

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

1,200 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

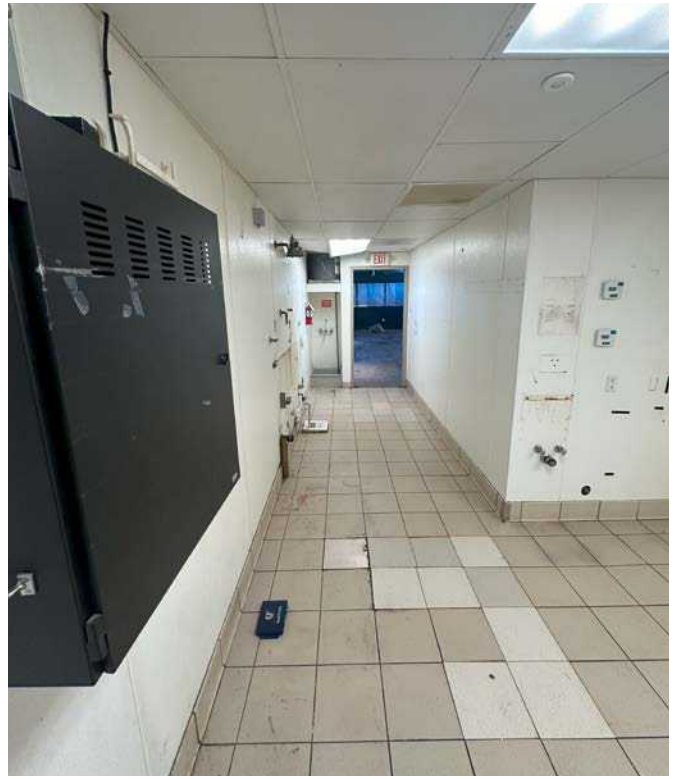
320,795

\$112,106

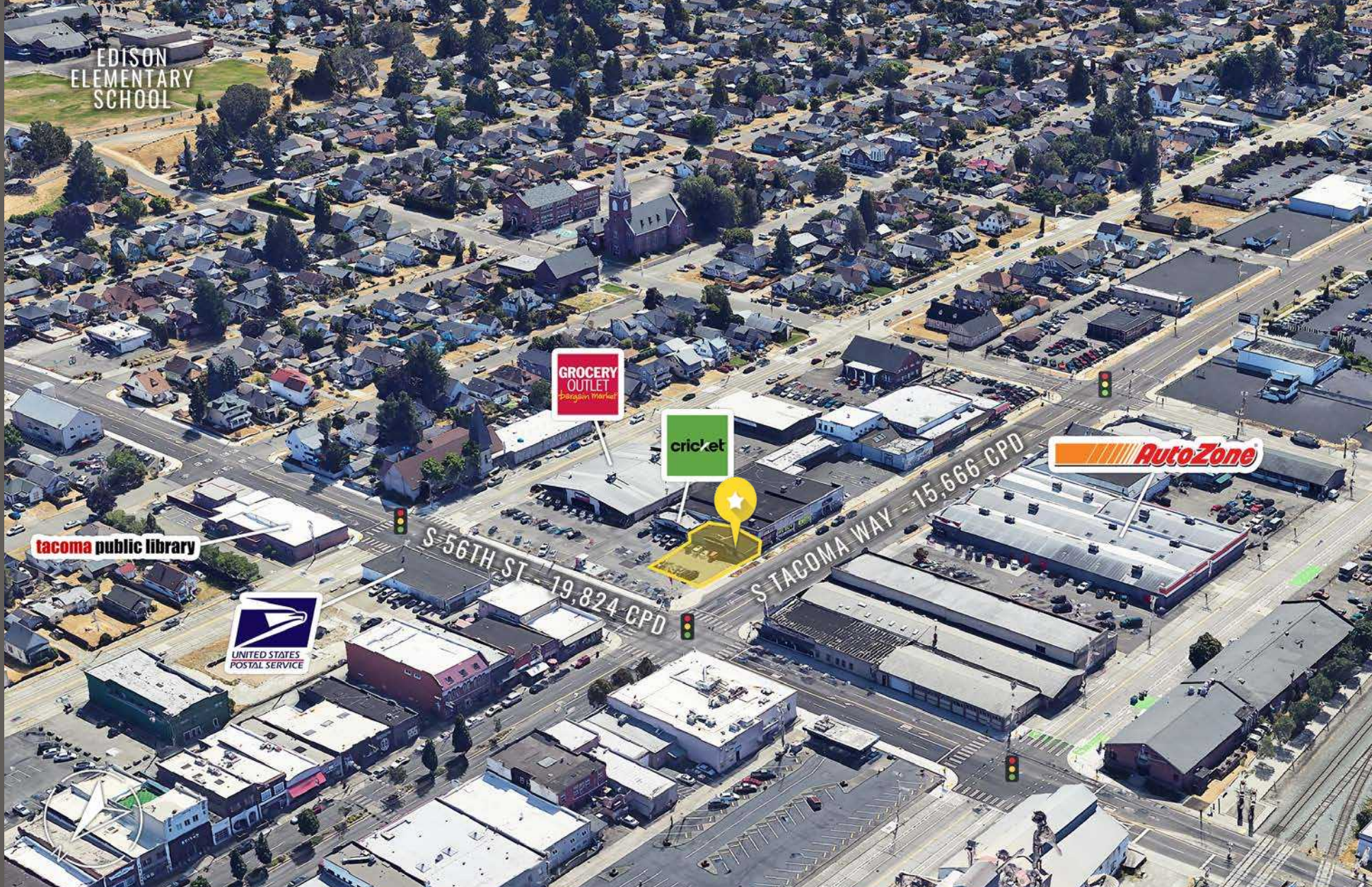
218,880



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
Burlington
DOLLAR TREE
HALF PRICE BOOKS

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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