

# WESTGATE SOUTH

2303 N Pearl Street | Tacoma, WA 98406



**WCCR**  
West Coast Commercial Realty

**RETAIL FOR LEASE**

# Join Westgate South,

a prime lifestyle center anchored by Planet Fitness and Big Lots in the Proctor District of Tacoma, Washington known for its vibrant community atmosphere. Join Starbucks, McDonald's, Stretch Lab, Comfort Dental, Club Pilates and more!





# DEMOGRAPHICS

## TOTAL POPULATION

1-Mile: 17,302  
 2-Mile: 51,543  
 3-Mile: 94,423

## AVERAGE HOUSEHOLD INCOME

1-Mile: \$89,952  
 2-Mile: \$102,869  
 3-Mile: \$101,615

## TRAFFIC COUNTS

23,570  
 Vehicles per day  
 N Pearl St & N 26th St S

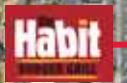
**WESTGATE SOUTH**  
 2303 N Pearl Street  
 Tacoma, WA 98406



163

N. Pearl Street

N. 26th Street



# SITE PLAN

2303 N Pearl Street | Tacoma, WA 98406



- A101** Super Smoke 1,281 SF
- A102** Papa Murphy's Pizza 1,478 SF
- A103** Sally Beauty Supply 2,520 SF
- A105** Pro-Touch Barber & Beauty Shop 1,120 SF
- A106 - Available 1,400 SF**
- A107 - Available 1,413 SF**
- A108** Red Wagon 1,387 SF
- A108A** GameStop 1,400 SF
- B108** Serenitea 1,250 SF

can combine  
2,813 SF

- B109** Mathnasium 1,210 SF
- B110** Bubbles & Bows 880 SF
- B111** Bubbles & Bows 1,100 SF
- B112** State Farm Insurance 880 SF
- B113** StretchLab 1,532 SF
- B114** Olympic Sports & Spine 3,866 SF
- C115** L&L BBQ 1,750 SF
- C116** Taco Del Mar 1,000 SF
- C116A** Lighthouse Laundry 1,000 SF

- C117** A Plus Hearing Aid Center 1,000 SF
- C118** Bonsai Teriyaki 1,000 SF
- C119 - Available 1,000 SF**
- C120** Century Nails 1,000 SF
- C121** Club Pilates 1,750 SF
- D201** Comfort Dental 2,711 SF
- E301** Starbucks 2,000 SF
- E302** MOD Pizza 3,411 SF
- F401** Shell Gas Station

# WESTGATE SOUTH

2303 N Pearl Street  
Tacoma, WA 98406



## WCCR

West Coast Commercial Realty

### LEASING INFORMATION

**Tiffini Connell**

tiffini@wccommercialrealty.com

**Avery Connell**

avery@wccommercialrealty.com

**(206) 283-5212**

[www.wccommercialrealty.com](http://www.wccommercialrealty.com)



DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC