FOR LEASE

4044 Tacoma Mall Blvd
Tacoma, WA 98409

FIRST WESTERN PROPERTIES

BOULEVARD CENTER

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

SUMMARY

BOULEVARD PLAZA offers a strategic and highly accessible location in Tacoma, WA. Positioned near I-5, this property provides seamless connectivity to downtown Tacoma and surrounding areas, making it an ideal choice for businesses seeking visibility and convenience. Ample parking and access to public transit further enhance its appeal, ensuring ease of access for both employees and customers.

4044 TACOMA MALL BLVD

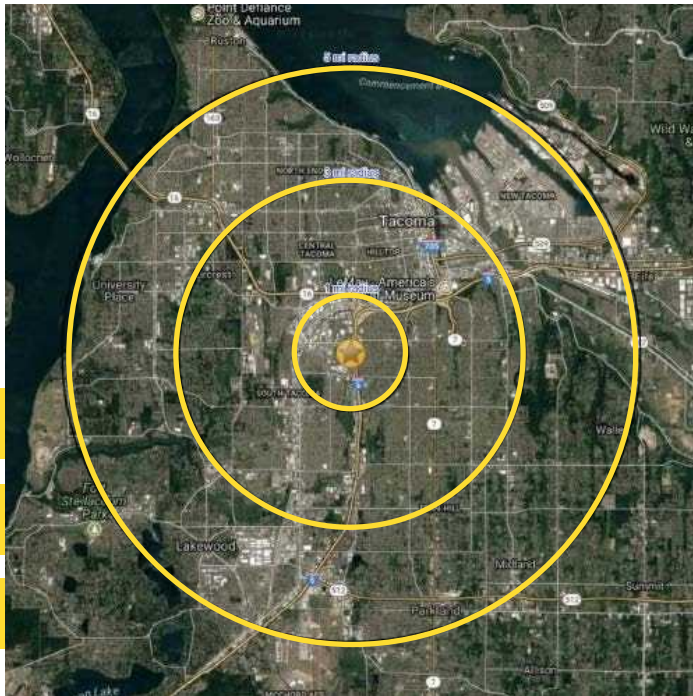
42,384 SF $16.00 PSF + NNN

- **High Traffic Area:** Positioned in a busy commercial district with consistent foot and vehicle traffic.
- **Proximity to Tacoma Mall:** Located near one of the largest shopping centers in the region, driving potential customer engagement.
- **Strong Business Presence:** Surrounded by a mix of national retailers, restaurants, office spaces, and service businesses.
- **Highway Visibility & Signage Opportunities:** Offers excellent street frontage for strong branding potential for any business.

Regis - 2025	Population	Average HH Income	Daytime Population
Mile 1	15,886	$94,906	13,421
Mile 3	155,523	$104,297	111,253
Mile 5	312,967	$110,525	211,687

TENANTS

NEARBY TENANTS



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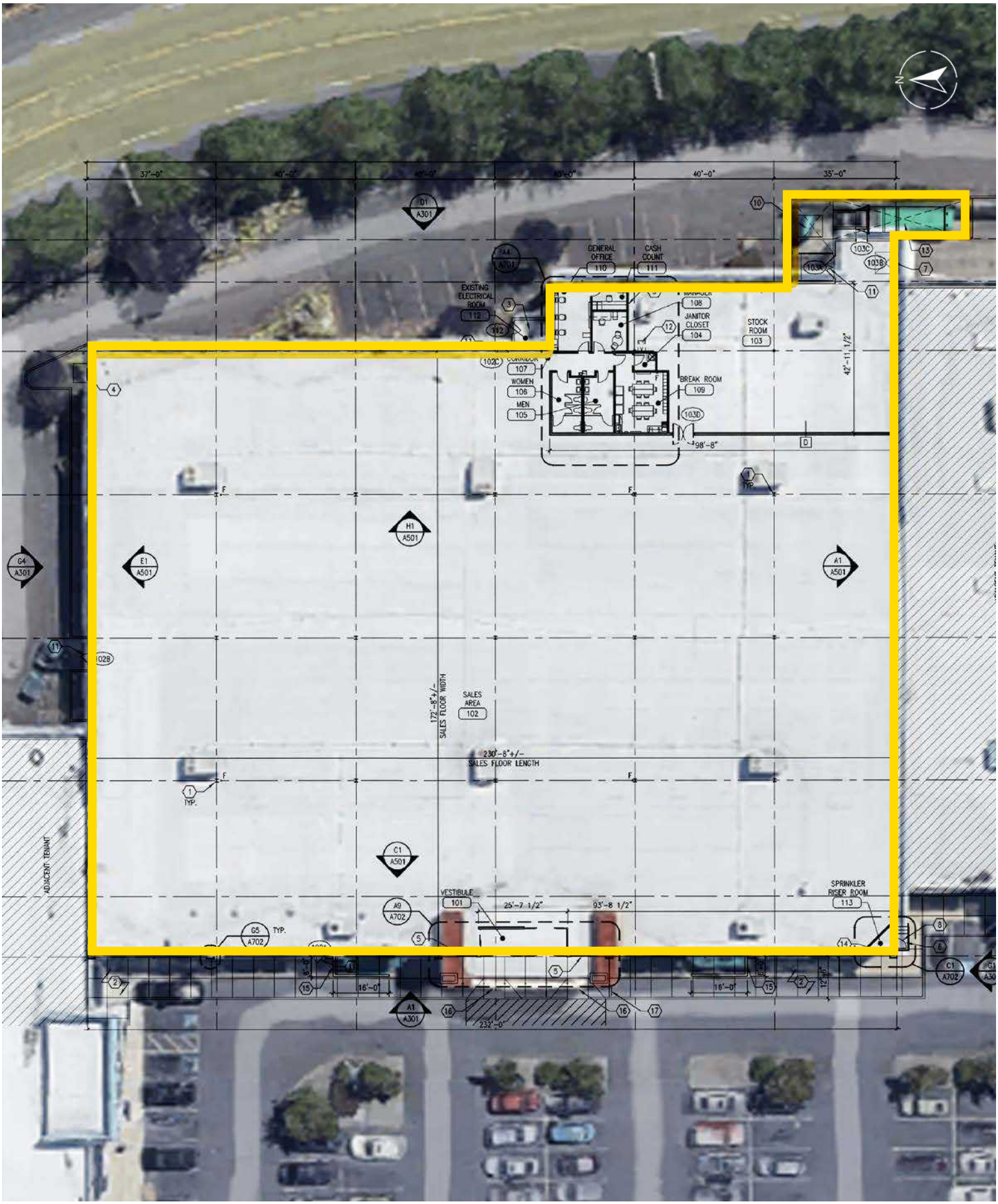

FLOOR PLAN

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SITE PLAN

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LOCATION AERIAL

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TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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