

# Retail/Office for Lease

## STADIUM DISTRICT RETAIL

118 N Tacoma Avenue, Tacoma, WA 98403



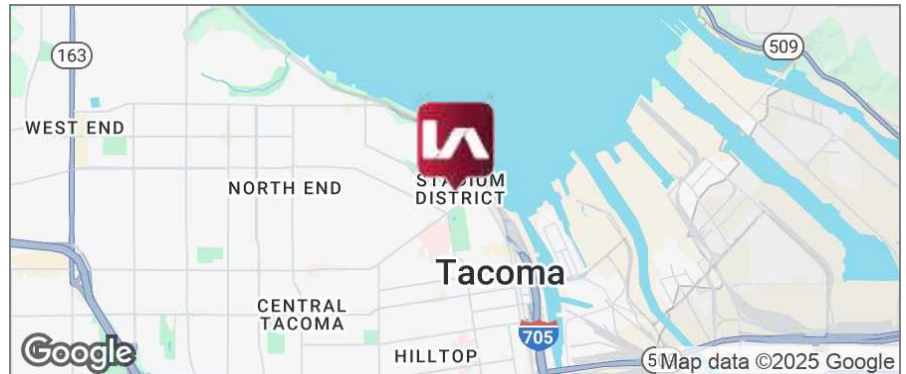
### LISTING DATA

**AVAILABLE SF:** 2,000 SF  
**LEASE RATE:** \$20.00 SF/Yr (NNN)  
**AVAILABLE SF:** 0.1

### COMMENTS

2,000 SF building available located next to Shake Shake Shake. It boasts a nice store front, a great cotenant and incredible visibility. Short or long term lease available. Steps away from Stadium Thriftway, Moshi Moshi, Salamones Pizza, Indo Street Eatery and many more retail tenants! Great retail or office opportunity.

The district is located between the North Slope residential neighborhood and the Stadium Business District and the Hilltop neighborhood further to the south. The area shares more in common with Tacoma's downtown owing to its urban nature and large population of apartment-dwelling working class residents. The area consists primarily of single family homes, apartment & condominium buildings, some with views of Commencement Bay. It is one of the



### DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,715	4,242	9,843
Total Population	2,455	6,545	17,601
Average HH Income	\$66,804	\$66,269	\$66,979

### CONTACT

**Kyle Prosser**

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**Tom Brown**

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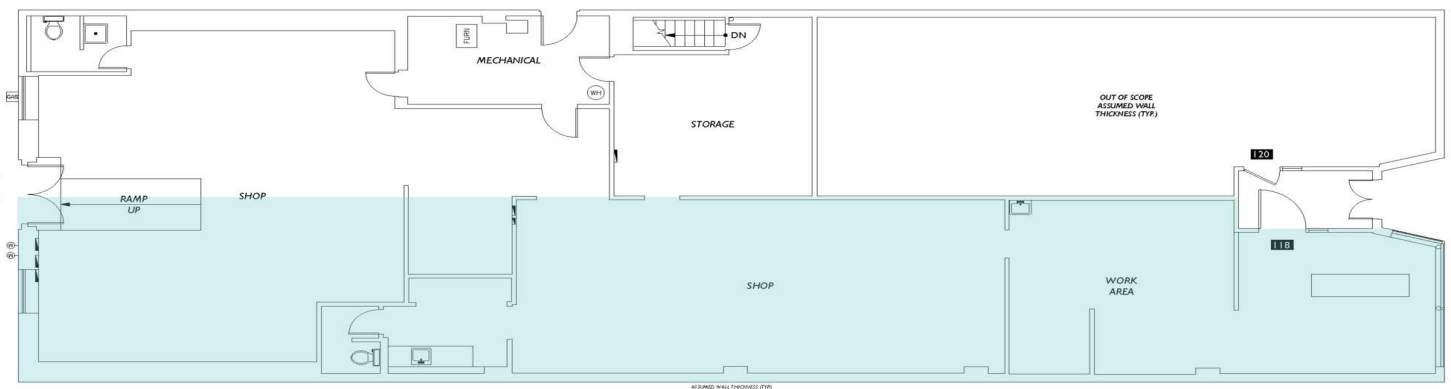
D 253.444.3024

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