

FOR LEASE

1201 S Union Avenue
Tacoma, WA 98409



12TH & UNION AVENUE

Andy Jessberger | Carrie Walker

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

12TH & UNION AVENUE located in Tacoma, the address enjoys good connectivity to various parts of the city via major roads and public transport, facilitating easy commutes. Near essential amenities such as shopping centers, restaurants, and medical facilities, enhancing the convenience for residents or businesses operating there.

AVAILABLE

1,550 SF \$24.00 PSF PLUS NNN

- Includes: Light medical build-out with exam + lab rooms + kitchen
- Well located building at lighted intersection
- Great commuter route - excellent density
- 1/2 mile from the University of Puget Sound
- Excellent exposure from both Union Ave and 12th Street



Population



Average HH Income

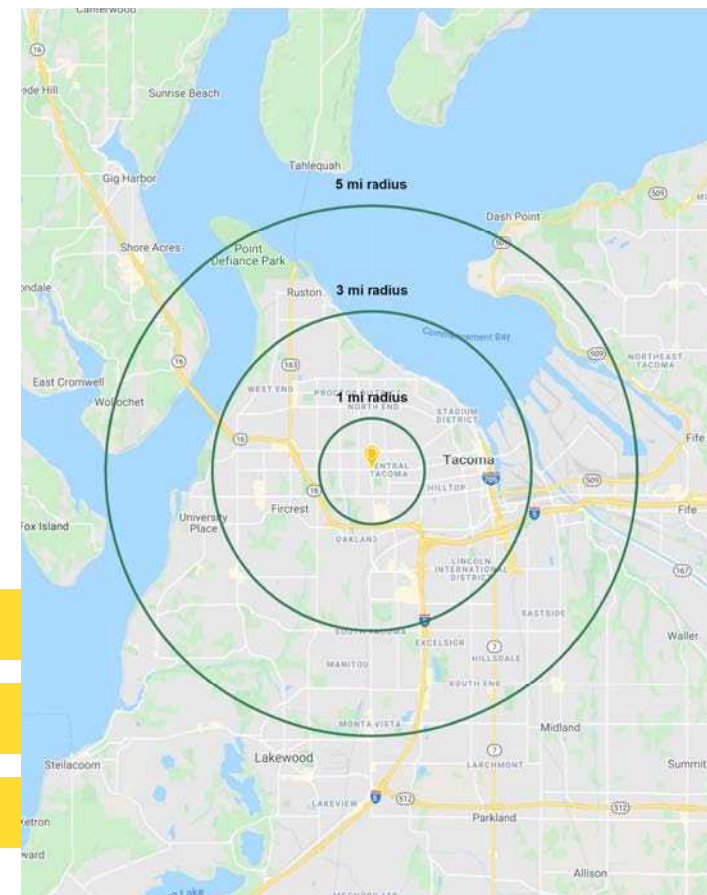


Daytime Population

Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	19,148	\$117,386	13,571
Mile 3	133,146	\$113,979	108,972
Mile 5	250,805	\$116,591	172,153

TENANTS



LOCATION DETAILS



Located in densely populated residential area



Located 5 minutes from Interstate 5



17,700 CPD S Union Avenue



13,900 CPD S 12th Street



RUSTON WAY -
TACOMA WATERFRONT

OLD
TOWN

STADIUM
HIGH SCHOOL
1,600 STUDENTS

LOCATION AERIAL

N 26th St
m SAFEWAY

N 21st St

UNIVERSITY
OF PUGET
SOUND

STADIUM
DISTRICT

N Orchard St

N Stevens St

N Proctor St

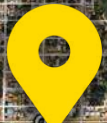
N Union Ave

N Alder St

MultiCare
TACOMA GENERAL
HOSPITAL

SIXTH AVE BUSINESS DISTRICT

6th Ave



Union Ave

S Alder St

S 9th St

S 11th St

S 12th St

S Sprague Ave

SAFEWAY

S Yakima Ave
S 13th St

ST JOSEPH
MEDICAL
CENTER

FredMeyer

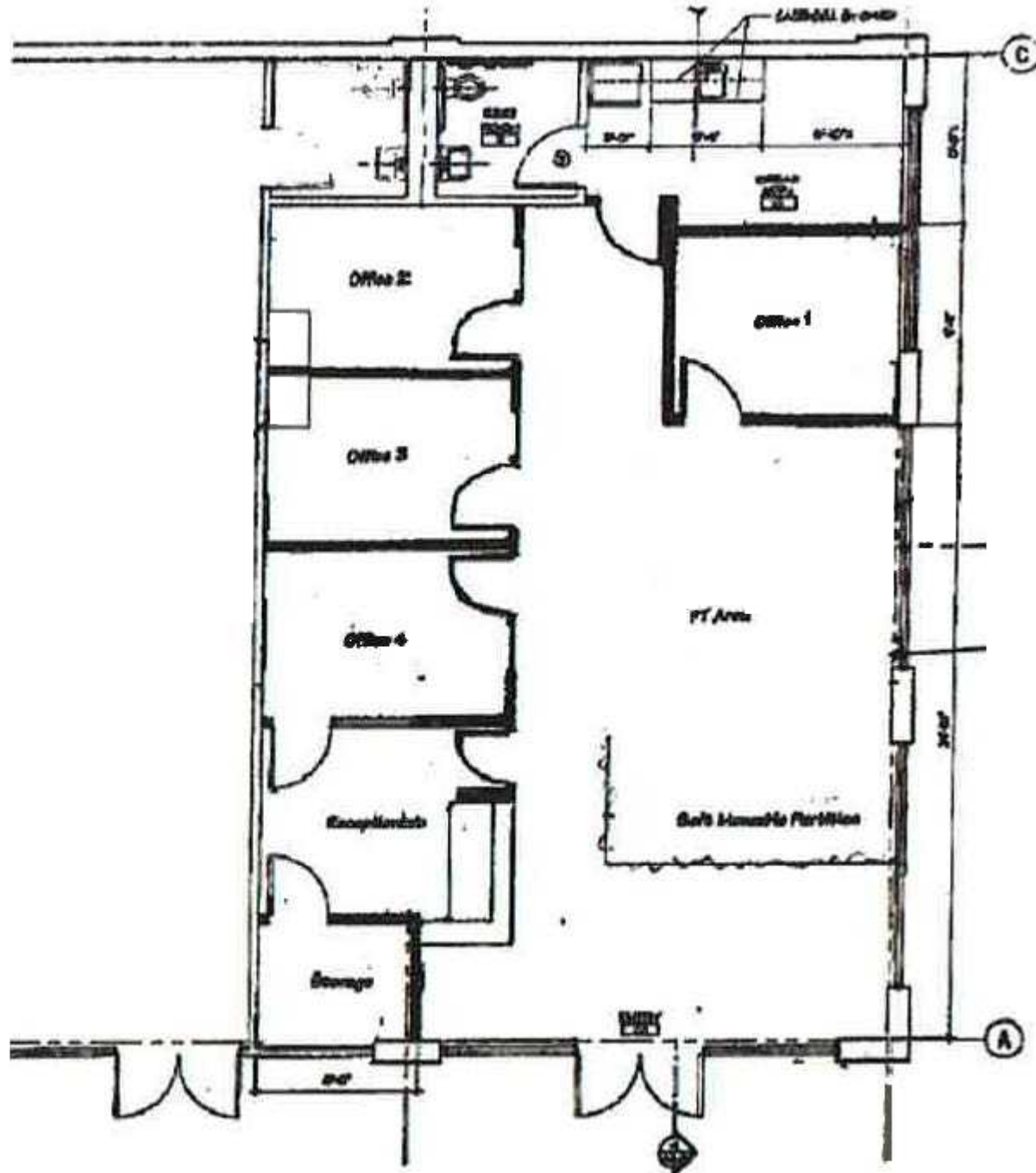
ALLENMORE
HOSPITAL

S 19th St

S 21st St

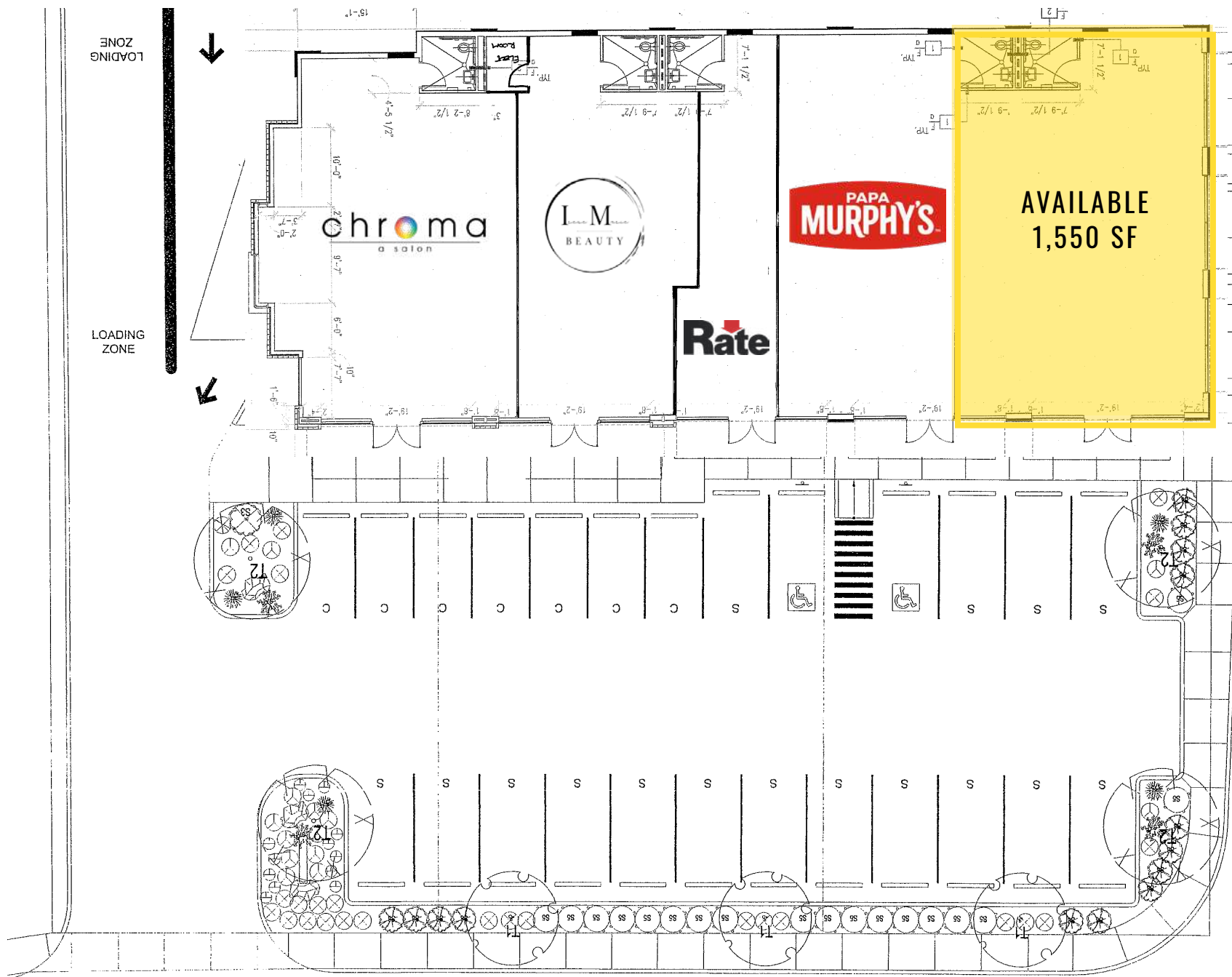


AVAILABLE - 1,550 SF



FLOOR PLAN

SITE PLAN



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

ANDY JESSBERGER

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