

FOR LEASE

# POINT RUSTON SHOPS

→ [CLICK HERE FOR FLYOVER](#)

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

JEWEL BOX  
Cafe



WATER PARK

KIDDER.COM

**km** Kidder  
Mathews



# 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.

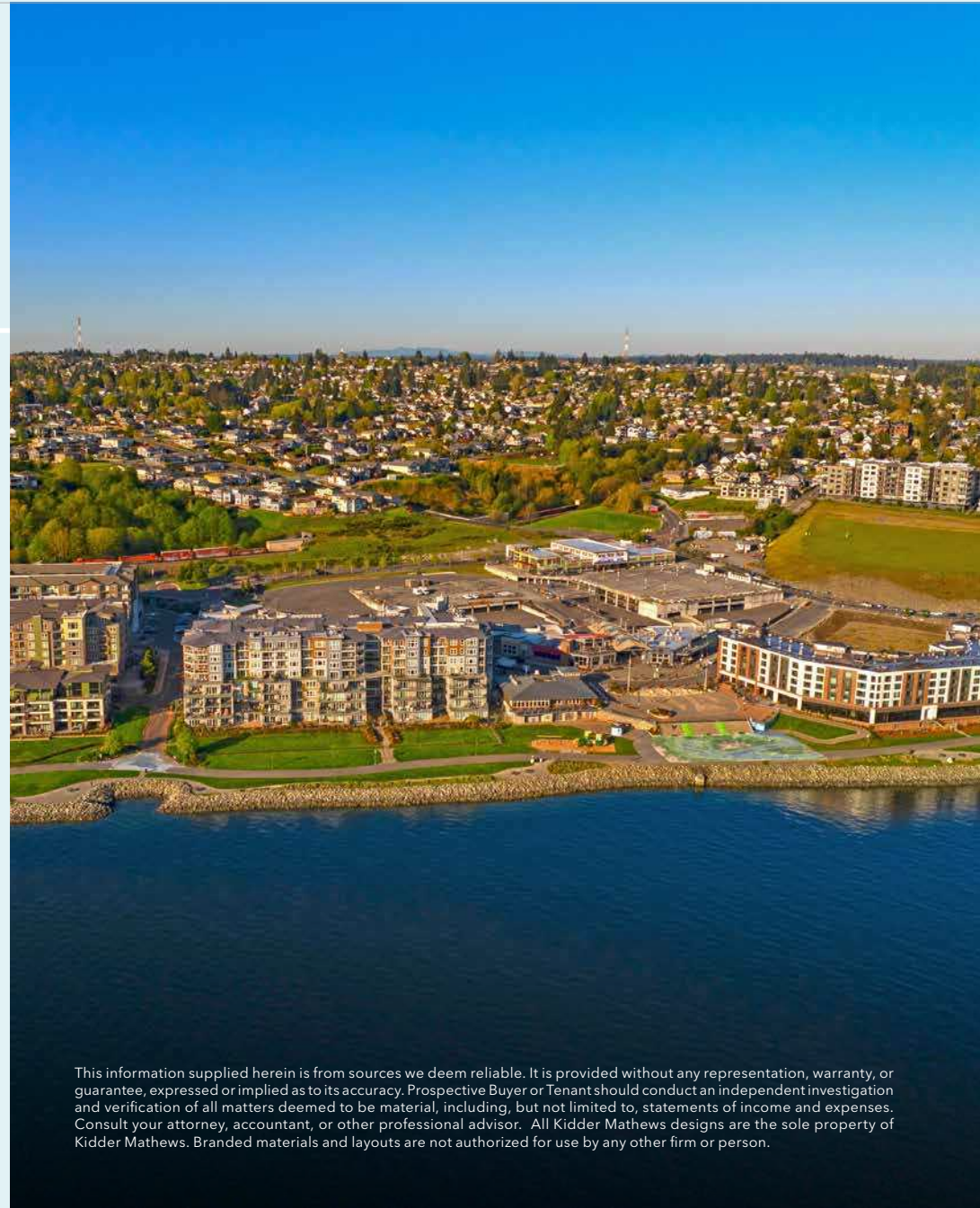
**Tourism and Demand:** A thriving tourism hub and vibrant destination, Ruston Way attracts 2.7 million annual visitors with its unique blend of natural beauty, urban amenities, and high demand for premium dining, retail, and recreation.

**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



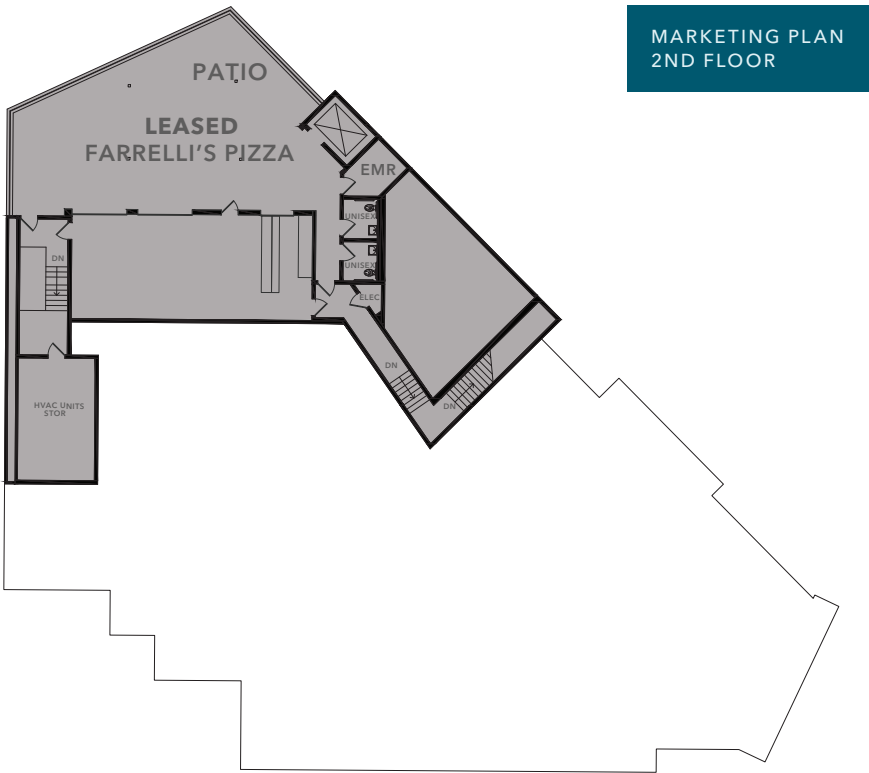
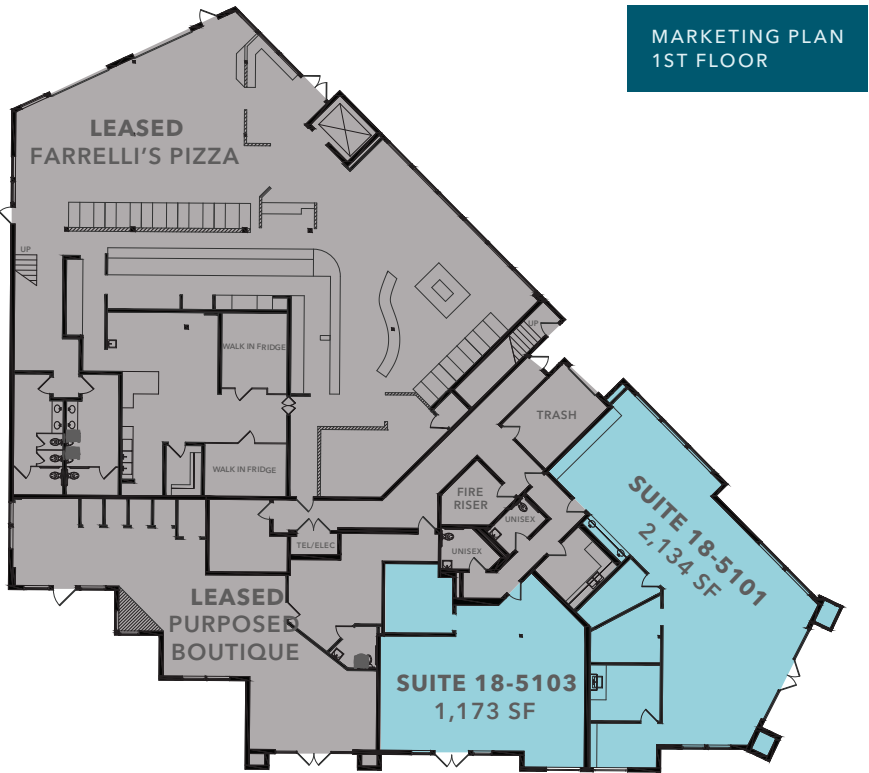
# 5108 GRAND LOOP



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

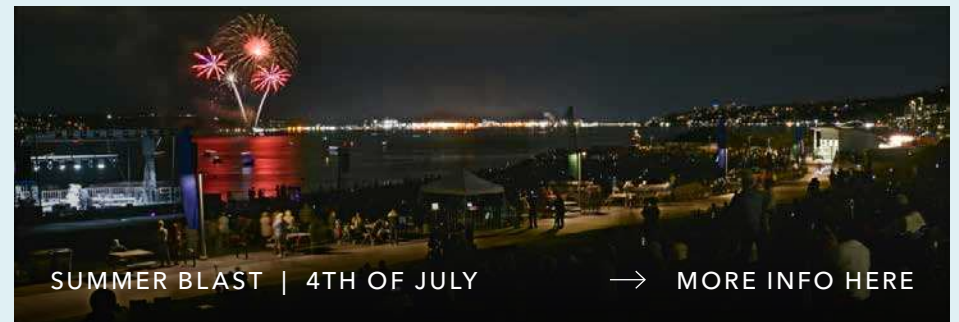


# COMMUNITY EVENTS & ENGAGEMENT

*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





## 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

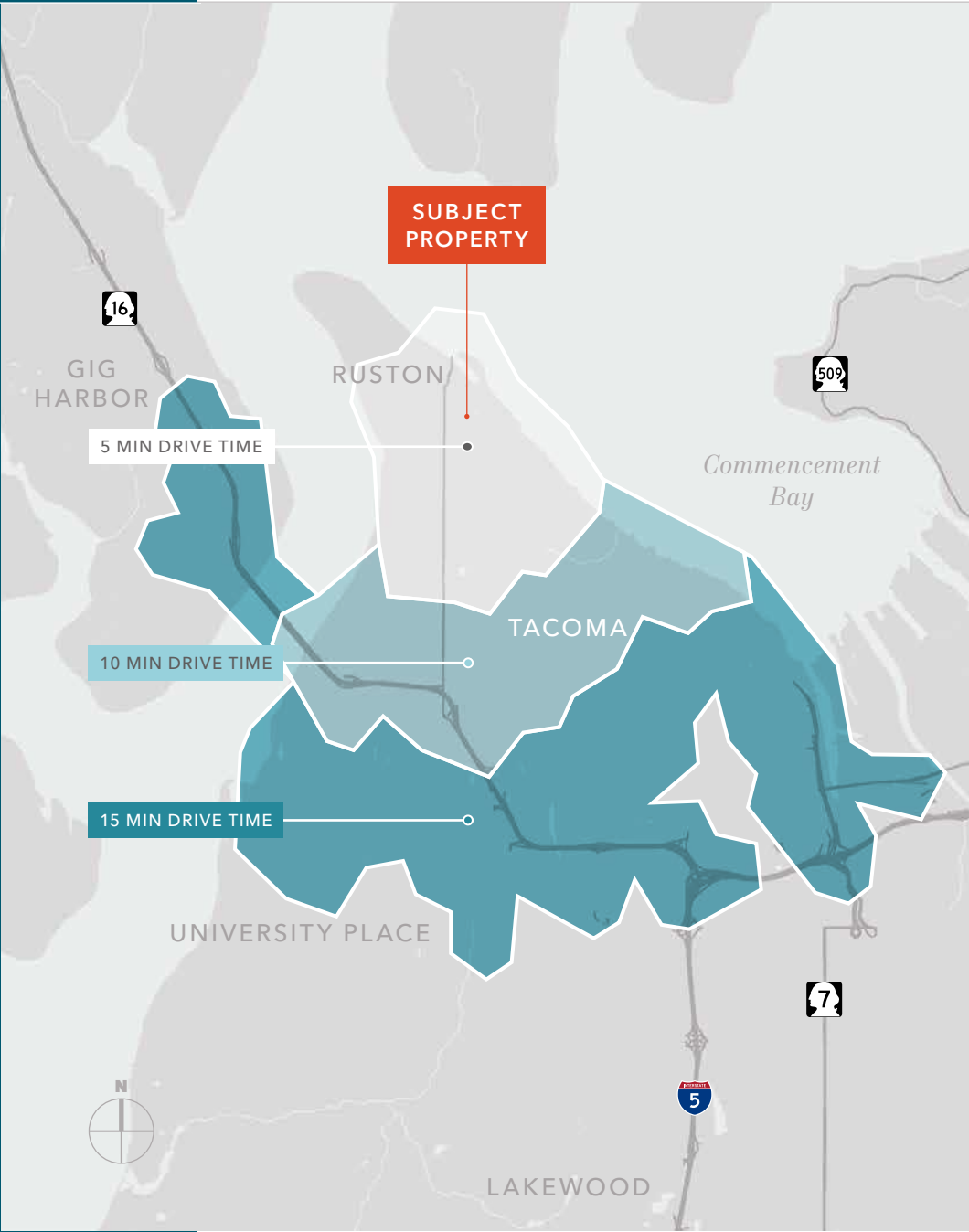
## HOUSEHOLD

	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

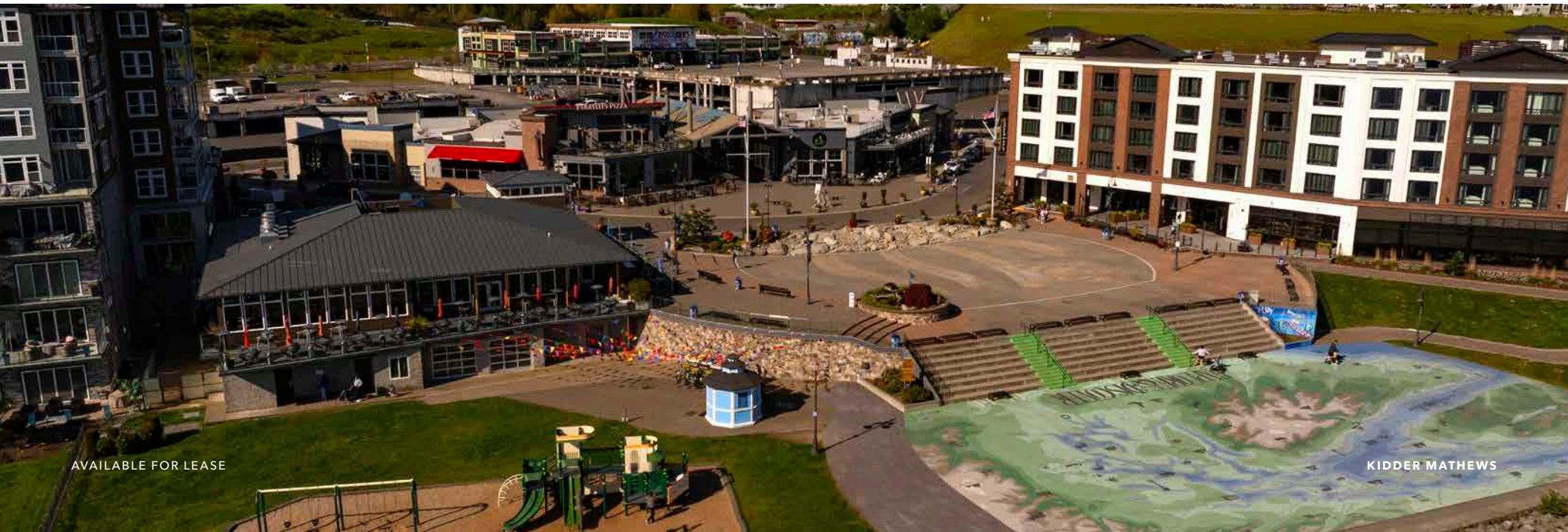
	5 Min	10 Min	15 Min
SOME COLLEGE	21.8%	19.6%	20.8%
ASSOCIATE DEGREE	9.1%	9.4%	9.1%
BACHELOR DEGREE	26.9%	27.6%	25.4%
GRADUATE DEGREE	19.5%	20.5%	17.1%
<b>Total</b>	<b>77.30%</b>	<b>77.10%</b>	<b>72.40%</b>

Data Source: ©2025, Sites USA





# *PROPERTY*PHOTOS







*Exclusively listed by*

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