



FOR LEASE

Garfield Street S & C Street S
Tacoma, WA 98444



GARFIELD PROPERTIES RETAIL/OFFICE

Michael Olson

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

GARFIELD RETAIL is a three tenant retail asset, located directly across Garfield St S from the Garfield Center Building. Tenants include a restaurant, barber shop, and esthetician. Having signed leases in early 2020, these tenants have consistently operated during the COVID-19 pandemic. The property offers plenty of parking behind the building, and offers stable, low maintenance cash-flow.

GARFIELD ST S & C ST S



AVAILABLE

- \$21.00 PSF, gross modified lease (except basement space (410). Landlord pays taxes, property insurance, common area maintenance and all other utilities. Tenant pays for separately metered electricity, phone and internet only.
- \$100 per month additional charge for water, sewer and garbage.
 - **Suite 415: 700 SF**
 - **Suite 410 : 960 SF - Basement ONLY**
\$6.00 PSF, Gross Lease



8 Minutes
from Interstate 5



3 Minutes
from Highway 512



Population



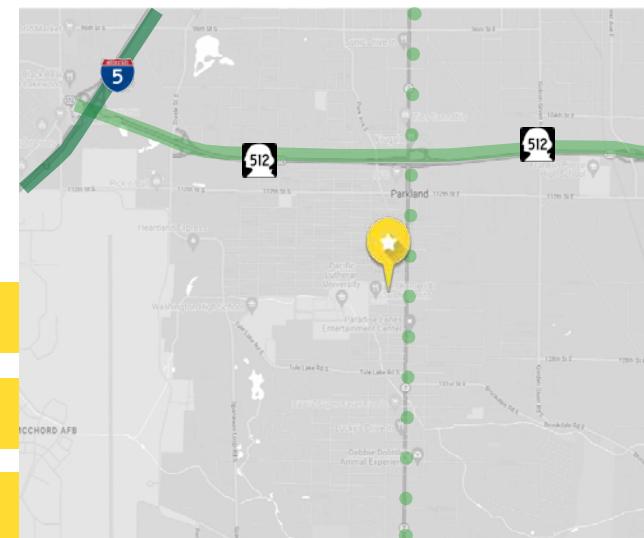
Average HH Income



Daytime Population

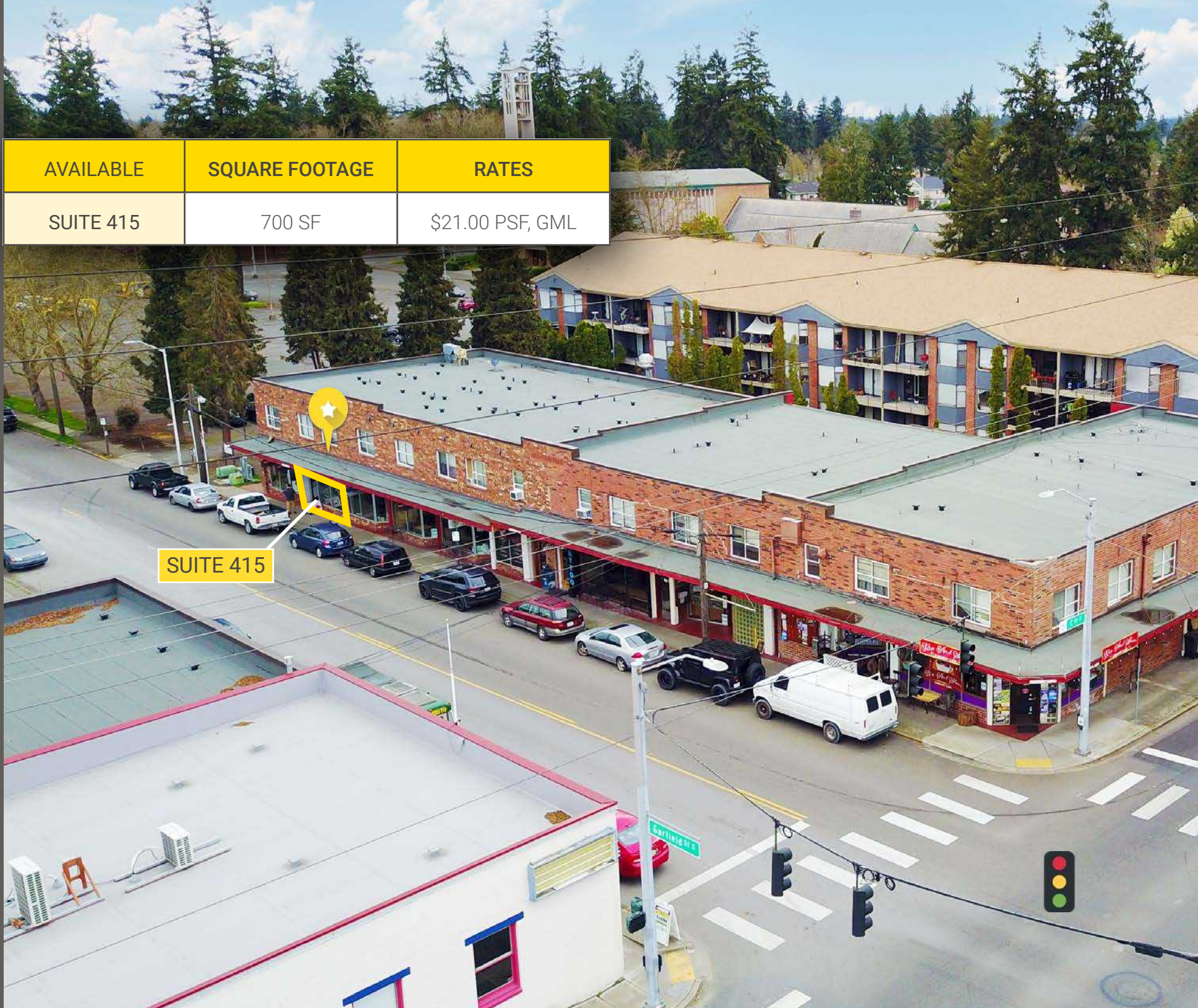
Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	16,100	\$93,614	4,224
Mile 3	89,093	\$88,540	22,334
Mile 5	226,073	\$100,506	52,852



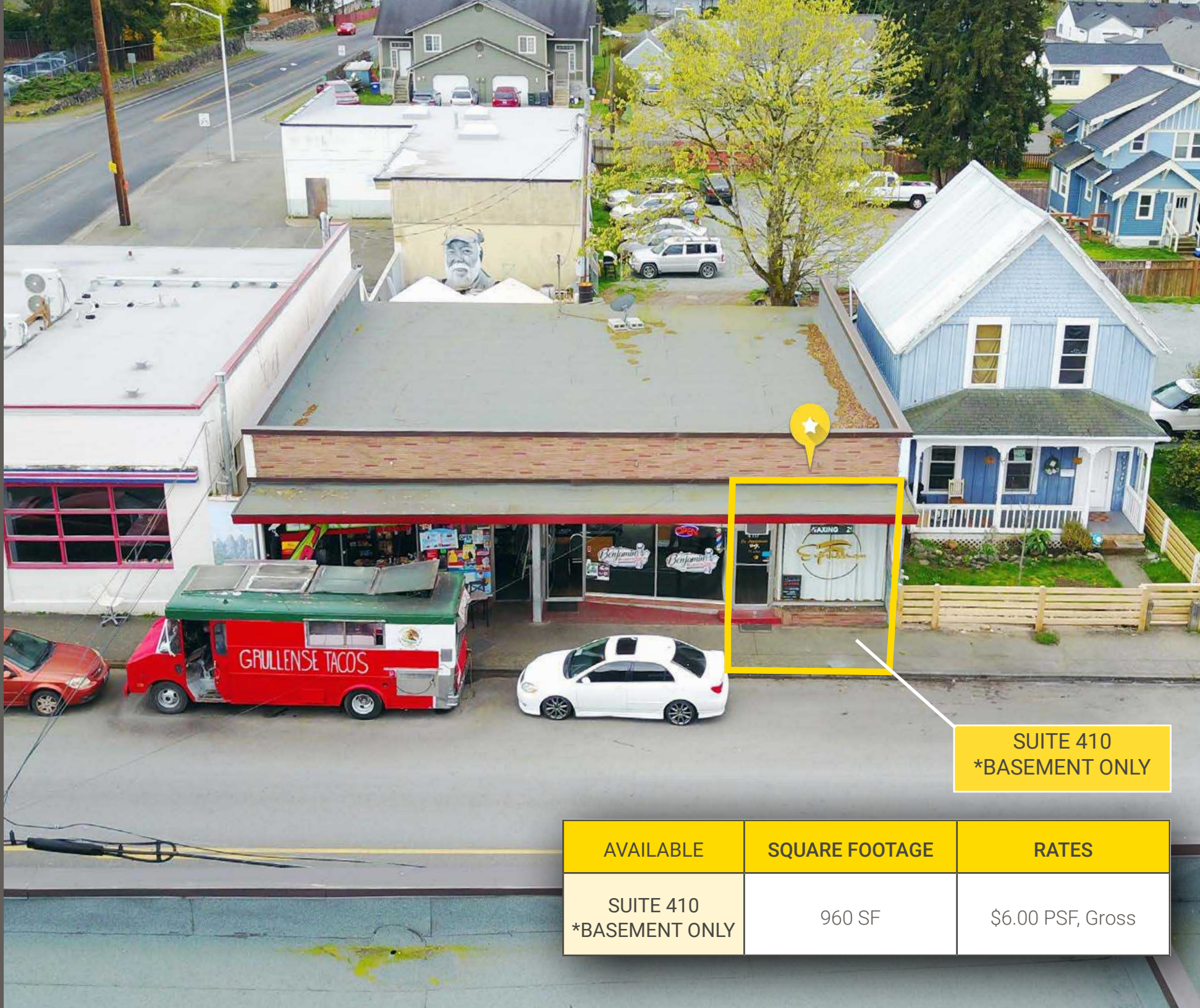
AVAILABLE SUITE

AVAILABLE	SQUARE FOOTAGE	RATES
SUITE 415	700 SF	\$21.00 PSF, GML



SUITE 415

AVAILABLE BASEMENT ONLY



SUITE 410
*BASEMENT ONLY

AVAILABLE	SQUARE FOOTAGE	RATES
SUITE 410 *BASEMENT ONLY	960 SF	\$6.00 PSF, Gross

LOCATION AERIAL





TACOMA, WA is affectionately known as the “City of Destiny,” is a vibrant port city nestled on the shores of Puget Sound. With stunning views of Mount Rainier, Tacoma offers a charming blend of urban amenities and natural beauty. It’s renowned for its world-class museums, including the iconic Museum of Glass, showcasing the works of renowned artists like Dale Chihuly. Tacoma’s thriving arts and culture scene, diverse dining options, and revitalized waterfront make it a captivating destination in the Pacific Northwest.

Restaurants & Dining

- Trapper’s Sushi
- Rise & Shine Cabaret Coffee
- Marco’s Cantina & Lolitas Cocina
- Zen Ramen & Sushi Burrito
- Marzano Italian

Attractions

- Paradise Lanes Bowling
- Debbie Doolittle’s Animal Experience
- Sprinker Recreation Center
- Lake Spanaway Golf Course
- LeMay Collection

Schools

- Pacific Lutheran University
- Elmhurst Elementary
- Brookdale Elementary
- Franklin Pierce High School
- Gates High School

Major Employers

- Joint Base Lewis-McChord
- Multicare
- State of Washington

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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