

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



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.

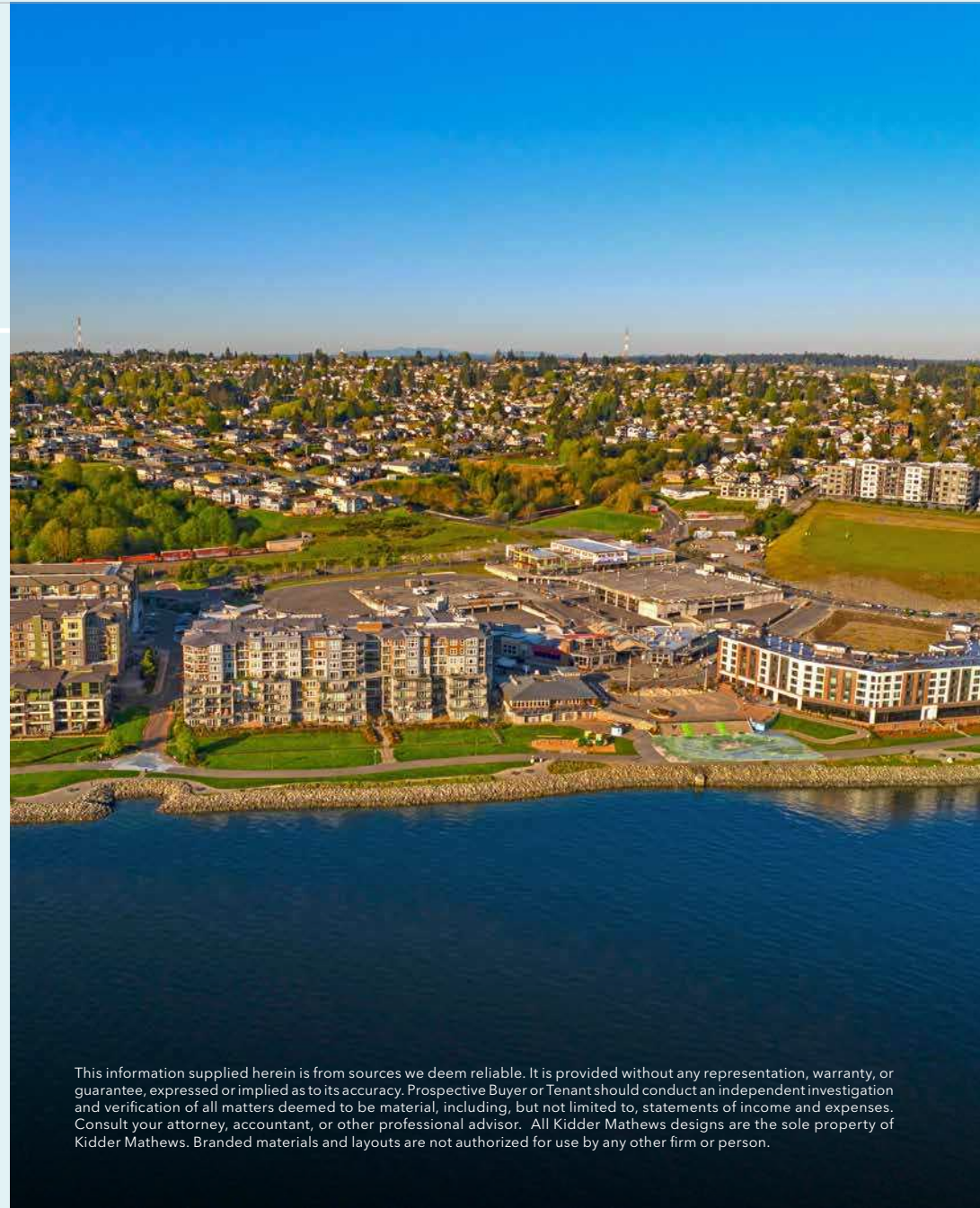
Tourism and Demand: A thriving tourism hub and vibrant destination, Ruston Way attracts 2.7 million annual visitors with its unique blend of natural beauty, urban amenities, and high demand for premium dining, retail, and recreation.

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



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



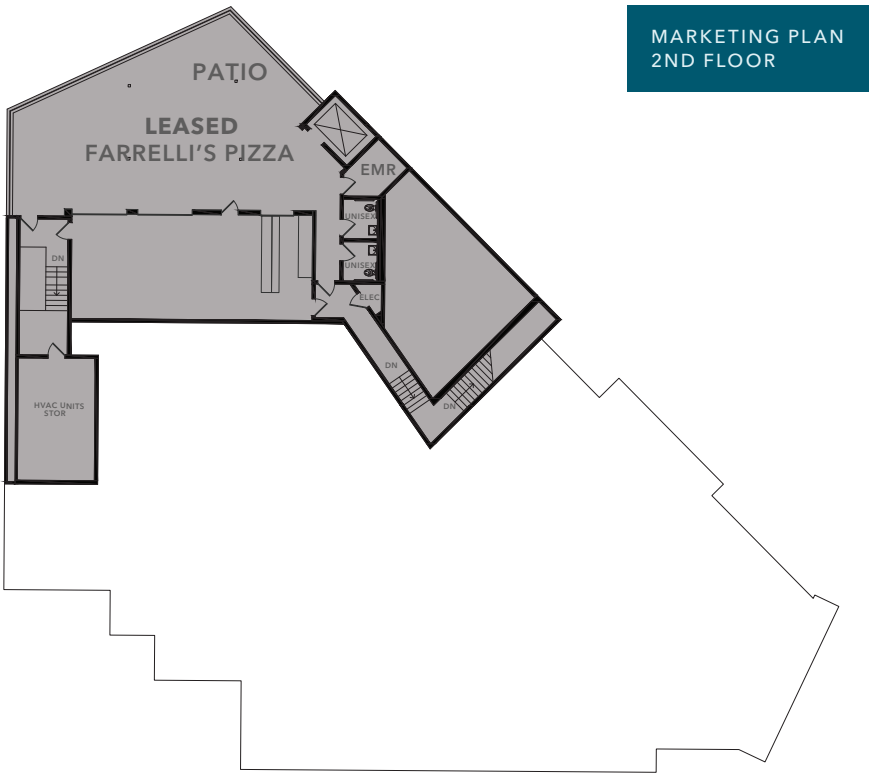
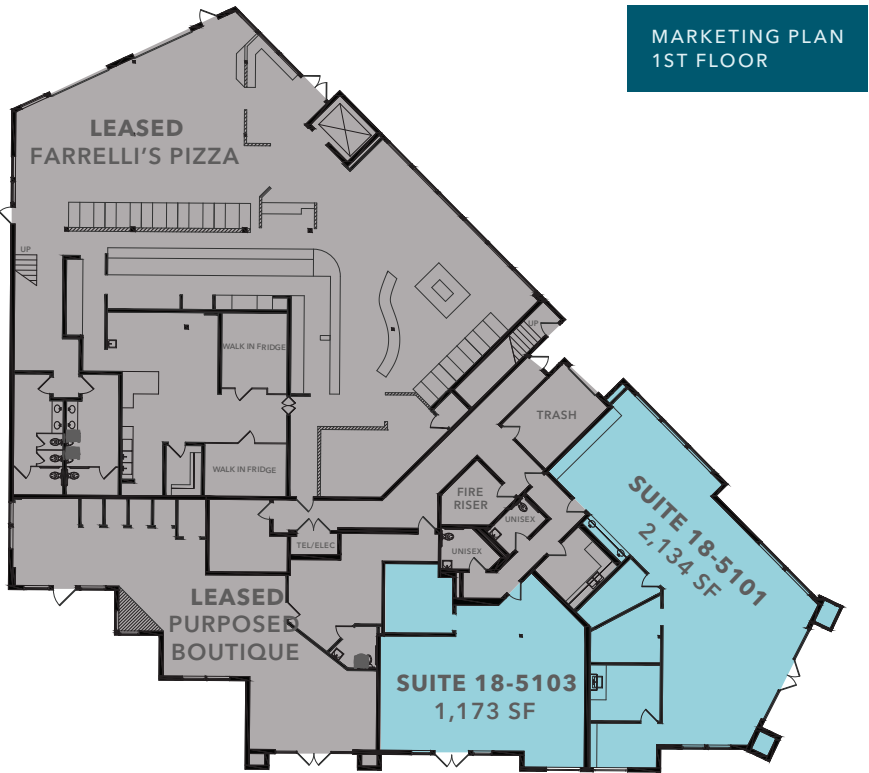
5108 GRAND LOOP



AVAILABILITY | BLDG 18A

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

*Please do not disturb tenant



TENANTS

Bldg	Tenant
18B	Pink Polish
18B	Bo Ran Royal Thai Cuisine
18B	Ice Cream Social
18B	Guppies
18A	Retail AVAILABLE
18A	Farrelli's Pizza
18A	Purpose Boutique
18A	Retail AVAILABLE



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

→ [MORE INFO HERE](#)



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

RUST PARK

RUSTON WAY



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

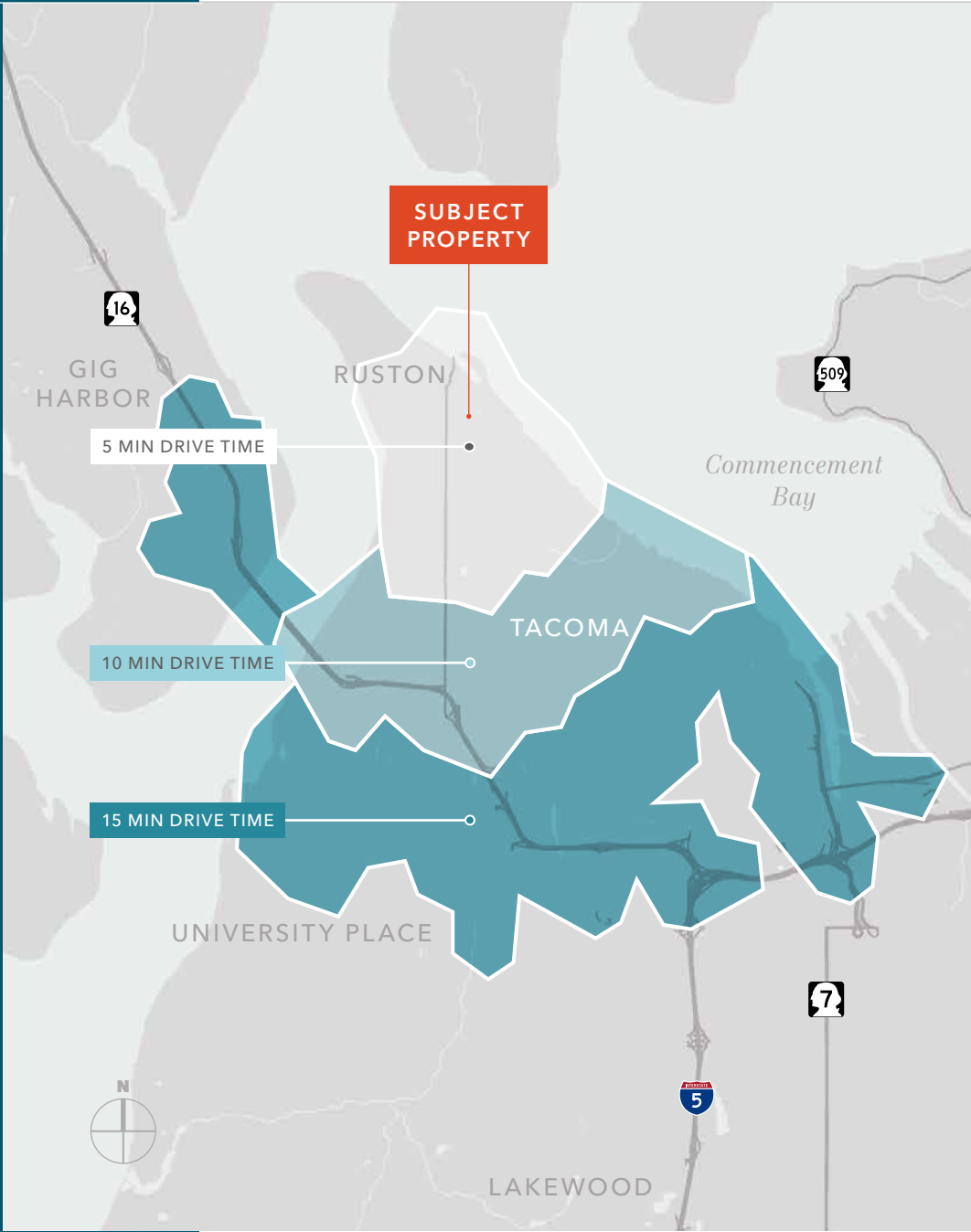
HOUSEHOLD

	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%
Total	77.30%	77.10%	72.40%

Data Source: ©2025, Sites USA



PROPERTY PHOTOS



AVAILABLE FOR LEASE

KIDDER MATHEWS



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