

FOR LEASE

# POINT RUSTON SHOPS

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5020 MAIN STREET SUITES A-R, TACOMA, WA 98407

5058-5064 MAIN STREET, TACOMA WA 98407

5107-5109 GRAND LOOP, TACOMA, WA 98407



1,084  
RESIDENTIAL  
UNITS

WALKING  
PATH

PLAYGROUND

WATER PARK

# EXECUTIVE SUMMARY

## PROPERTY HIGHLIGHTS

**Vision and Ownership:** Under new ownership, Point Ruston is being reimagined as a dynamic waterfront destination focused on growth, innovation, and community engagement.

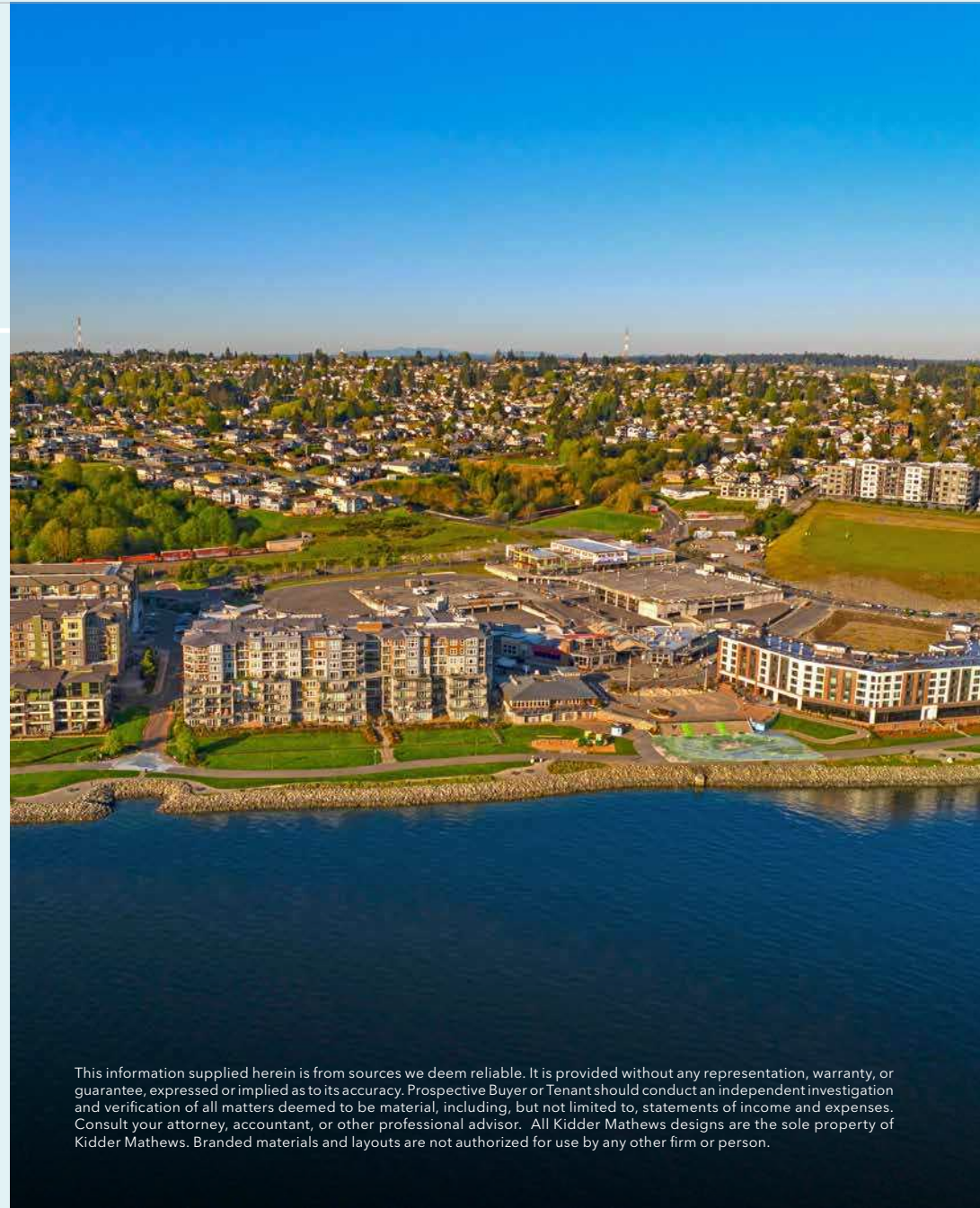
**Tourism and Demand:** A thriving tourism hub and vibrant destination, Ruston Way attracts 2.7 million annual visitors with its unique blend of natural beauty, urban amenities, and high demand for premium dining, retail, and recreation.

**High Density and Proximity:** Strategically located near densely populated neighborhoods, the property benefits from consistent foot traffic, a robust customer base, and strong economic vitality that supports sustained market opportunities.

**Affluent Demographics:** Surrounded by some of Tacoma's wealthiest communities, with households boasting a median income of \$109,891 and a preference for quality goods and services.

**Natural Beauty and Scenic Appeal:** Positioned along the breathtaking Puget Sound waterfront, Ruston Way provides a picturesque backdrop that attracts locals and tourists alike.

**Future Development Plans:** Exciting plans for further growth and enhancements ensure Ruston Way will remain a premier destination, offering long-term potential for businesses.



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# LOCATED IN *CENTER OF* POINT RUSTON

## SUITE AVAILABILITY

| Suite # | Total SF |
|---------|----------|
| 7A      | 2,294 SF |
| 7B      | 964 SF   |
| 7E-G    | 1,988 SF |
| 7H      | 1,629 SF |
| 7K      | 1,731 SF |
| 8-5060  | 1,775 SF |
| 8-5062  | 2,577 SF |
| 18-5103 | 1,173 SF |
| 18-5101 | 2,134 SF |



POINT RUSTON  
RESIDENTIAL UNITS: 1,084

5020  
MAIN  
STREET



AVAILABILITY | BLDG 7A/7B

| Suite #   | Size     |
|-----------|----------|
| SUITE K   | 1,731 SF |
| SUITE H   | 1,629 SF |
| SUITE E-G | 1,988 SF |
| SUITE B   | 964 SF   |
| SUITE A   | 2,294 SF |

MARKETING PLAN



# 5062 MAIN STREET



## AVAILABILITY | BLDG 8

| Suite #    | Size     |
|------------|----------|
| SUITE 5062 | 2,577 SF |
| SUITE 5060 | 1,775 SF |

## MARKETING PLAN



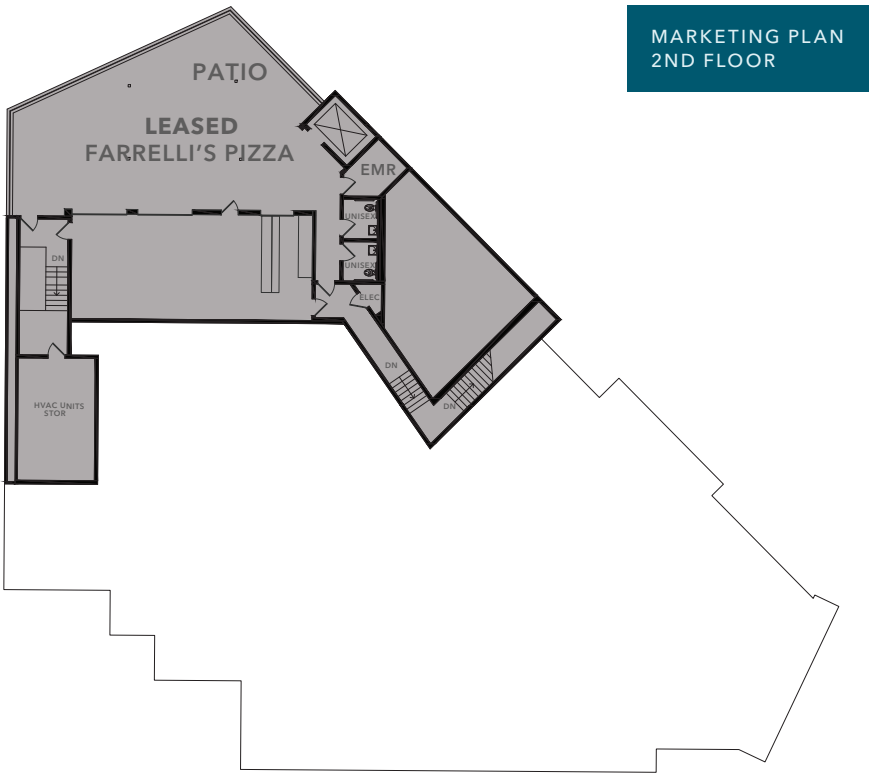
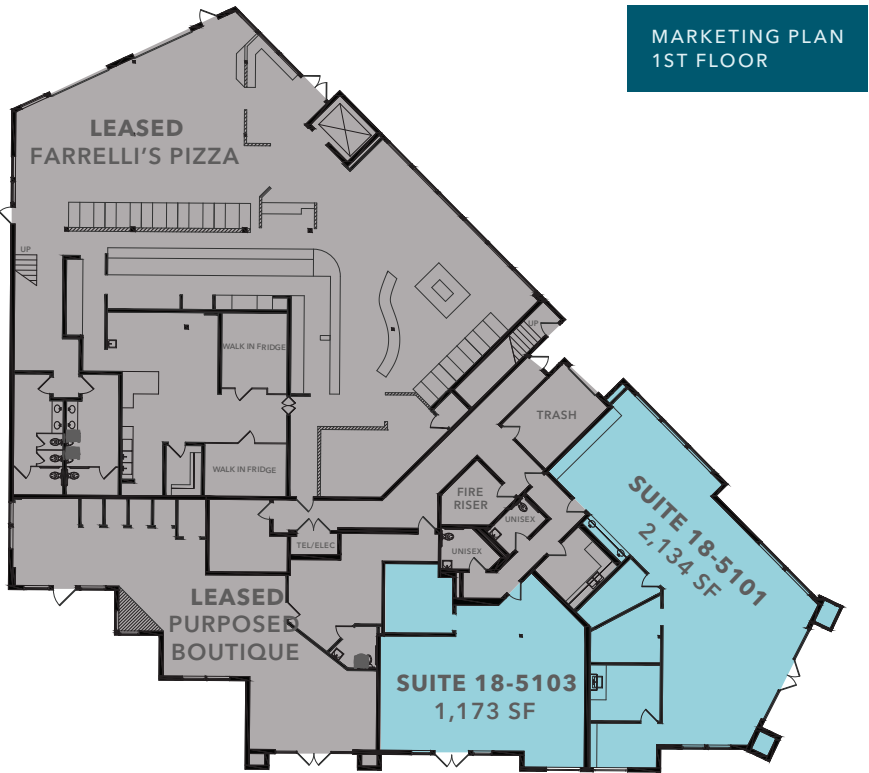
# 5108 GRAND LOOP



AVAILABILITY | BLDG 18A

| Suite #       | Size     |
|---------------|----------|
| SUITE 18-5103 | 1,173 SF |
| SUITE 18-5101 | 2,134 SF |

\*Please do not disturb tenant



# POINT RUSTON SHOPS

## TENANTS

| Bldg | Tenant                        | Bldg | Tenant                                                     | Bldg | Tenant                       | Bldg | Tenant                      | Bldg | Tenant                    |
|------|-------------------------------|------|------------------------------------------------------------|------|------------------------------|------|-----------------------------|------|---------------------------|
| 1A   | Century Residences   95 Units | 3A/B | Baker Condominiums<br>162 Units                            | 7A   | Manic Mermaid                | 11B  | Proposed Future Development | 18B  | Pink Polish               |
| 1A   | Cinemark                      | 4A/B | Rainier Condominiums<br>200 Units                          | 7A   | La Maison Pilates            | 12   | Proposed future development | 18B  | Bo Ran Royal Thai Cuisine |
| 1A   | Stack 571                     | 5    | Building 5                                                 | 7B   | Edward Jones                 | 13   | Proposed future development | 18B  | Ice Cream Social          |
| 1A   | Jewel Box                     | 6A/B | GenCare Lifestyle   159 Units                              | 8    | Rebels & Lovers              | 14A  | Proposed future development | 18B  | Guppies                   |
| 1A   | Mio Sushi                     | 7A/B | Village on Main Apartments<br>200 Units   Retail AVAILABLE | 8    | Multicare Indigo Urgent Care | 14B  | Proposed future development | 18A  | Retail AVAILABLE          |
| 1B   | Wildfin                       | 7A   | Sincere by Purpose                                         | 9N/S | Proposed Future Development  | 15A  | Proposed future development | 18A  | Farrelli's Pizza          |
| 2A   | Copperline   268 Units        | 7A   | Escape Hour                                                | 10A  | Proposed future development  | 15B  | Proposed future development | 18A  | Purpose Boutique          |
| 2A   | Grit City Wellness            | 7A   | ELM Candle Bar                                             | 10B  | Proposed future development  | 15C  | Proposed future development | 18A  | Retail AVAILABLE          |
| 2A   | Anthem Coffee                 |      |                                                            | 11A  | Ruston Market                | 16   | Proposed future development |      |                           |
| 2B   | Copperline Apartments         |      |                                                            |      |                              | 17   | Silver Cloud Hotel          |      |                           |



### LEGEND

- Available
- Proposed Future Development

# COMMUNITY EVENTS & ENGAGEMENT

*Live, Work, Shop, Dine, Play — A resort inspired waterfront community on the south sound*

Point Ruston, a waterfront resort-inspired village with panoramic views of the South Puget Sound, the Olympic Mountains and Mount Rainier, will be a place to experience the best in Pacific NW living, dining, shopping, recreation, and entertainment.

Photo Sources | Parkstacoma.gov



SUMMER CONCERT SERIES

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SUMMER MARKETS

→ [MORE INFO HERE](#)



SUMMER BLAST | 4TH OF JULY

→ [MORE INFO HERE](#)



WINE WALKS, CAR SHOW, ART SHOWS, ETC.

## FUTURE DEVELOPMENTS

| Building / Type                   | Total Building SF | Total Commercial SF | Total Res Units |
|-----------------------------------|-------------------|---------------------|-----------------|
| BUILDING 10A/B - RETAIL           | 17,000            | 17,000              | -               |
| BUILDING 9 & 11 - MIXED-USE       | 314,893           | 69,646              | 253             |
| BUILDING 12 - RETAIL              | 12,000            | 12,000              | -               |
| BUILDING 14 - MULTIFAMILY         | 461,322           | -                   | 175             |
| BUILDING 15 - MULTIFAMILY & CONDO | 581,905           | -                   | 350             |
| BUILDING 16 - MULTIFAMILY         | 259,821           | 3,490               | 147             |

POINT RUSTON SHOPS

POINT  
DEFIANCE PARK

POINT  
DEFIANCE  
ZOO

ROSE  
GARDEN

DUNE  
PENINSULA

Commencement  
Bay

SUBJECT  
PROPERTY

N PARK AVE

RUST PARK

RUSTON WAY

163



AVAILABLE FOR LEASE

KIDDER MATHEWS

# DEMOGRAPHICS

## POPULATION

|                       | 5 Min  | 10 Min | 15 Min  |
|-----------------------|--------|--------|---------|
| 2024 EST. POPULATION  | 18,656 | 46,837 | 125,311 |
| 2029 PROJ. POPULATION | 19,362 | 47,680 | 130,684 |
| 2024 MED. AGE         | 34.1   | 34.1   | 34.1    |
| DAYTIME POPULATION    | 4,365  | 10,673 | 22,934  |

## HOUSEHOLD INCOME

|                             | 5 Min     | 10 Min    | 15 Min    |
|-----------------------------|-----------|-----------|-----------|
| 2024 EST. AVG. HH INCOME    | \$145,005 | \$144,360 | \$123,506 |
| 2024 EST. PER CAPITA INCOME | \$67,459  | \$64,675  | \$53,995  |

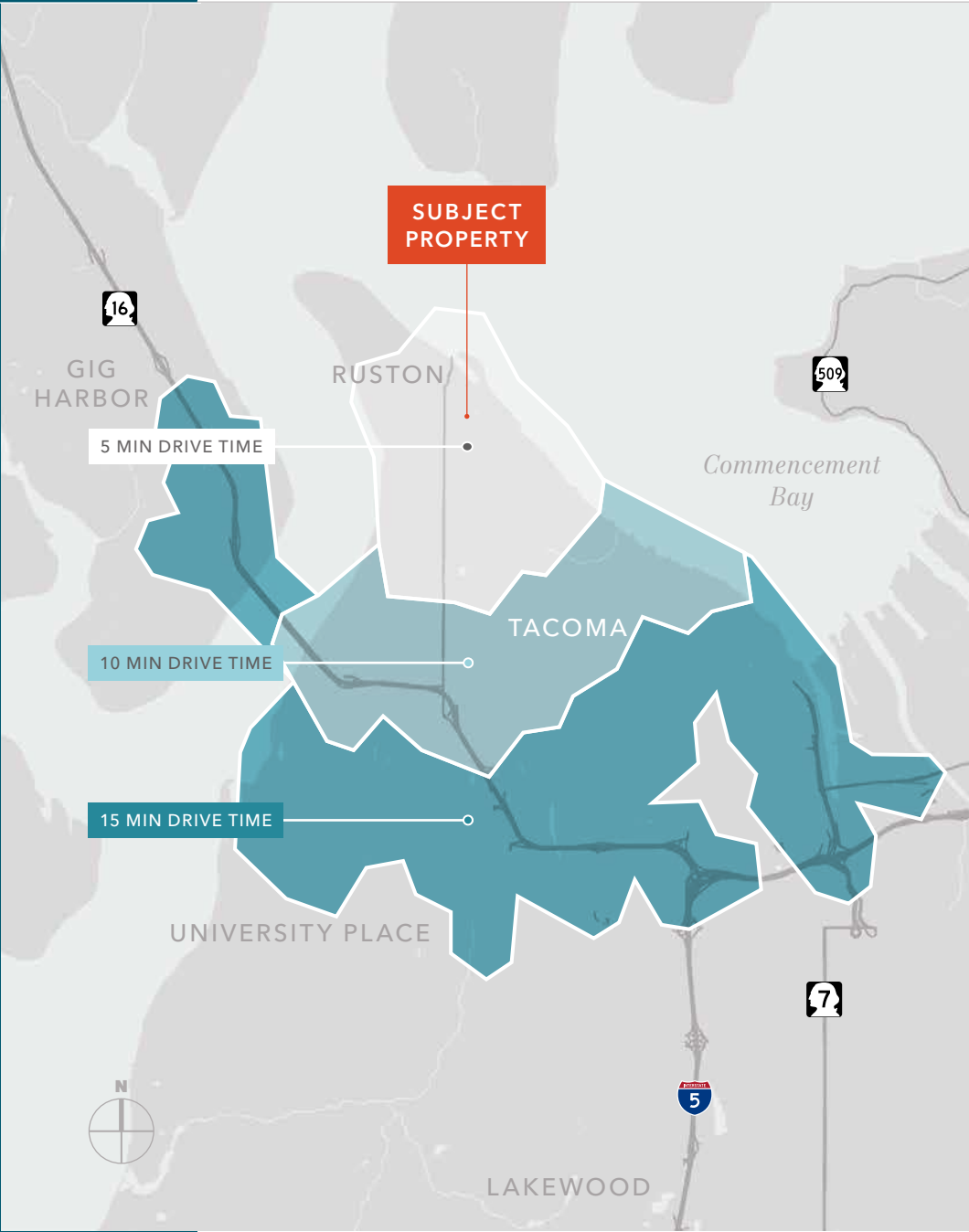
## HOUSEHOLD

|             | 5 Min | 10 Min | 15 Min |
|-------------|-------|--------|--------|
| 2024 EST HH | 8,654 | 20,827 | 54,276 |
| AVG HH SIZE | 2.1   | 2.1    | 2.2    |

## HIGHER EDUCATION DEGREE

|                  | 5 Min         | 10 Min        | 15 Min        |
|------------------|---------------|---------------|---------------|
| SOME COLLEGE     | 21.8%         | 19.6%         | 20.8%         |
| ASSOCIATE DEGREE | 9.1%          | 9.4%          | 9.1%          |
| BACHELOR DEGREE  | 26.9%         | 27.6%         | 25.4%         |
| GRADUATE DEGREE  | 19.5%         | 20.5%         | 17.1%         |
| <b>Total</b>     | <b>77.30%</b> | <b>77.10%</b> | <b>72.40%</b> |

Data Source: ©2025, Sites USA



PROPERTY PHOTOS





*Exclusively listed by*

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