



AVAILABLE SUITE 403

FOR LEASE

Garfield Street S & C Street S
Tacoma, WA 98444



GARFIELD PROPERTIES RETAIL/OFFICE

Michael Olson

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

Prime retail and office space available in a vibrant, multi-tenant commercial building just one block from Pacific Lutheran University. This high-visibility location boasts a diverse tenant lineup which benefits from strong foot traffic driven by the nearby university and surrounding residential neighborhoods. The property offers ample on-site parking for customers, making it a convenient and attractive destination for a variety of businesses. Ideal for retailers, service providers, and office users looking to establish a presence in a dynamic, well-trafficked area.

GARFIELD ST S & C ST S | TACOMA, WA 98444

SUITE 403 - 1,653 SF



- » RENT COST \$17.00 PSF
- » GROSS MODIFIED LEASE
- » NO NNN CHARGES

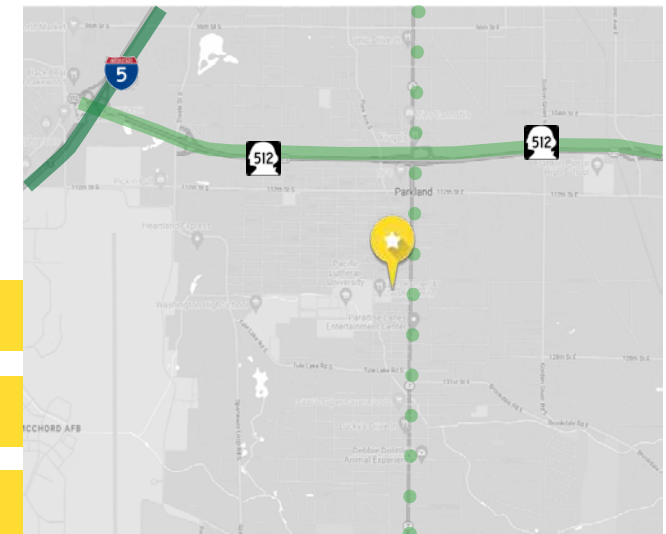
- Landlord pays taxes, property insurance, common area maintenance. Additional \$100 monthly charge for water, sewer and garbage.



8 Minutes
from Interstate 5



3 Minutes
from Highway 512



SUMMARY



Population

Regis - 2025



Average HH Income



Daytime Population

	Population	Average HH Income	Daytime Population
Mile 1	16,100	\$93,614	4,224
Mile 3	89,093	\$88,540	22,334
Mile 5	226,073	\$100,506	52,852

SUMMARY



VANCOUVER DOOR

LA SALSA
MEXICAN FOOD

AVAILABLE
SUITE 403

ELIZABETH'S
HOLISTIC HEALTH

INKED UP

RISE & SHINE

VINTAGE

TABELLA DI AMORE

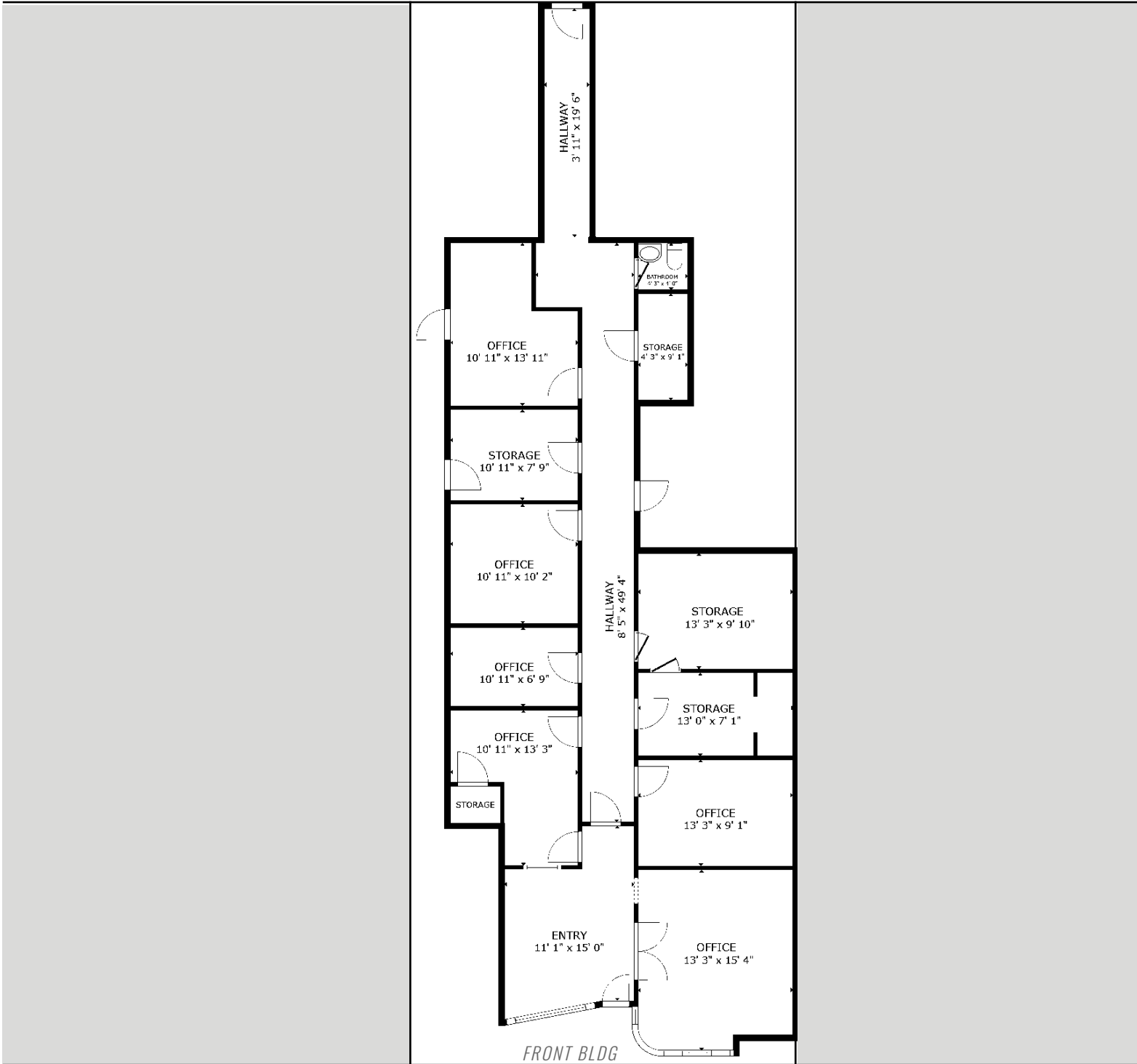
CUTTY SARK
INTIMATES

SUITE 403: 1,653 SF

SUITE 403 - FLOOR PLAN



BACK BLDG

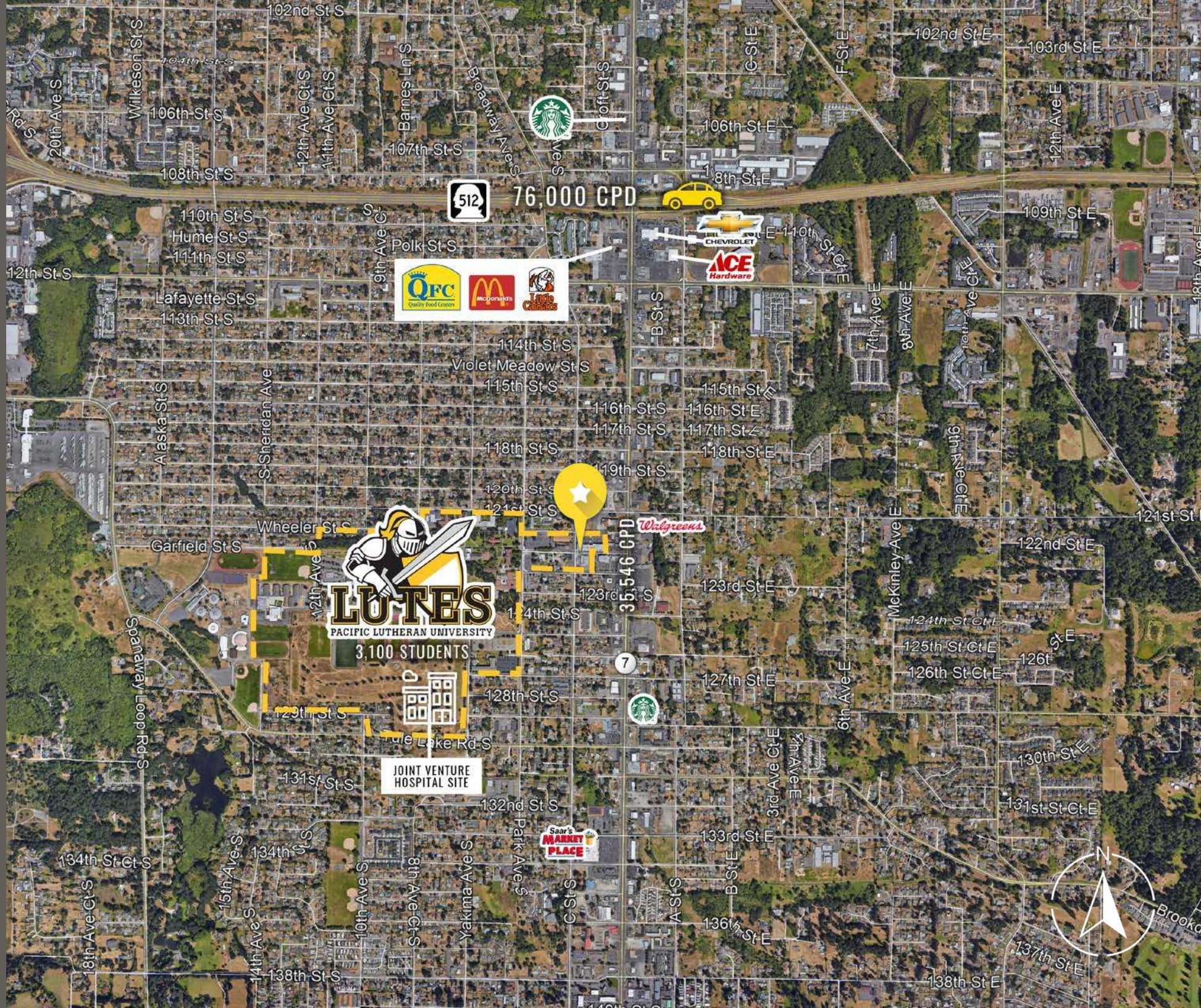


FRONT BLDG

C STREET S

GARFIELD STREET S

LOCATION AERIAL



512 76,000 CPD



JOINT VENTURE HOSPITAL SITE





TACOMA, WA is affectionately known as the “City of Destiny,” is a vibrant port city nestled on the shores of Puget Sound. With stunning views of Mount Rainier, Tacoma offers a charming blend of urban amenities and natural beauty. It’s renowned for its world-class museums, including the iconic Museum of Glass, showcasing the works of renowned artists like Dale Chihuly. Tacoma’s thriving arts and culture scene, diverse dining options, and revitalized waterfront make it a captivating destination in the Pacific Northwest.

Restaurants & Dining

Trapper’s Sushi
 Rise & Shine Cabaret Coffee
 Marco’s Cantina & Lolitas Cocina
 Zen Ramen & Sushi Burrito
 Marzano Italian

Attractions

Paradise Lanes Bowling
 Debbie Doolittle’s Animal Experience
 Sprinker Recreation Center
 Lake Spanaway Golf Course
 LeMay Collection

Schools

Pacific Lutheran University
 Elmhurst Elementary
 Brookdale Elementary
 Franklin Pierce High School
 Gates High School

Major Employers


Joint Base Lewis-McChord
 Multicare
 State of Washington

TACOMA | KIRKLAND | PORTLAND | SEATTLE

PLU PACIFIC LUTHERAN UNIVERSITY

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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