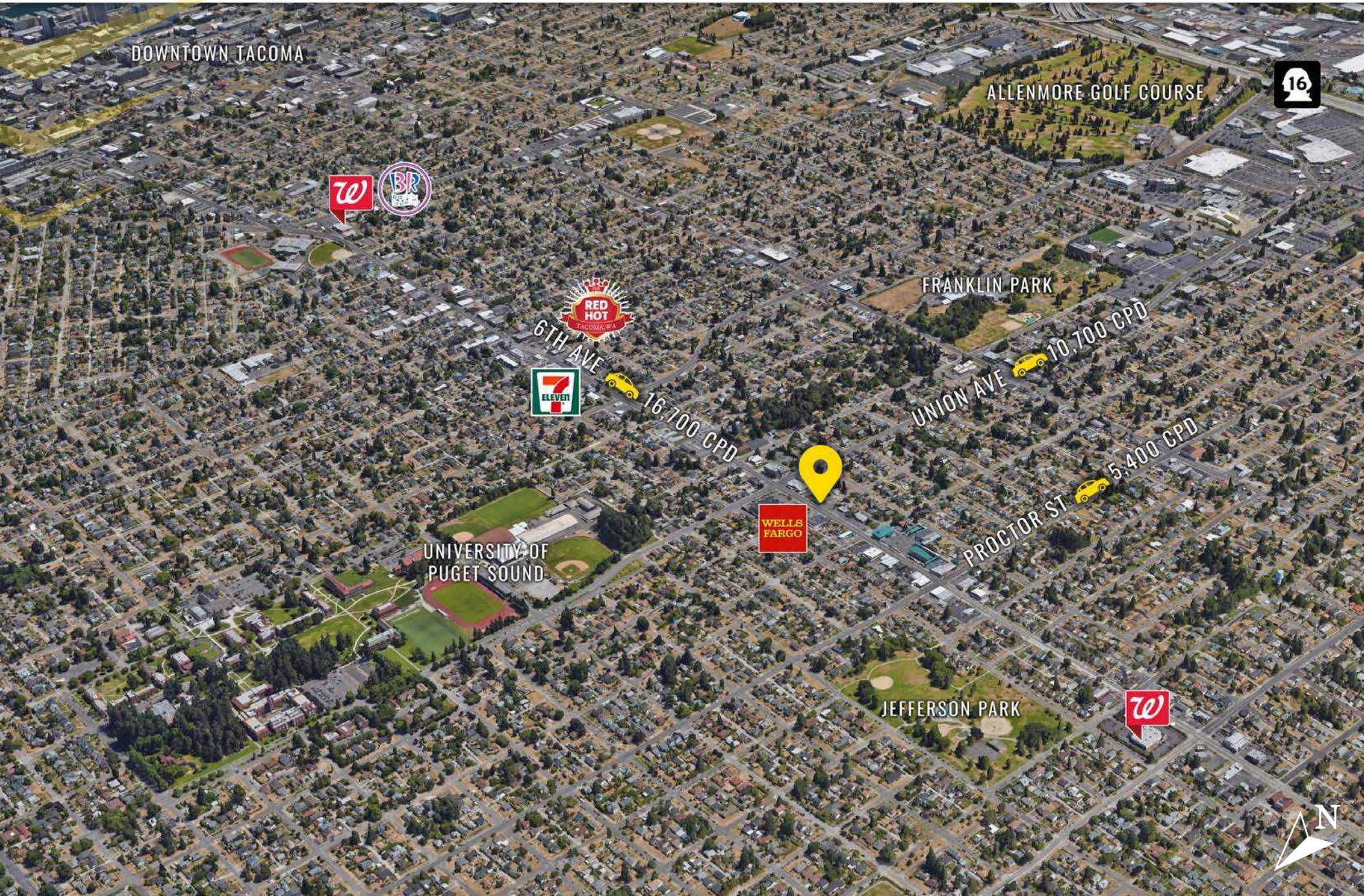
6th Avenue





# LOCATION AERIAL

6th Ave Retail Space  
3620 6th Ave, Tacoma, WA 98406



DOWNTOWN TACOMA

ALLENMORE GOLF COURSE

16



FRANKLIN PARK

6TH AVE  
16,700 CPD

UNION AVE  
10,700 CPD

PROCTOR ST  
5,400 CPD



UNIVERSITY OF  
PUGET SOUND

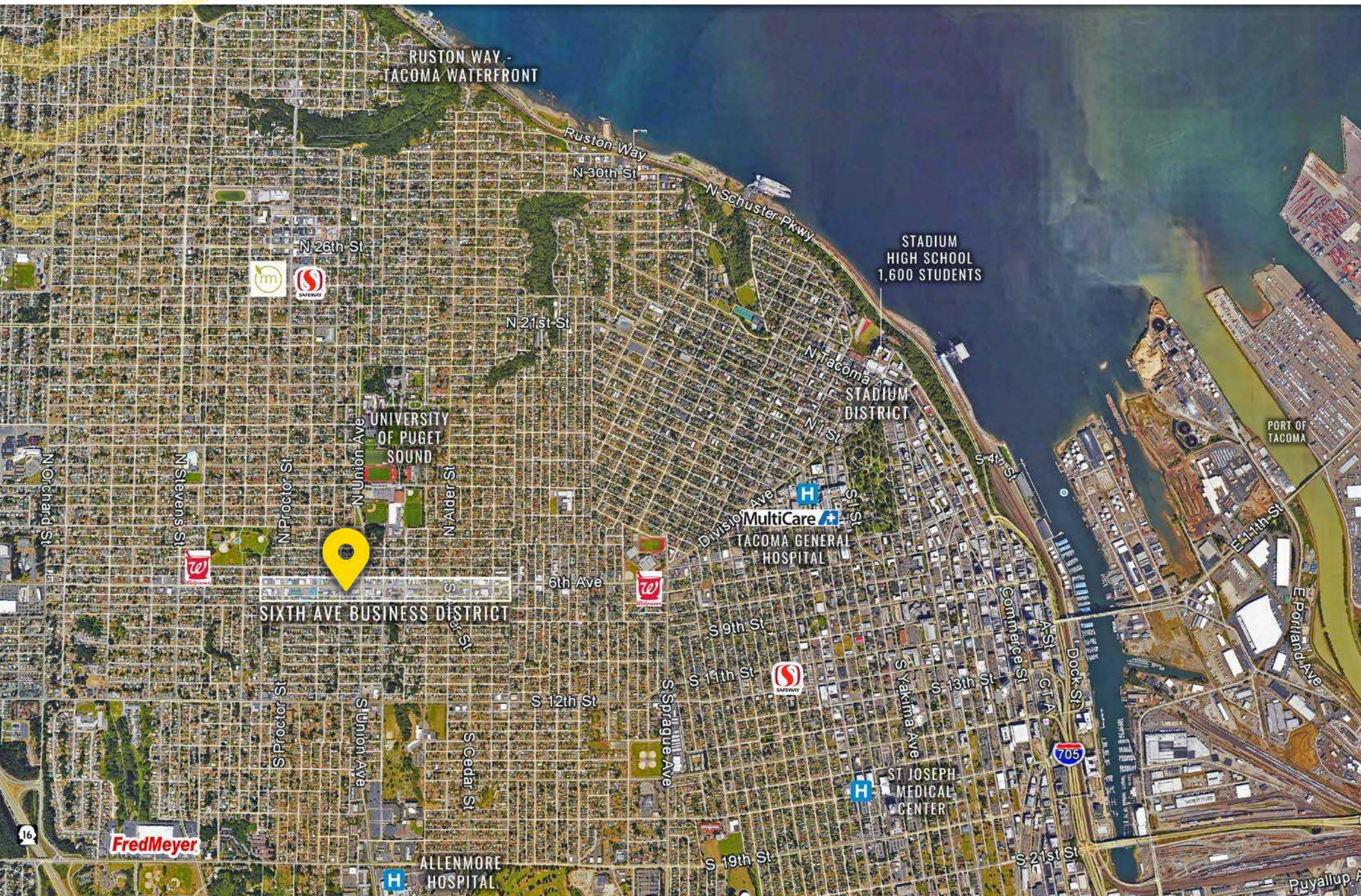
JEFFERSON PARK





# MARKET AERIAL

6th Ave Retail Space  
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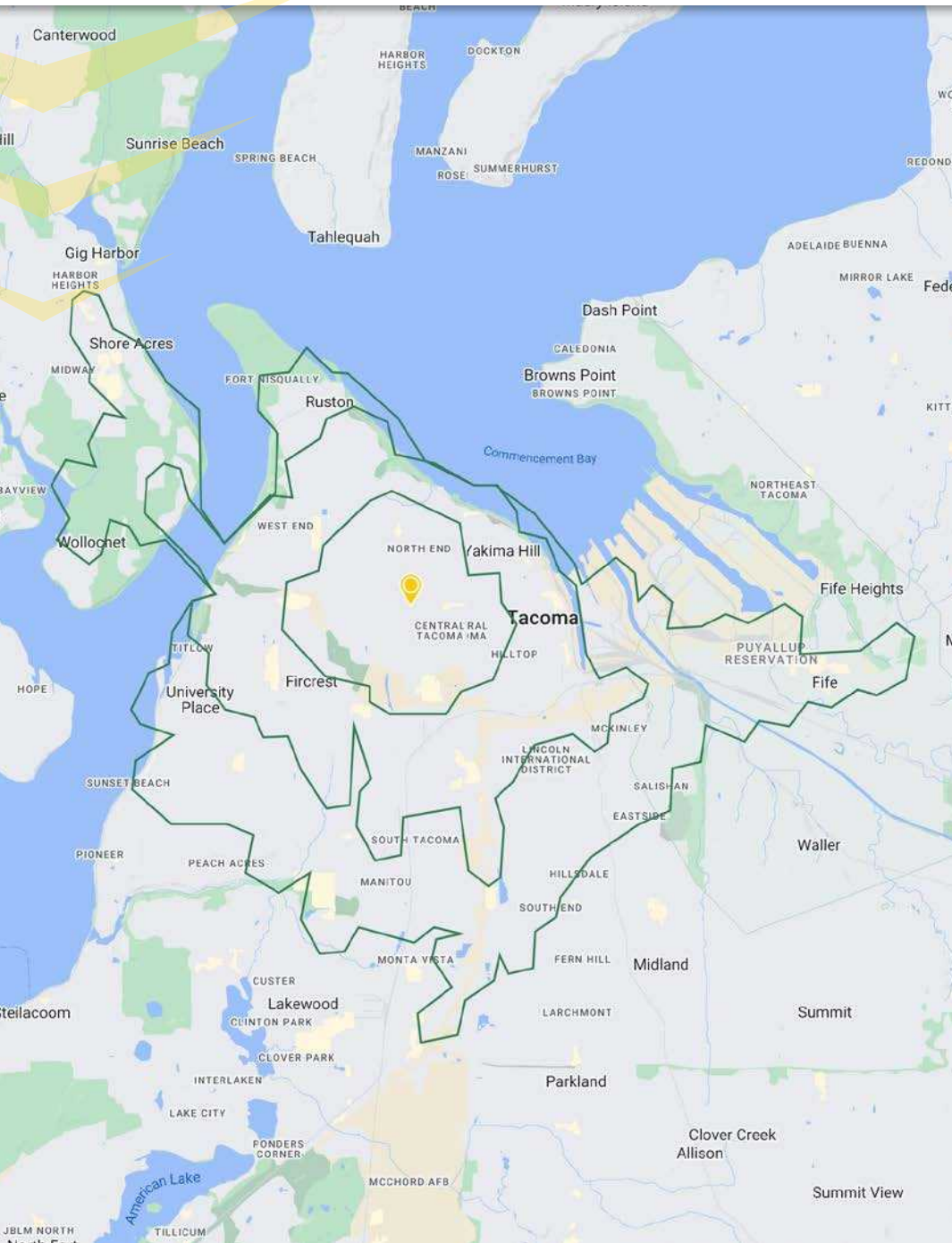




# DEMOGRAPHICS

6th Ave Retail Space  
3620 6th Ave, Tacoma, WA 98406

Regis 2024



## DEMOGRAPHICS

### POPULATION

5 Minutes	10 Minutes	15 Minutes
40,920	125,196	227,792

### AVERAGE HH INCOME

5 Minutes	10 Minutes	15 Minutes
\$129,644	\$115,971	\$119,083

### DAYTIME POPULATION

5 Minutes	10 Minutes	15 Minutes
24,811	101,237	165,852



# CITY SUMMARY

TACOMA, WA

6th Ave Retail Space  
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**TACOMA, WA** is a vibrant city located in the Pacific Northwest region of the United States, in the state of Washington. It lies approximately 32 miles southwest of Seattle and is nestled on the shores of Puget Sound. The city boasts a diverse landscape, featuring waterfront areas, lush green spaces, and a backdrop of the majestic Mount Rainier.



TACOMA | KIRKLAND | PORTLAND | SEATTLE



**RELATIONSHIP FOCUSED. RESULTS DRIVEN.**

**BLAKE WEBER**

206.898.1231  
bweber@firstwesternproperties.com

**TIM WEBER**

253.471.5502  
tweber@firstwesternproperties.com

**DON WHITTLES**

253.471.5509  
dwhittles@firstwesternproperties.com



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6402 Tacoma Mall Blvd., Tacoma, WA 98409 | fwp-inc.com

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