

FOR LEASE

2805 6th Avenue
Tacoma, WA 98406



6TH AVE RESTAURANT SPACE

Josh Parnell | Justin Holmes

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

6TH AVE RESTAURANT SPACE located across from busy 6th Ave Business District tenants such as Asado, Original Pancake House and next to Jazzbones. The district has become Tacoma's go-to place for an entertaining evening or a refreshing daytime walk. 6th Ave business district hosts events throughout the year including food tours, community gatherings, as well as their annual Art on the Ave and Santa Parade.

2805 6TH AVENUE

CAN BE COMBINED

2,661 SF (END CAP) \$26.00 PSF + \$14.68 NNN INCLUDING UTILITIES

1,676 SF (INLINE) \$26.00 PSF

- New facade, entryway, roof, and building remodel.
- Estimated NNN amount includes utilities (water, sewer, gas, electric & trash).
- Private parking (9 stalls) included next to the space



Population



Average HH Income

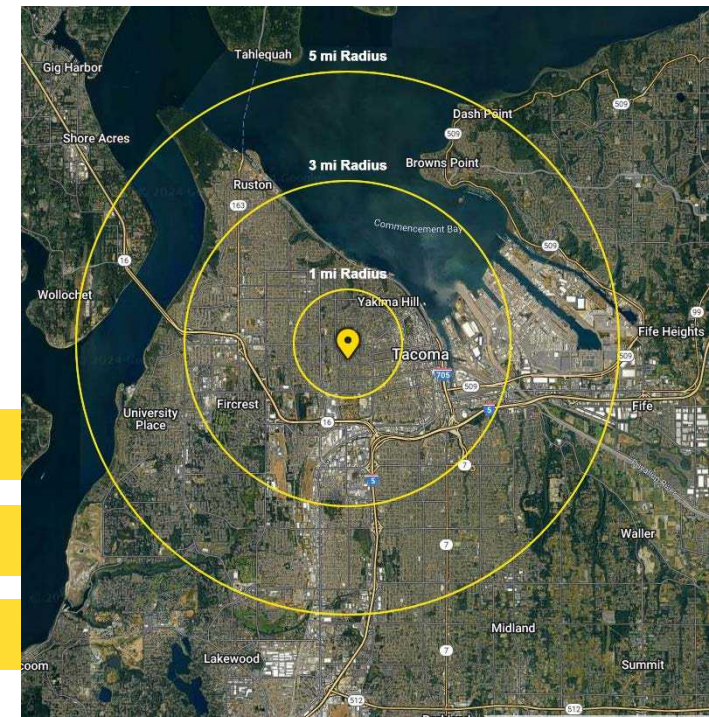


Daytime Population

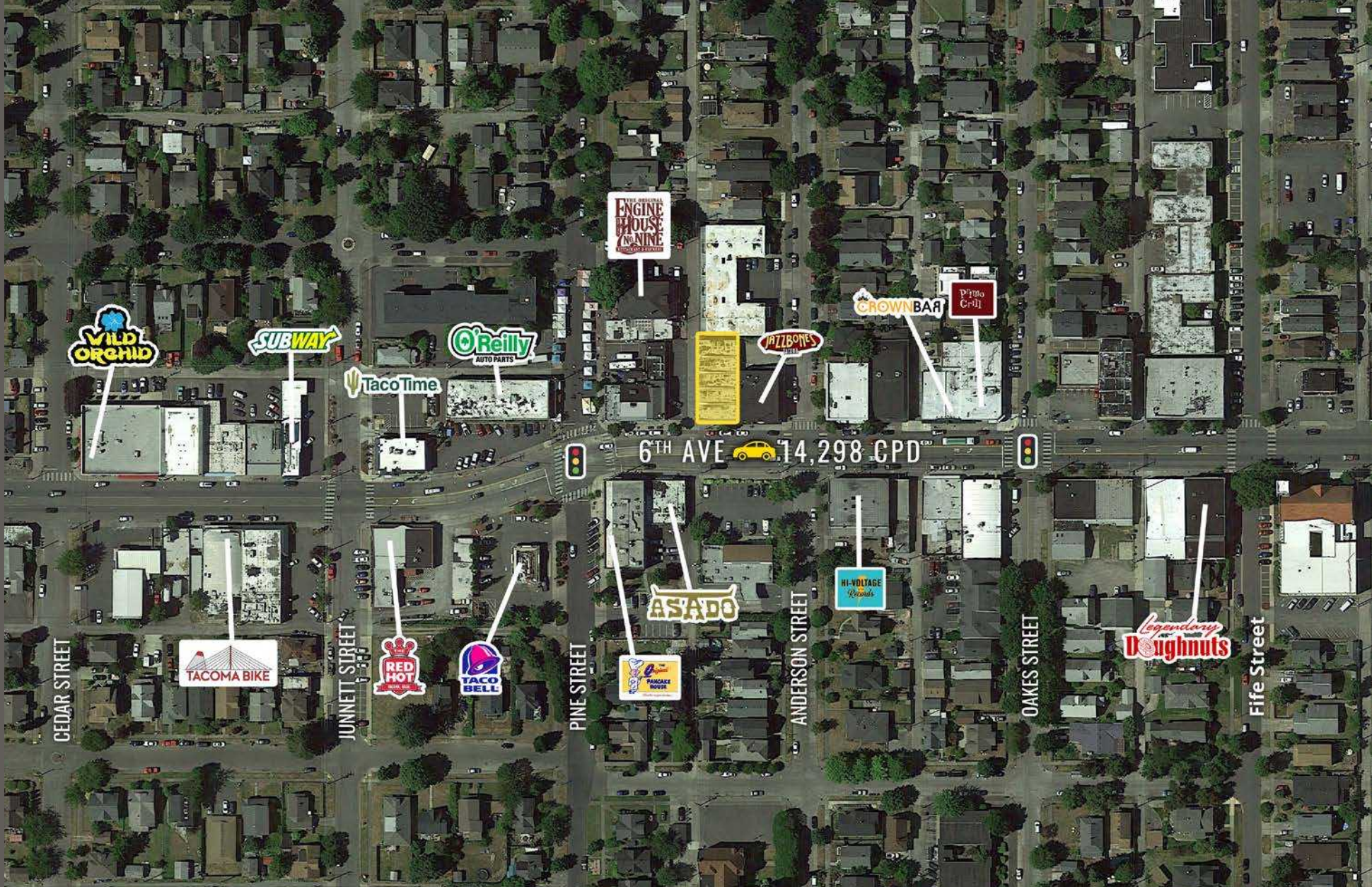
Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	25,210	\$124,955	17,940
Mile 3	118,389	\$114,280	103,794
Mile 5	244,213	\$121,036	171,698

NEARBY TENANTS



LOCATION DETAILS



Located moments from
University of Puget Sound

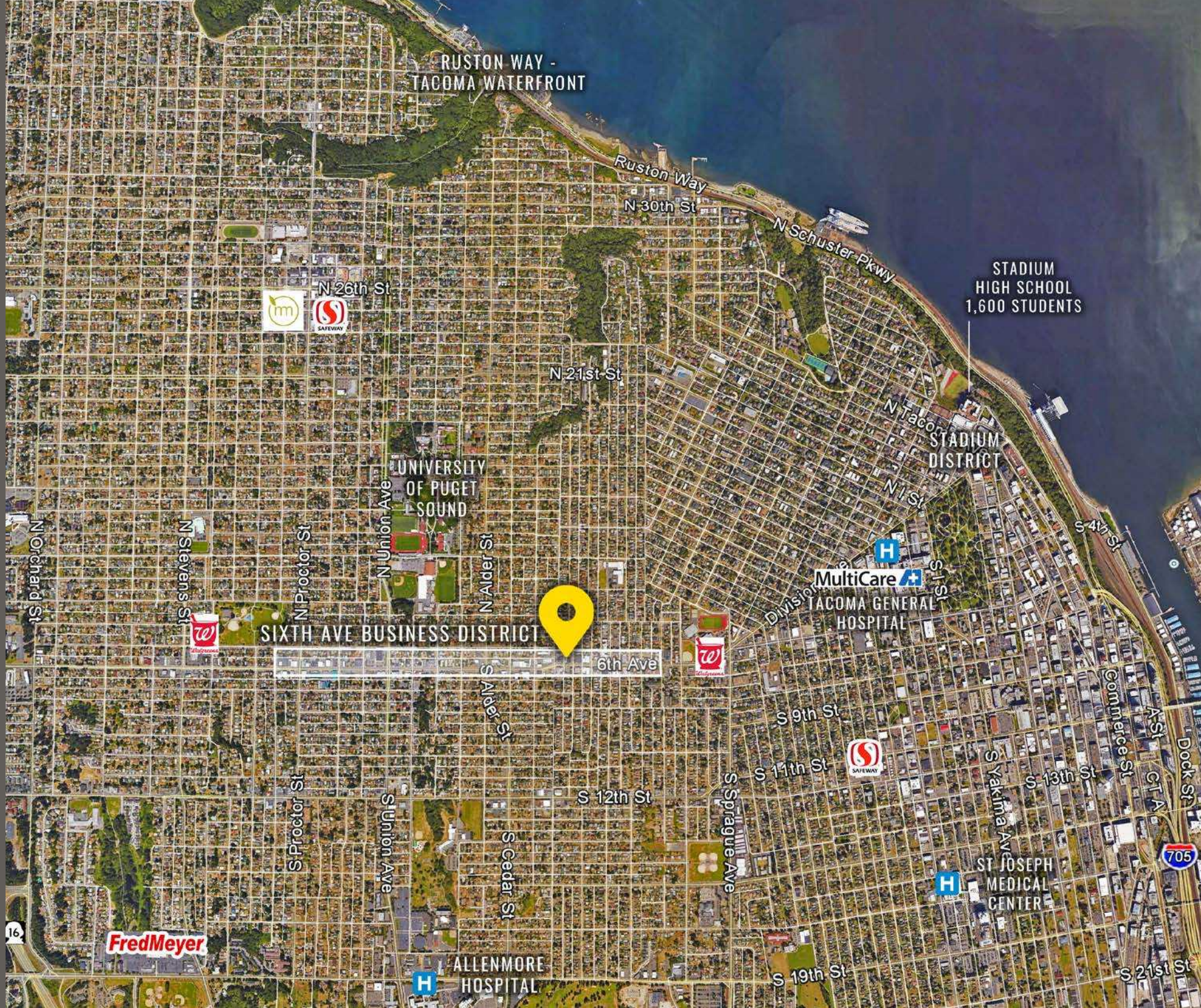


Located in the
6th Ave Business District



14,298 CPD
6th Avenue

LOCATION AERIAL



RUSTON WAY - TACOMA WATERFRONT

STADIUM HIGH SCHOOL
1,600 STUDENTS



SIXTH AVE BUSINESS DISTRICT

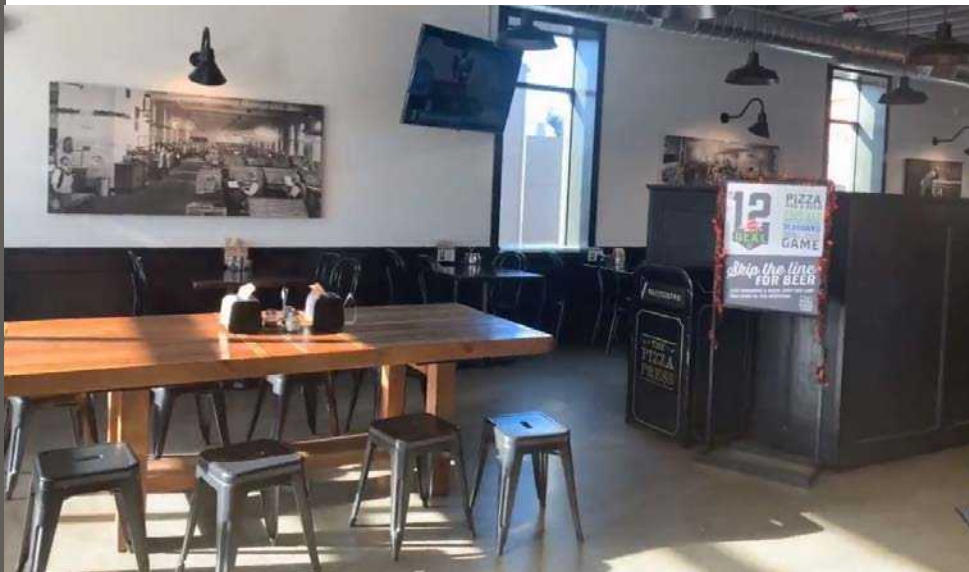
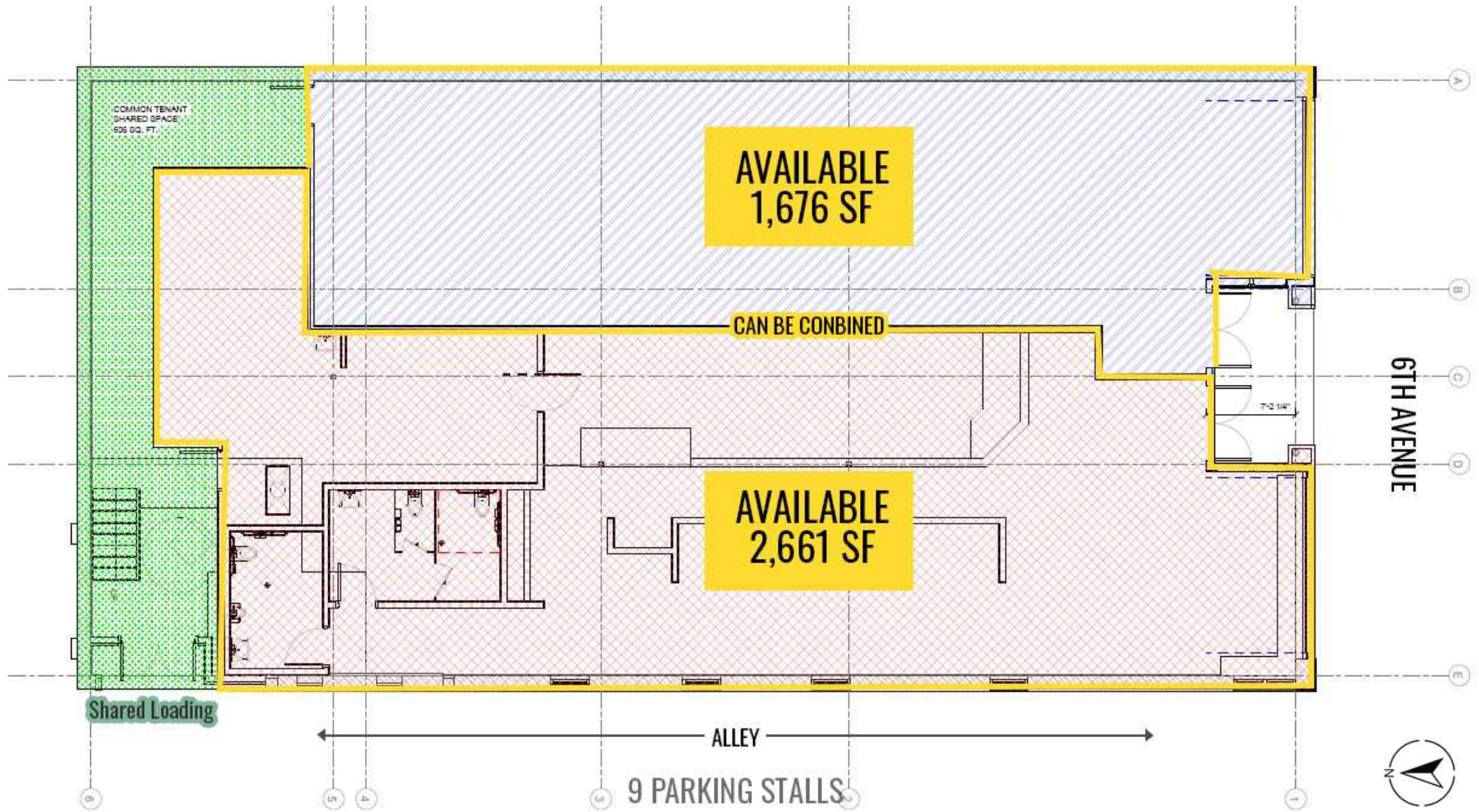


6th Ave



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SITE PLAN



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

PIZZA PRESS

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