

FOR LEASE

3802 Pacific Avenue
Tacoma, WA 98418



CECCANTI WEST RETAIL
Andy Jessberger | Jameson Sullivan

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

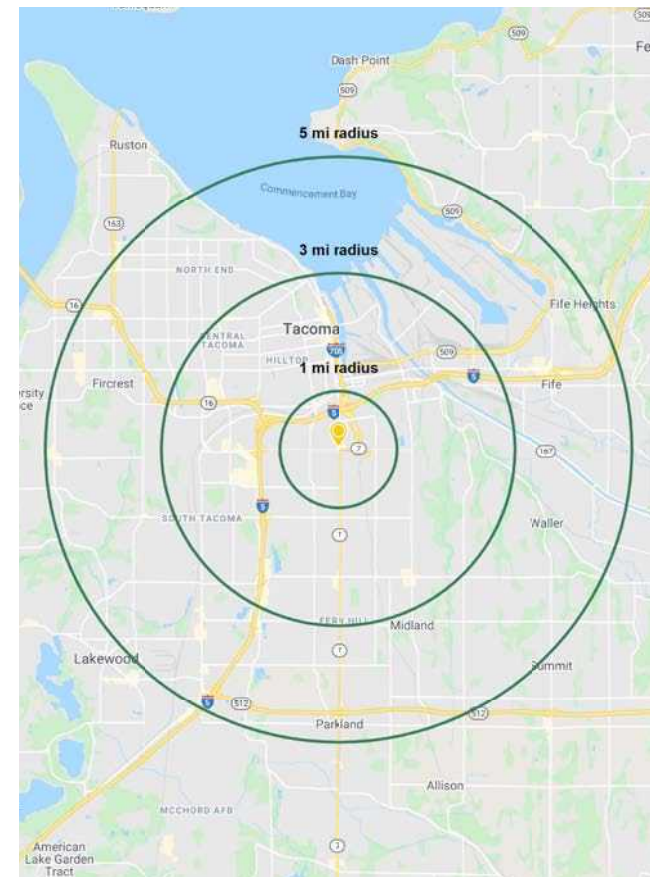
AVAILABLE

1,496 SF \$22.00 PSF PLUS NNN

- Up to 5,000 SF contiguous can be assembled
- Excellent retail synergy in the immediate area
- Great visibility, access, and parking
- Close to Tacoma Mall and Downtown Tacoma with easy access to I-5



TENANTS



Regis - 2023

Population

Average HH Income

Daytime Population

Mile 1

18,927

\$103,251

4,525

Mile 3

122,914

\$96,691

63,817

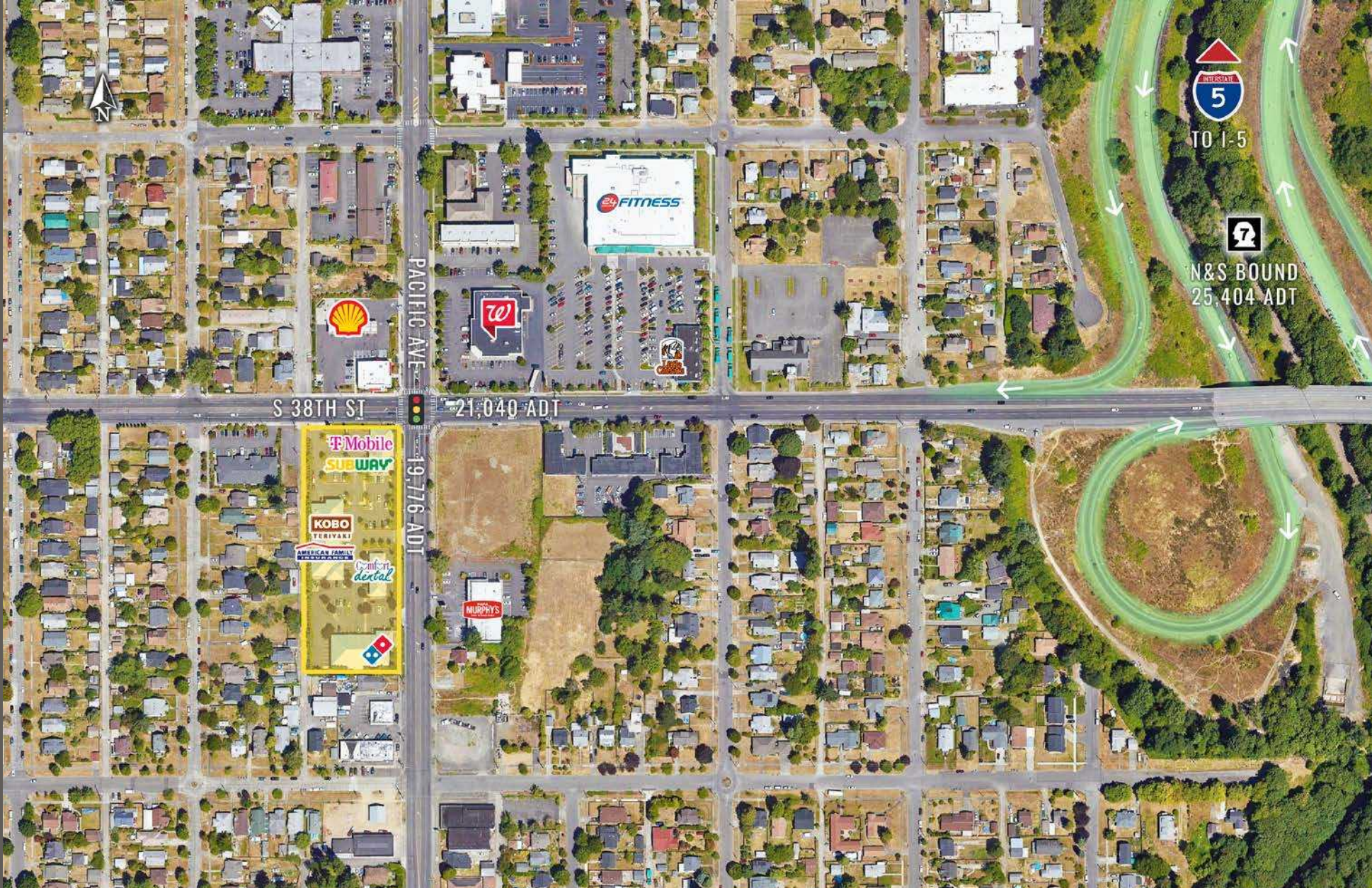
Mile 5

275,582

\$105,594

117,196

LOCATION DETAILS



Direct Access
to & from SR 7



Located Moments
from Interstate 5

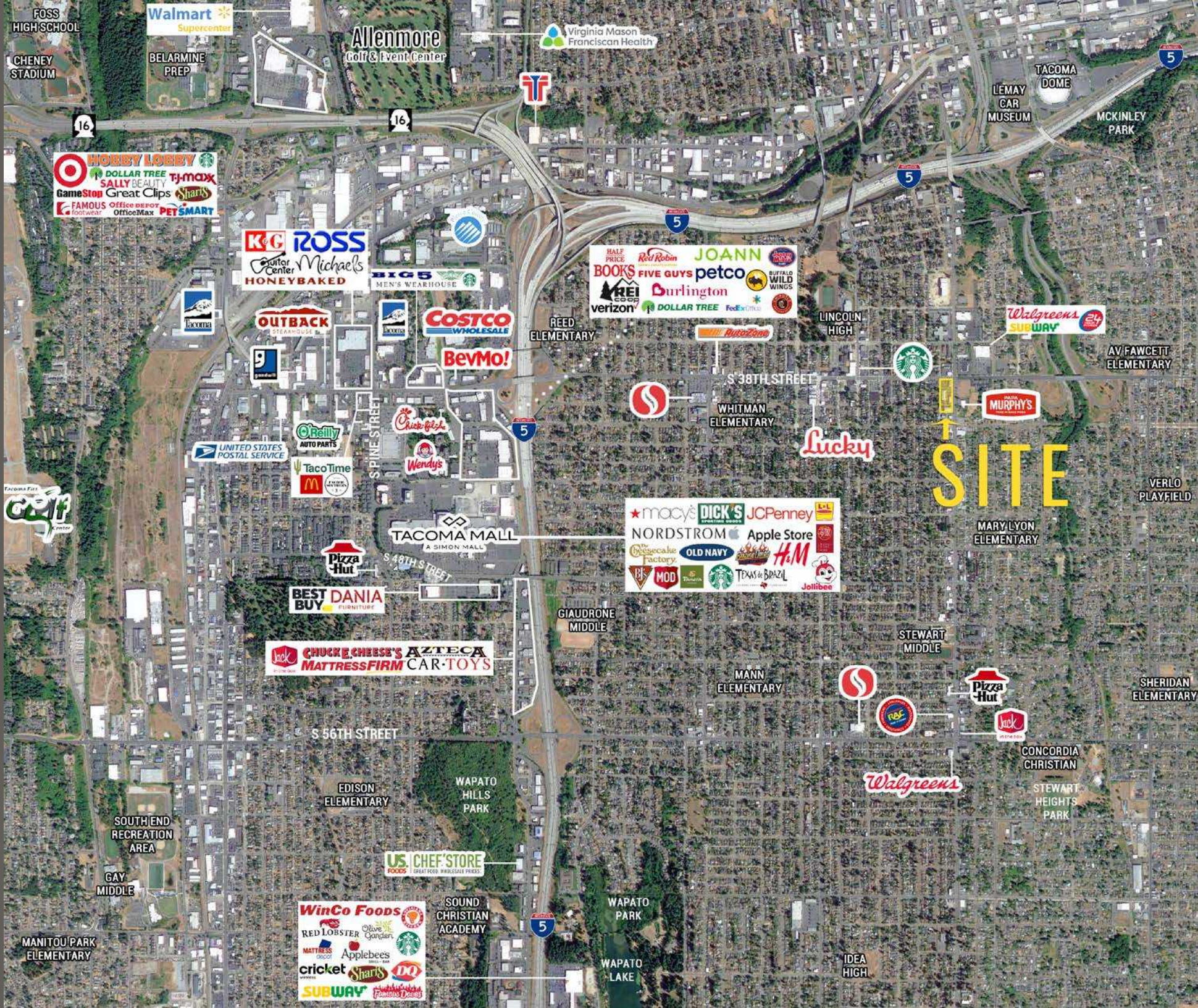


19,776 ADT
Pacific Ave



21,040 ADT
S 38th St

LOCATION AERIAL



FOSS HIGH SCHOOL
CHENEY STADIUM

Walmart Supercenter
BELARMINE PREP

Allenmore Golf & Event Center

Virginia Mason Franciscan Health

TACOMA DOME
LEMAY CAR MUSEUM
MCKINLEY PARK

HOBBY LOBBY
DOLLAR TREE
SALLY BEAUTY
GameStop
Great Clips
FAMOUS Footwear
Office DEPOT
OfficeMax
PET SMART

KC ROSS
Michael's
HONEYBAKED

BIG5 MEN'S WEARHOUSE
COSTCO WHOLESALE

Red Robin
JOANN
petco
Burlington
DOLLAR TREE
verizon

OUTBACK STEAKHOUSE

BevMo!

REED ELEMENTARY
LINCOLN HIGH

Walgreens
SUBWAY

UNITED STATES POSTAL SERVICE

O'Reilly AUTO PARTS
TacoTime
McDonald's

Chick-fil-ee
Wendy's

WHITMAN ELEMENTARY

Lucky

SITE

MARY LYON ELEMENTARY

TACOMA MALL
A SIMON MALL

macy's
DICK'S Sporting Goods
JCPenney
NORDSTROM
Apple Store
Old Navy
H&M
MOD
Texas de Brazil
Jollibee

BEST BUY DANIA FURNITURE

GIAUDRONNE MIDDLE

STEWART MIDDLE

CHUCK E. CHEESE'S
AZTECA
MATTRESS FIRM
CAR-TOYS

MANN ELEMENTARY

Pizza Hut

S 56TH STREET

EDISON ELEMENTARY

WAPATO HILLS PARK

Walgreens

CONCORDIA CHRISTIAN

SOUTHEND RECREATION AREA

US CHEF STORE
FOODS | GREAT FOOD WHOLESALE PRICES

WAPATO PARK

STEWART HEIGHTS PARK

GAY MIDDLE

WinCo Foods
RED LOBSTER
Applebee's
cricket
SUBWAY

SOUND CHRISTIAN ACADEMY

WAPATO LAKE

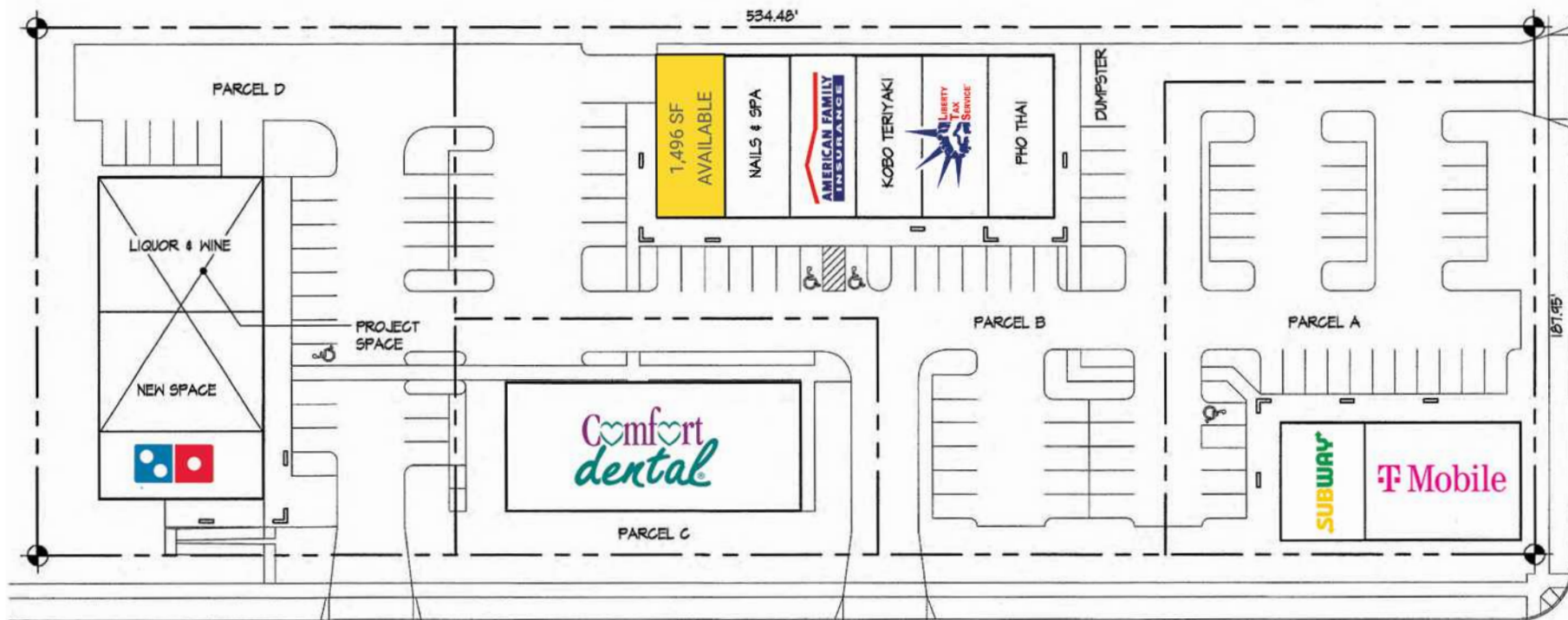
IDEA HIGH

MANITOU PARK ELEMENTARY

SHERIDAN ELEMENTARY

VERLO PLAYFIELD

SITE PLAN



Parcel	Suite	SF	Tenant	Rate
A	101	1,496	AVAILABLE	\$22.00 PSF, NNN
A	102	1,227	Le Nails	Leased
A	103	1,253	American Family Insurance	Leased
A	104	1,273	Kobo Teriyaki	Leased
A	105	1,040	Liberty Tax	Leased
A	106	1,594	Pho Tai	Leased
B	101	1,064	Subway	Leased
B	102-103	2,520	T-Mobile	Leased
C	101	1,677	Domino's	Leased
C	103-105	5,000	Liquor Store - Divisible - ASK FOR DETAILS	Leased/ASK FOR DETAILS

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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