



FORMER PITA PIT

2626 N Pearl Street
Tacoma, WA 98407

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

FOR LEASE

2,196 SF \$38.00 PSF GROSS

Additional Rent: None – Gross. Rent as quoted includes Tenant's obligated prorated share of real estate taxes, insurance and common area maintenance.

Utilities: Tenant shall pay for all separately metered utilities and any new connections to utilities used within the Premises.

- Endcap with Drive Thru
- Prominent frontage on Pearl Street, also known as Highway 163
- Located in Tacoma's North End neighborhood which boasts high density and significantly above average household income
- Minutes from the Point Defiance Zoo and Aquarium which has over 700,000 visits per year
- Located in the north end's major retail core



Regis - 2025

Population



Average HH Income



Daytime Population

5 Minutes

35,869

\$135,715

18,343

10 Minutes

89,786

\$134,098

57,052

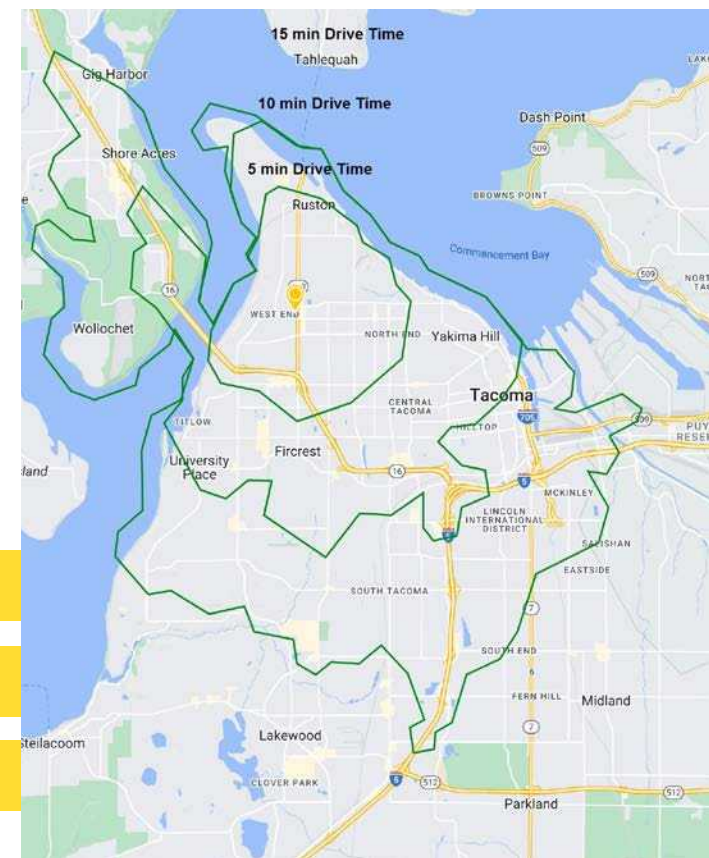
15 Minutes

218,709

\$120,724

160,805

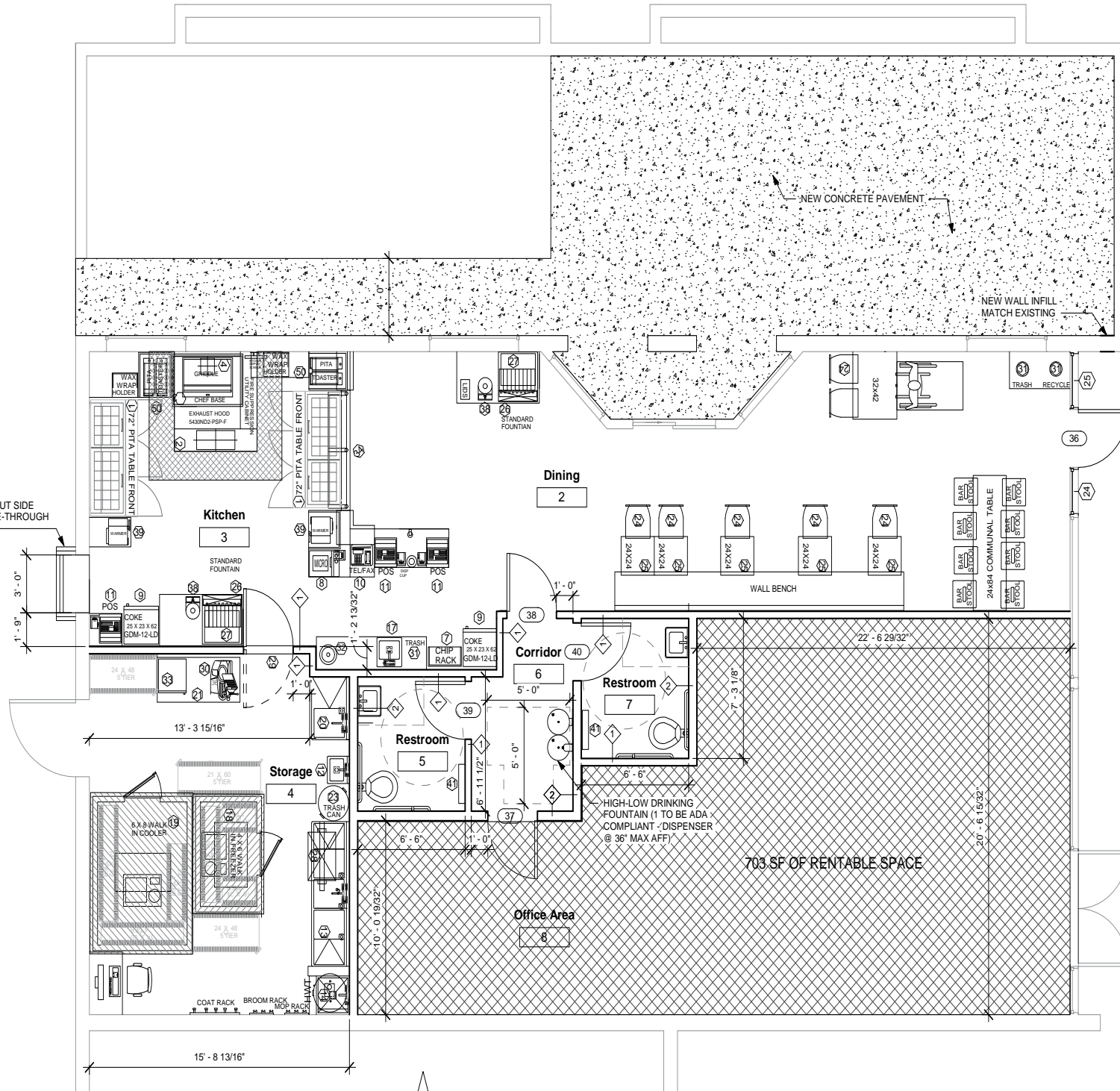
NEARBY TENANTS



SITE PLAN

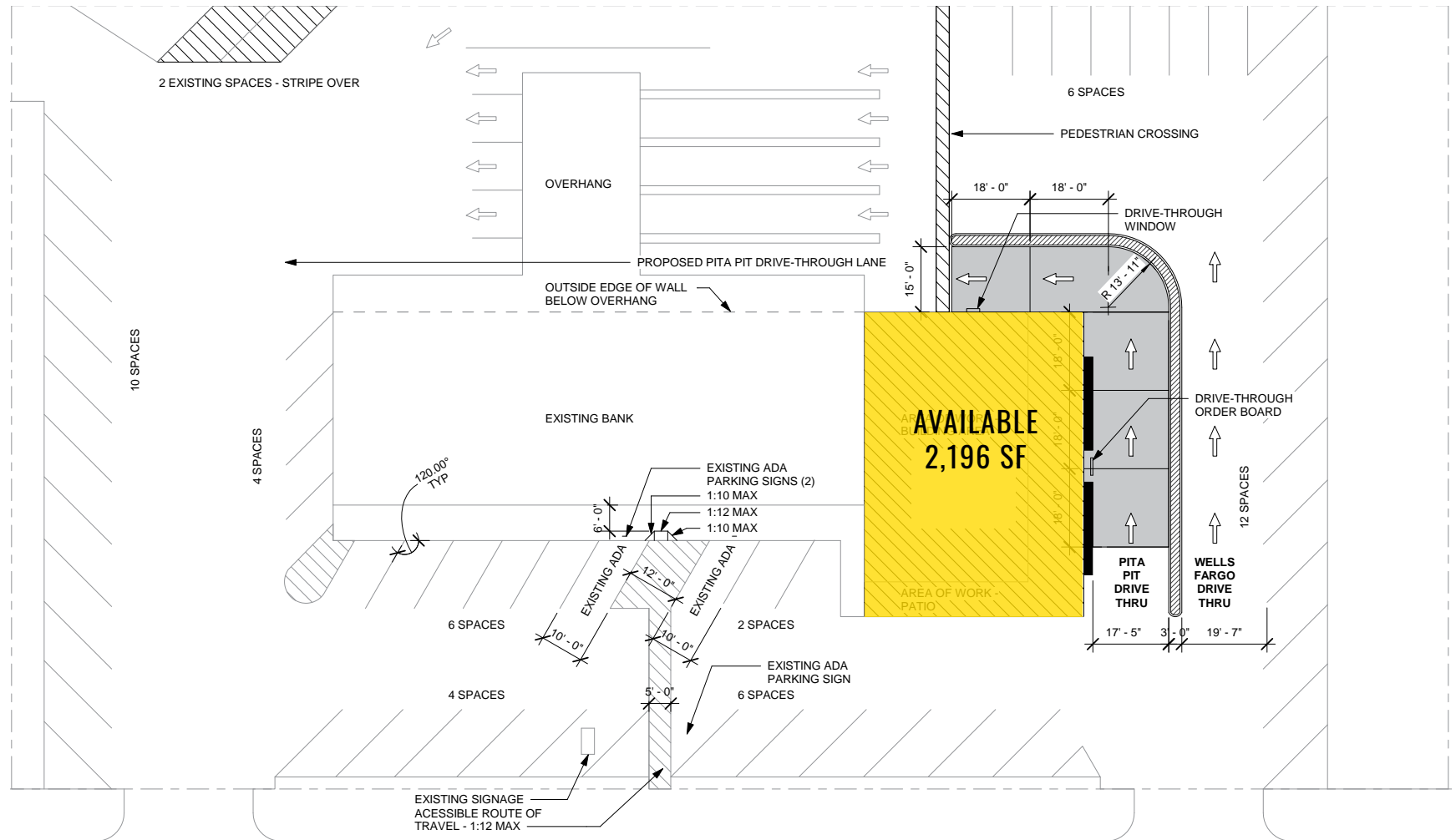
NEW BUMP-OUT SIDE
SLIDER DRIVE-THROUGH
WINDOW

D CLASSROOM LOCK.



① Level 1 Copy 1
1/4" = 1'-0"

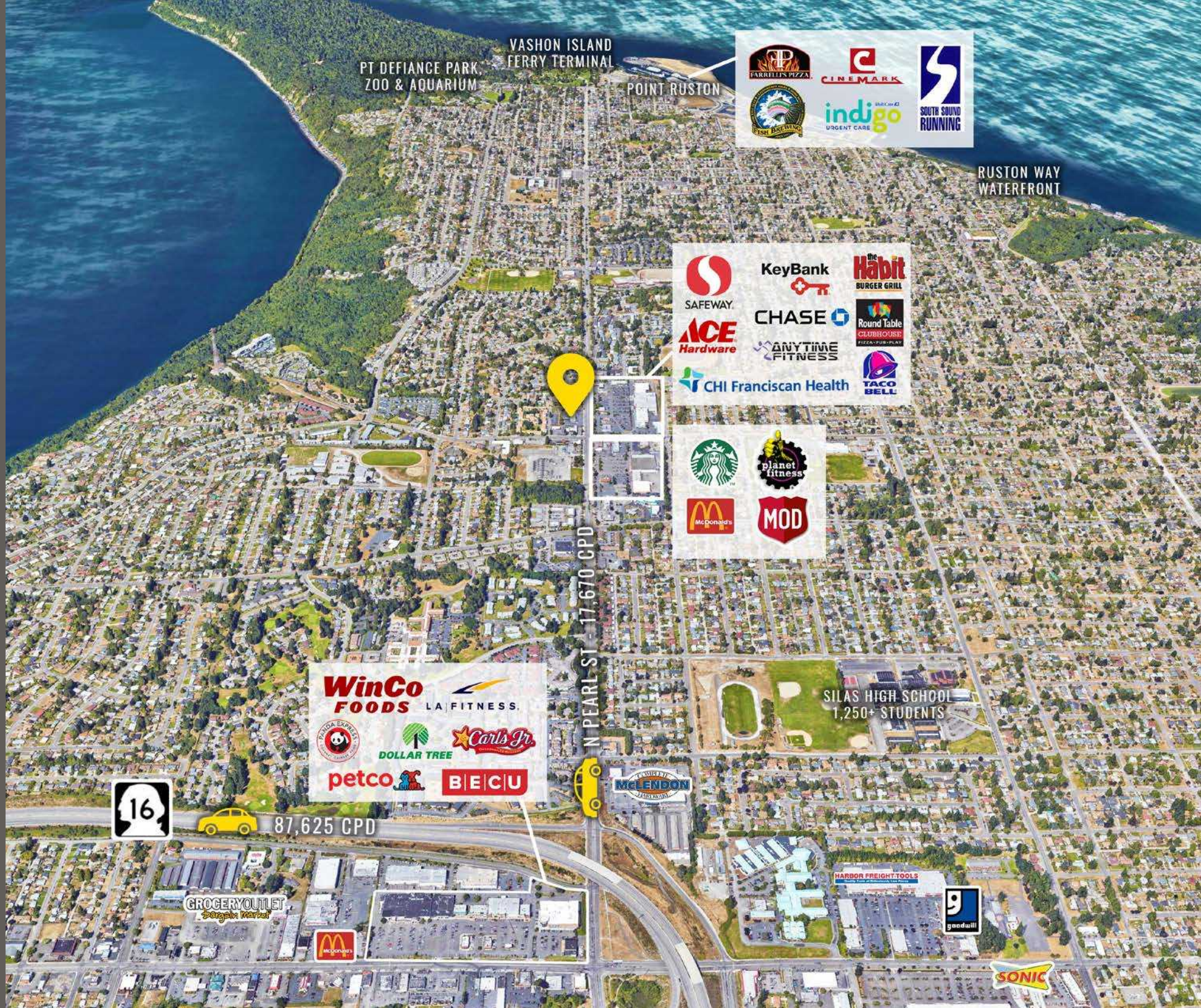
SITE PLAN



PHOTOS



LOCATION AERIAL



PT DEFIANCE PARK,
ZOO & AQUARIUM

VASHON ISLAND
FERRY TERMINAL

POINT RUSTON



RUSTON WAY
WATERFRONT



87,625 CPD

N PEARL ST - 17,670 CPD



SILAS HIGH SCHOOL
1,250+ STUDENTS

GROCERY OUTLET
Bergin Market



HARBOR FREIGHT TOOLS



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

TIM WEBER

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NORTH 26TH STREET

NORTH PEARL STREET



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