

# FOR LEASE

3514 S 56th Street  
Tacoma, WA 98409



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



## GROCERY ANCHORED 2ND GENERATION RESTAURANT

**3514 SOUTH 56TH STREET** formerly a Starbucks location, is prominently positioned on the corner of South Tacoma Way and 56th. This property features exceptional visibility, providing great exposure to passing traffic. It features ample parking and convenient access points.

**AVAILABLE**

**1,345 SF      \$32.00 PSF      PLUS NNN**

- **Ample Parking:** The property offers plenty of parking space, which is a significant advantage for businesses that expect a steady flow of customers.
- **Heavy Traffic Area:** Situated in a busy area, the location benefits from a high volume of passersby, which leads to more potential customers and higher sales volume.
- **Established Commercial Area:** Being in an established commercial district, the property is surrounded by other businesses, which creates opportunities for a steady flow of customers who visit the area for various needs and creates daily foot traffic. **Nearby tenants:** Grocery Outlet, AutoZone, and Cricket.



Regis - 2024

Population

Average HH Income

Daytime Population

Mile 1

16,402

\$98,094

8,068

Mile 3

134,911

\$111,437

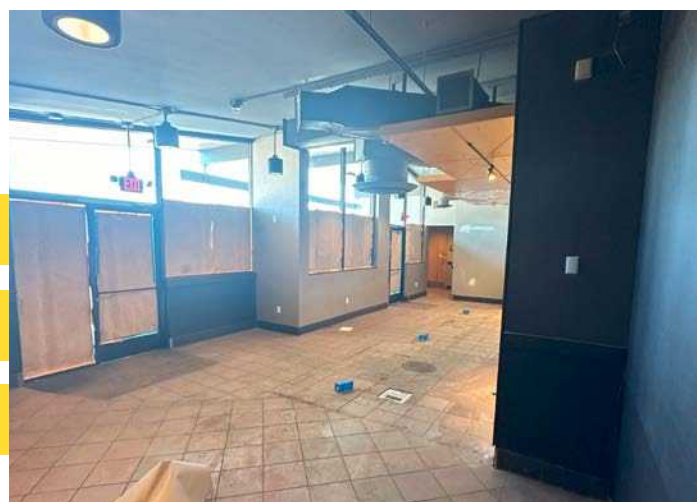
86,471

Mile 5

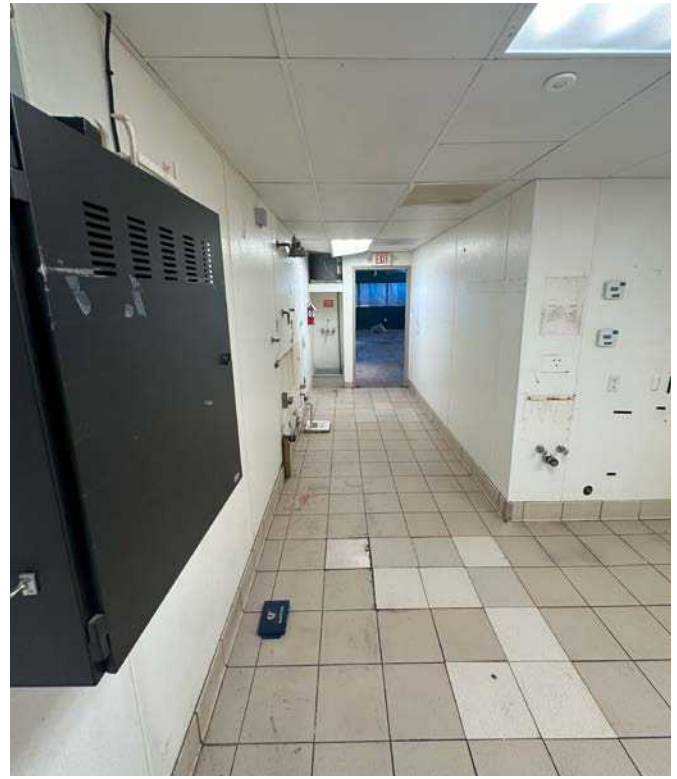
320,795

\$112,106

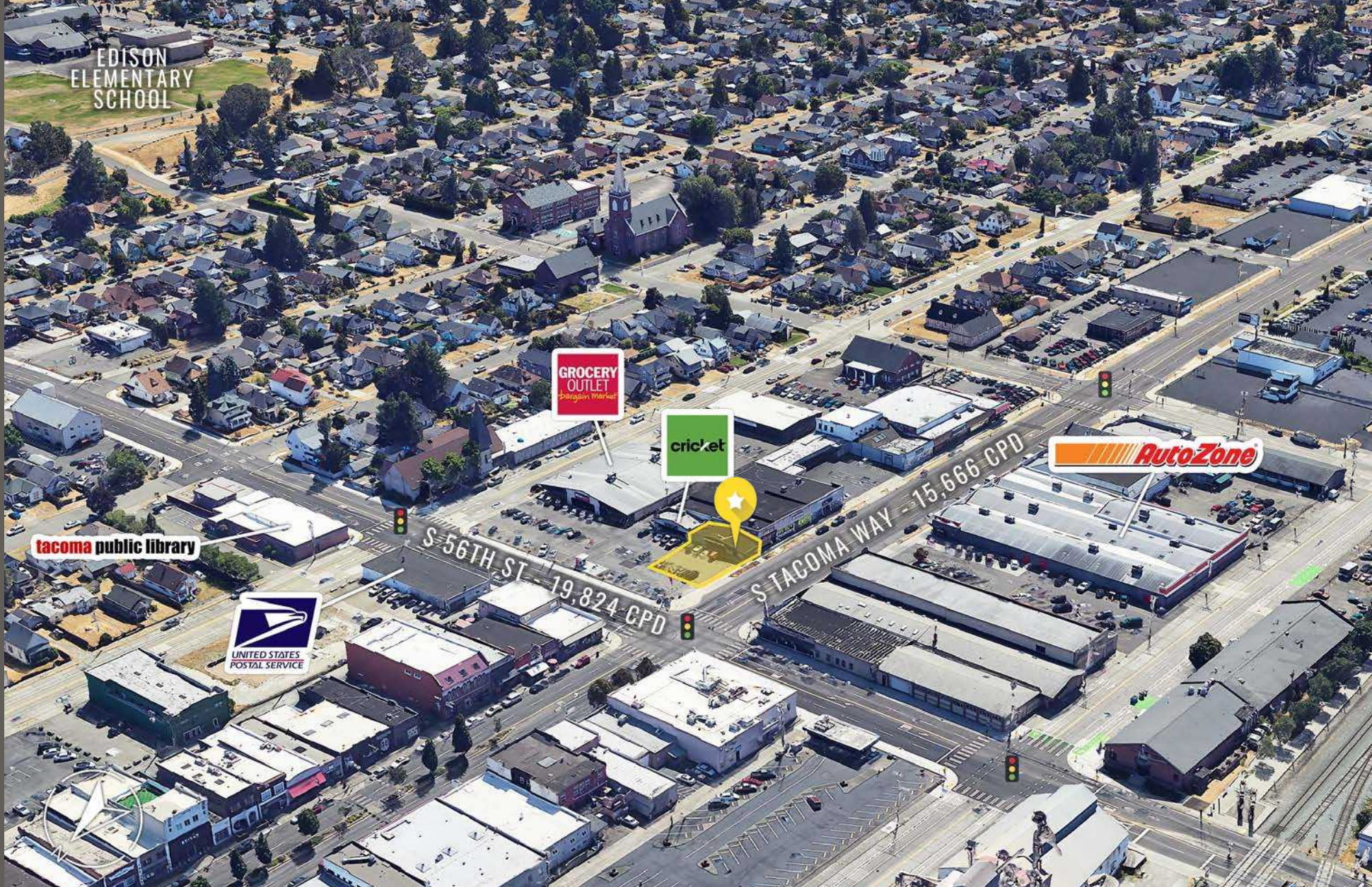
218,880



SUMMARY



LOCATION DETAILS



Located moments from Interstate 5



15,666 CPD South Tacoma Way



19,824 CPD South 56th Street

LOCATION AERIAL

AUTO

AUTO

AUTO

petco  
REI coop  
JOANN  
DOLLAR TREE  
Burlington  
BOOKS  
HALF PRICE

TACOMA MALL  
A SIMON MALL

MW

DANIA  
FURNITURE

BEST BUY

PACIFIC BOX  
COMPANY



SOUTH END  
RECREATION  
AREA

EDISON  
ELEMENTARY  
373 STUDENTS

WAPATO  
HILLS  
PARK

GRAY MIDDLE  
541 STUDENTS

US. CHEF'S STORE  
FOODS  
GREAT FOOD. WHOLESALe PRICES.

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

JACOB FORS

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