FOR LEASE

633-649 Divison Avenue
Tacoma, WA 98403

Owned & Operated by:

Perform Properties

Represented by:

FIRST WESTERN PROPERTIES

STADIUM CENTER

Justin Holmes | Josh Parnell

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

SUMMARY

STADIUM CENTER offers high visibility and steady traffic flow, both pedestrian and vehicle. Positioned directly across from a large apartment complex and steps from the Tacoma Link light rail station, this location provides built-in foot traffic and convenient transit access. With its proximity to downtown, medical centers, and the Stadium District, it's an ideal spot for businesses looking to tap into a vibrant, well-connected urban community.

AVAILABLE

» SUITE 101: 1,700 SF

» SUITE 210: 14,022 SF

- **High Visibility** – Located on a busy corridor with consistent vehicle and pedestrian traffic.
- **Built-In Customer Base** – Directly across from a large apartment complex, offering daily foot traffic and local patrons.
- **Transit Access** – Steps from the Tacoma Link light rail, making it easily accessible for commuters and visitors.
- **Proximity to Downtown** – Just minutes from downtown Tacoma and the Stadium District, attracting both locals and tourists.

Regis - 2025	Population	Average HH Income	Daytime Population
Mile 1	26,986	$101,894	29,605
Mile 3	94,746	$119,529	81,423
Mile 5	249,026	$122,686	164,559

TENANTS

orangetheory FITNESS

MUDBAY

JIMMY JOHN'S

cookie dough DELIGHT

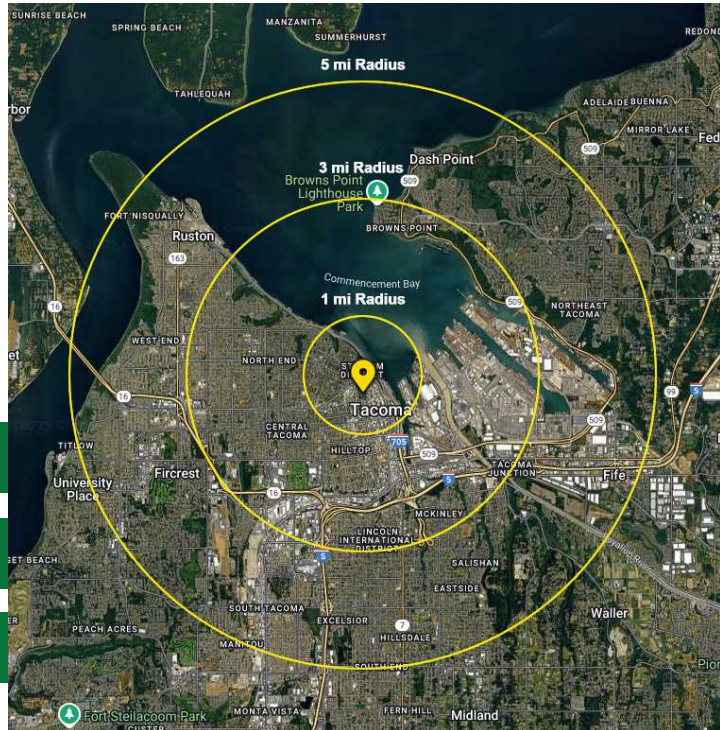
NEARBY TENANTS

Walgreens SPECIALTY PHARMACY

SHAKE SHAKE SHAKE Burgers · Fries · Shakes

THE Powder Room CHAMPAGNE BAR & Restaurant

indigo URGENT CARE MultiCare

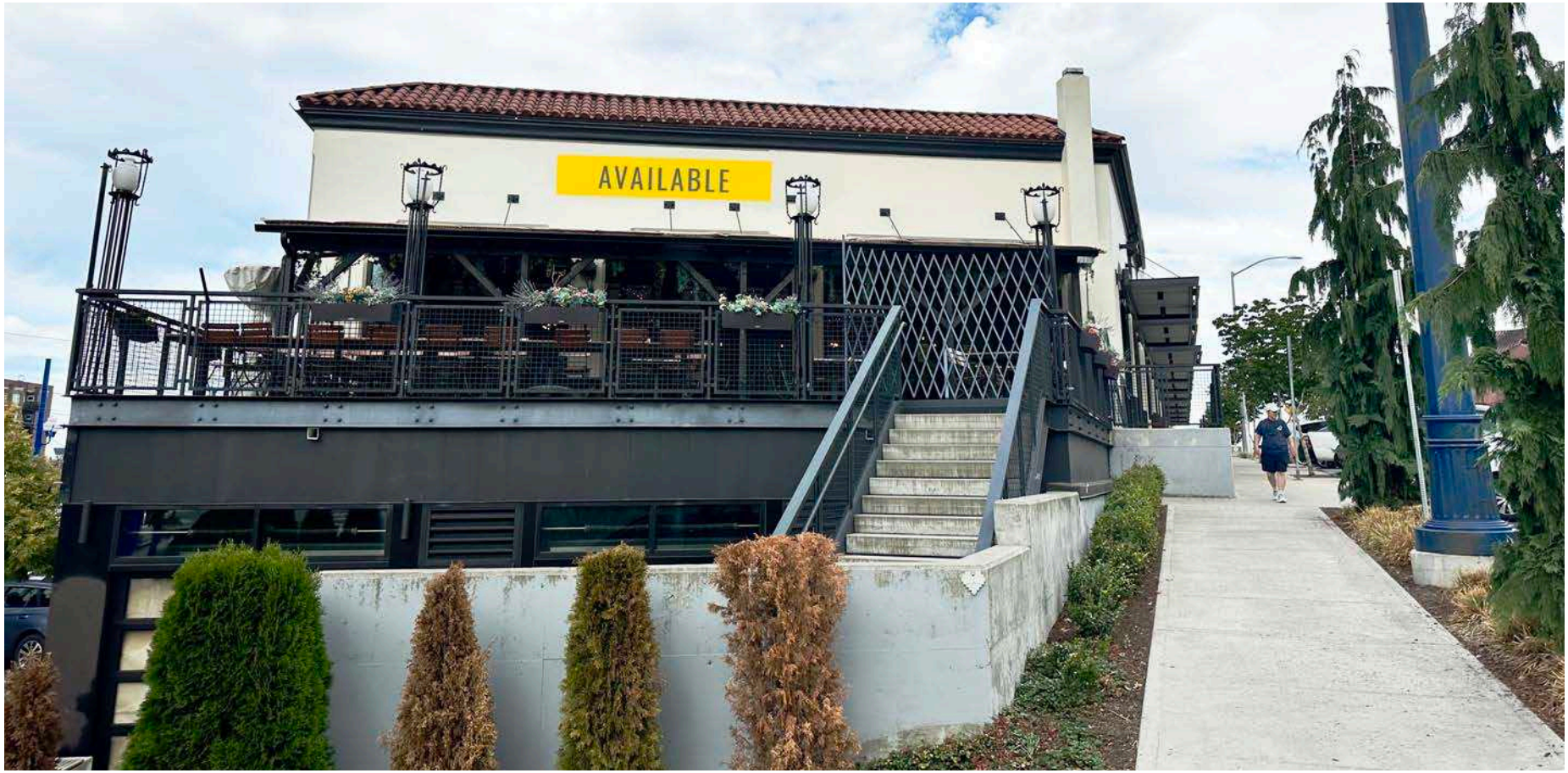


FIRST WESTERN PROPERTIES

PHOTOS

FIRST WESTERN PROPERTIES

PHOTOS



FIRST WESTERN PROPERTIES

INTERIOR PHOTOS - SUITE 210

FIRST WESTERN PROPERTIES

LOCATION DETAILS

9,266 CPD
Division Avenue

Steps from the
Tacoma Link light rail

Approximity to
Downtown Tacoma

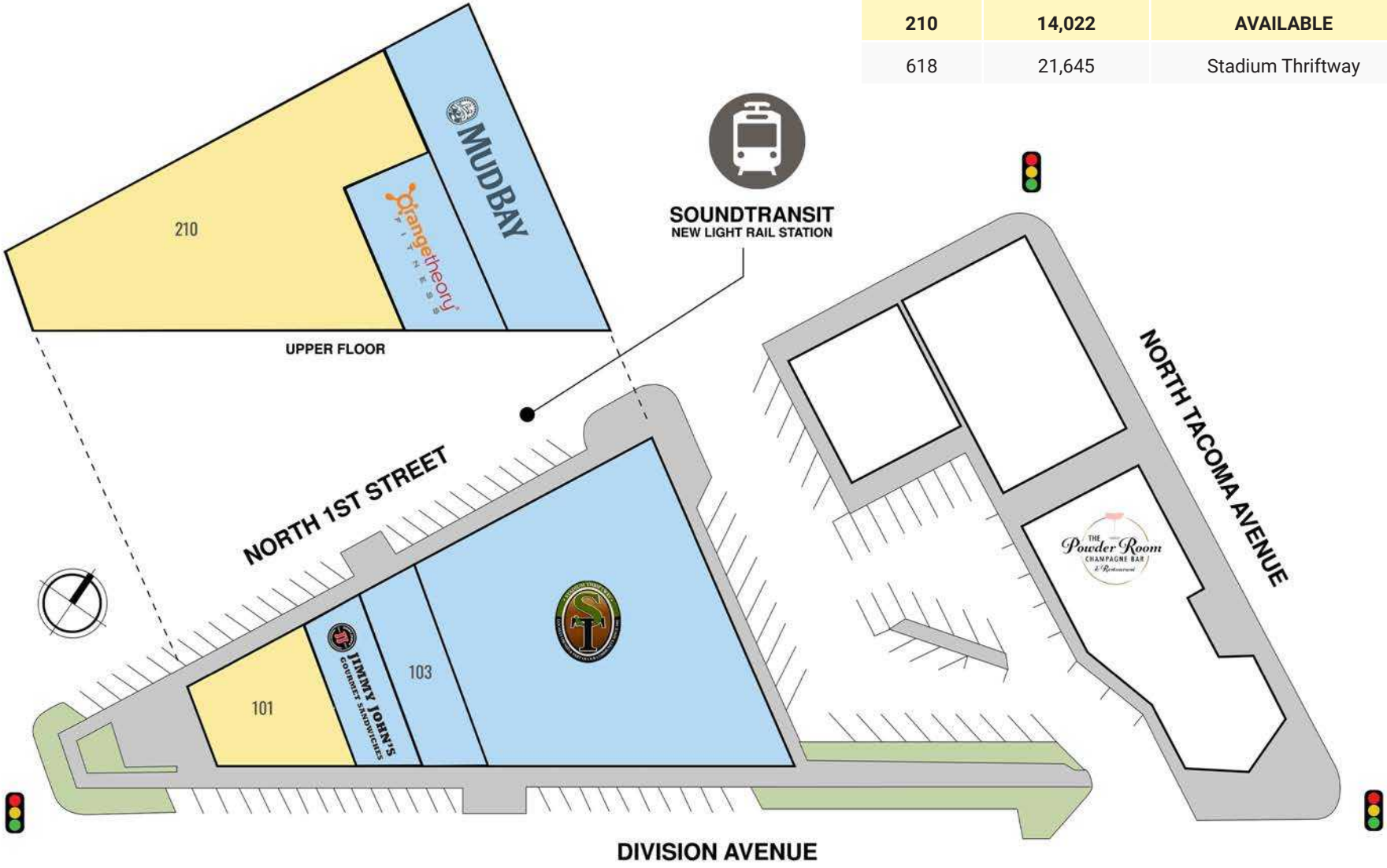
FIRST WESTERN PROPERTIES

LOCATION DETAILS

FIRST WESTERN PROPERTIES

SITE PLAN

Suite	SF	Tenant
101	**1,700**	**AVAILABLE**
102	1,606	Jimmy Johns
103	1,240	Cookie Dough Delight
202	6,000	Mudbay
203	2,675	Orange Theory Fitness
210	**14,022**	**AVAILABLE**
618	21,645	Stadium Thriftway



FIRST WESTERN PROPERTIES

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

JUSTIN HOLMES

253.447.2282

justin@firstwesternproperties.com

JOSH PARNELL

253.230.8715

josh@firstwesternproperties.com

FIRST WESTERN PROPERTIES

Perform Properties

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