

# FOR LEASE

1767 S 48th Street  
Tacoma, WA 98408



## I-5 VISIBLE BOX OPPORTUNITY

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

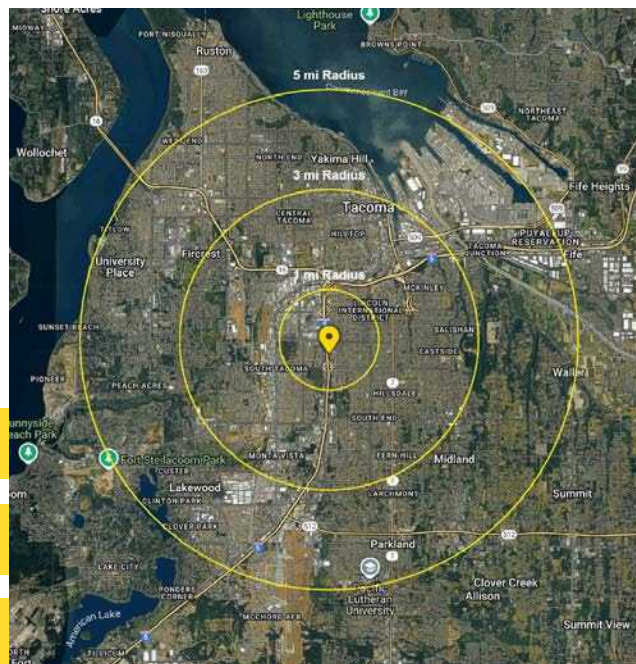
**1767 S 48TH STREET** offers over 51,000 SF with two floors of versatile space. Strategically located along Interstate-5 and directly across from Tacoma Mall, the property provides outstanding visibility and easy freeway access. Surrounded by a dynamic mix of shopping, dining, and services, and featuring ample on-site parking, this site is an excellent opportunity for businesses seeking a prime location in Tacoma's premier retail hub.

**AVAILABLE:**

**51,365 SF      \$15.00 PSF      PLUS \$4.00 NNN**

First Floor: 27,820 SF    Second Floor: 21,045 SF  
 Enclosed Loading Dock: 2,500 SF

- Interstate 5 access and visibility to over 185,000 CPD
- Located directly across from The Tacoma Mall - retail hub of Tacoma
- Ample parking with 135 parking stalls
- Covered loading with 3 roll-up doors and 2 loading docks at grade
- Do NOT disturb tenant. Delivery date is negotiable.
- Please contact listing brokers prior to touring.



| Regis - 2024 | Population | Average HH Income | Daytime Population |
|--------------|------------|-------------------|--------------------|
| Mile 1       | 18,543     | \$96,863          | 11,395             |
| Mile 3       | 149,996    | \$103,416         | 99,513             |
| Mile 5       | 310,818    | \$110,253         | 216,572            |

LOCATION DETAILS



INTERSTATE 5 ACCESS  
S 56TH STREET EXIT

TACOMA MALL BLVD

INTERSTATE 5 NORTHBOUND - 93,453 CPD  
SOUTHBOUND - 92,061 CPD

S 48TH STREET

LOCATION DETAILS



Located directly across from the Tacoma Mall



Just moments from I-5 access

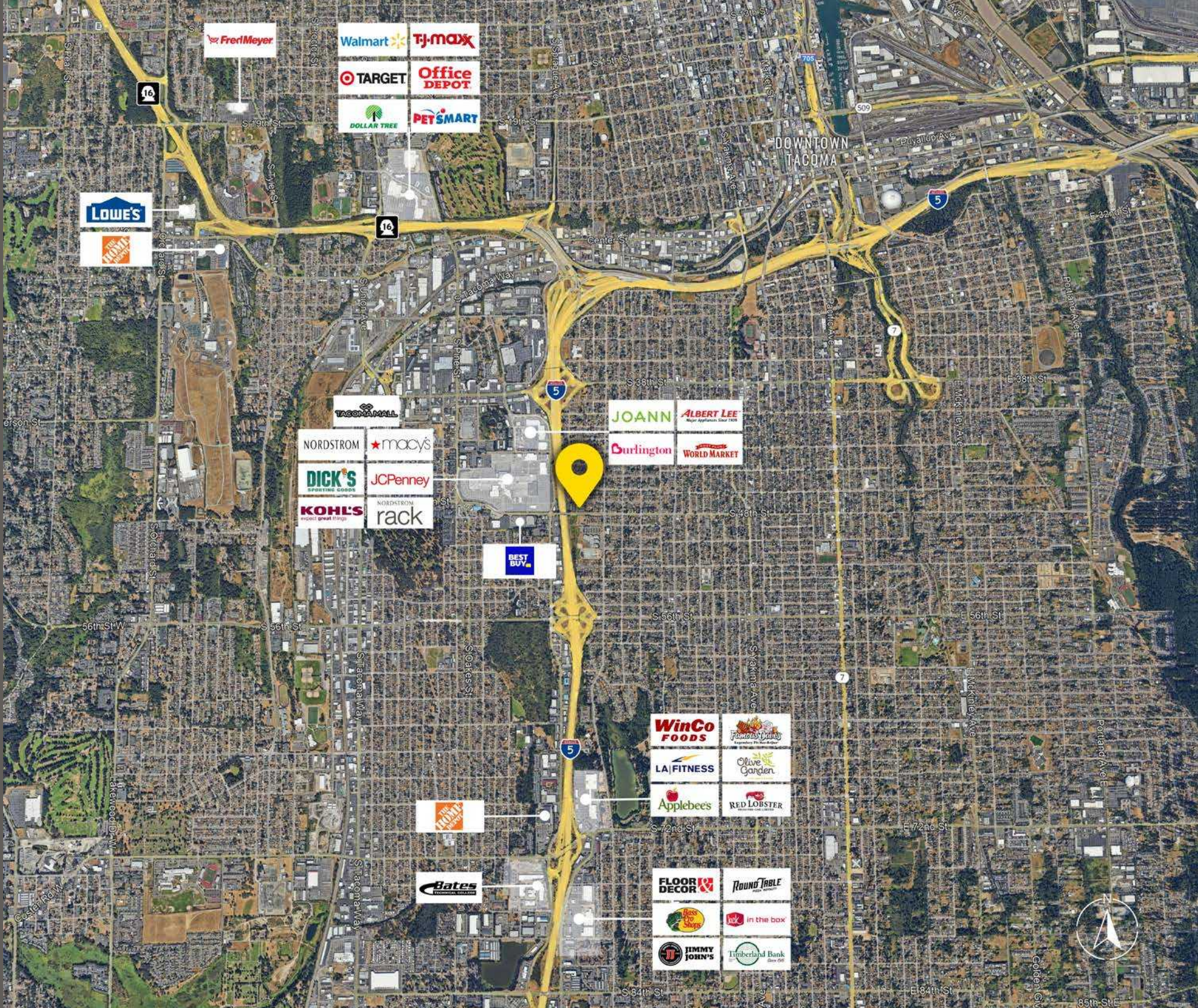


92,061 CPD Southbound I-5



93,453 CPD Northbound I-5

# LOCATION AERIAL



Fred Meyer

Walmart T.J. Maxx

TARGET Office DEPOT

DOLLAR TREE PETSMART

LOWE'S

HOME DEPOT

TACOMA MALL

NORDSTROM macy's

DICK'S SPORTING GOODS JCPenney

KOHL'S rack

BEST BUY

JOANN

ALBERT LEE Major Appliances Since 1938

Burlington

WORLD MARKET

WinCo FOODS

Family Dollar

LA FITNESS

Olive Garden

Applebees

RED LOBSTER

HOME DEPOT

Bates

FLOOR DECOR

ROUND TABLE

Five Star

In the box

JIMMY JOHN'S

Timberland Bank

INTERIOR PHOTOS

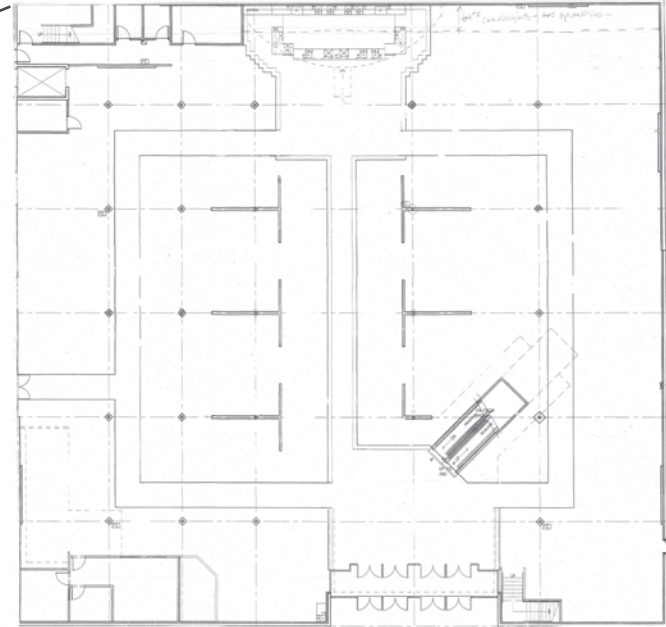


# FLOOR PLANS

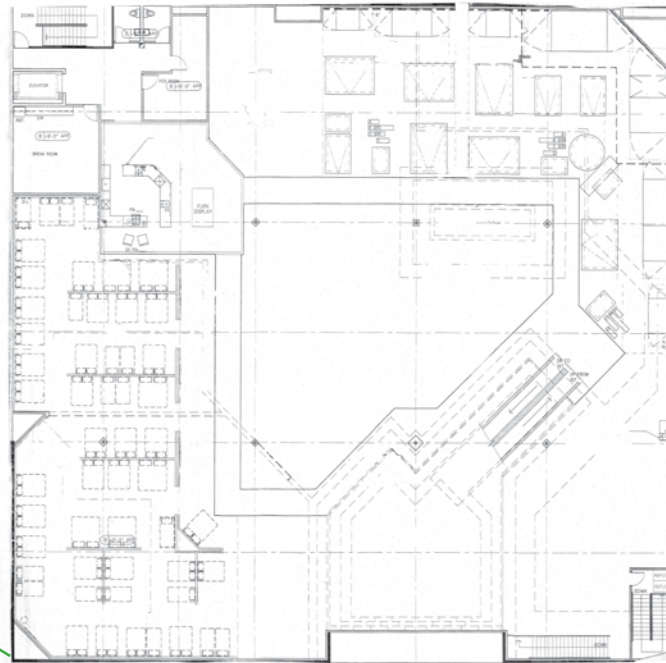


## FIRST FLOOR LAYOUT: 27,820 SF

Does not show warehouse or enclosed loading docks.



## SECOND FLOOR LAYOUT: 21,045 SF



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.


**JOSH PARNELL**

 253.284.3630

 [josh@firstwesternproperties.com](mailto:josh@firstwesternproperties.com)


**ANDY JESSBERGER**

 253.471.5507

 [andy@firstwesternproperties.com](mailto:andy@firstwesternproperties.com)

**JUSTIN HOLMES**

 253.447.2282

 [justin@firstwesternproperties.com](mailto:justin@firstwesternproperties.com)

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | [fwp-inc.com](http://fwp-inc.com)

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