

# FOR LEASE

3801 S Steele Street  
Tacoma, WA 98409



## RAINIER PLACE

Jeremiah Durr | Andy Jessberger

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

# 3801 S STEELE STREET

4027 B: 2,268 SF \$24.00 PSF NNN

4027 C: 2,750 SF \$24.00 PSF NNN

CAN COMBINE SPACES FOR 5,018 SF

- Three access points to property
- Subject site is located at the traffic arterial to the Tacoma Mall and Costco
- Busiest shopping center on S Steele Street
- Excellent exposure to 38th Street and Steele Street
- Digital monument signage
- NNN 2024 = \$9.53



Population



Average HH Income

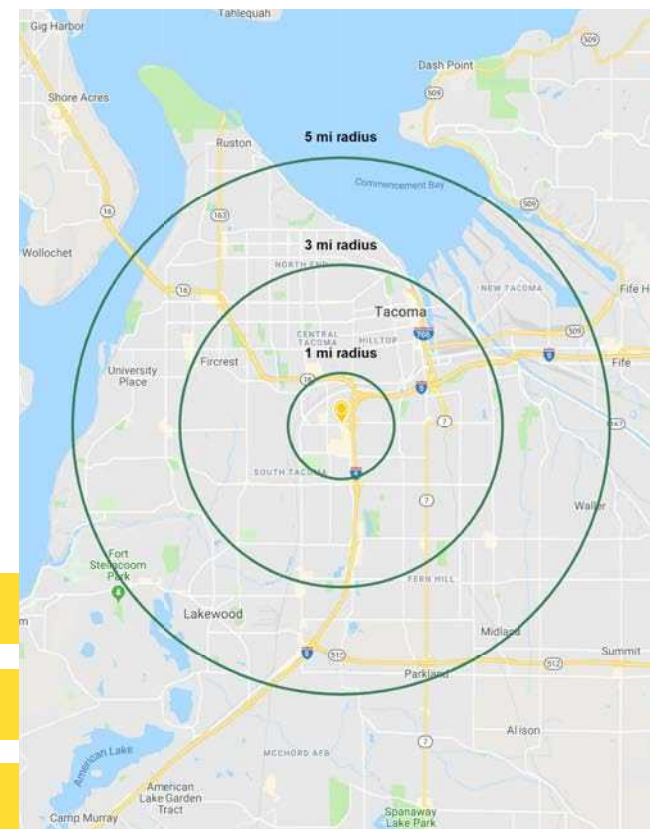


Daytime Population

Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	14,804	\$90,823	13,055
Mile 3	148,130	\$101,591	110,335
Mile 5	305,136	\$107,334	208,169

# TENANTS



SUMMARY



LOCATION DETAILS



Located moments from exit 133 off of I-5



Located just 1 block from the 1,400,000 SF Tacoma Mall



44,000 CPD  
38th Street



170,000 CPD  
Interstate 5

# SITE PLAN



Suite	SF	Tenant
3801C	3,200	Visionworks
3801B	3,870	Mattress Depot
3801A	2,530	Affordable Dentures
3815A	5,440	Vera Whole Health
3815D	1,600	Fun Kuts
3815F	14,300	Dollar Tree
3815G	2,500	Pho 38
3815H	3,470	Golf Tec
3825	18,030	REI
4009A-E	3,764	Verizon Wireless

Suite	SF	Tenant
4009F-O	1,328	UBreakiFix
4027A	2,582	Five Guys Burger & Fries
<b>4027B</b>	<b>2,268</b>	<b>AVAILABLE</b>
<b>4027C</b>	<b>2,750</b>	<b>AVAILABLE</b>
4027D	2,000	Sole Perfection Shoes
4027E	2,400	Happy Teriyaki
4027I	1,450	Bobalust Tea
4027J	8,325	Half Price Books
4027K	2,662	Qualstar Credit Union
4027L-M	3,753	Bright Now Dental

CAN COMBINE



**TACOMA, WA** is rooted in the arts and has a vibrant urban core that is alive with culture. Situated along the Puget Sound, Tacoma is a mid-sized urban port city of Pierce County just over 30 miles south of Seattle. The museum district is home for its world-renowned Museum of Glass, while the waterfront, parks, gardens and wildlife make Tacoma a nature wonderland ready for all to explore.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

**JEREMIAH DURR**

253.471.5506  
jdurr@firstwesternproperties.com

**ANDY JESSBERGER**

253.471.5507  
andy@firstwesternproperties.com



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

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.