



FOR LEASE

*1,840 SF space on Fawcett Ave situated
near Tacoma's historic Stadium District*

421 FAWCETT AVE S, TACOMA, WA 98402

BLAKE WEBER

206.898.1231

blake.weber@kidder.com

DON WHITTLES

253.208.2257

don.whittles@kidder.com

NED WHALEN

206.491.5998

ned.whalen@kidder.com

TIM WEBER

206.650.0391

tim.weber@kidder.com

Easy access to many of the city's urban amenities, including vibrant restaurants, shops, and cultural attractions.

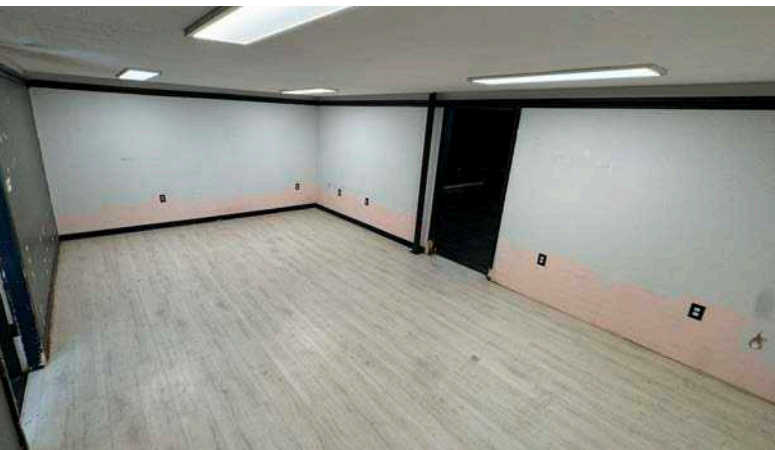
1,840 SF space, call for details

Fenced yard

Close to The University of Washington Tacoma campus and the Tacoma Art Museum

Close to public transportation





[KIDDER.COM](https://www.kidder.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED	43,414	100,472	211,913
2029 PROJECTED	47,741	105,387	217,312
2010 CENSUS	29,412	81,043	179,968
PROJECTED ANNUAL GROWTH	2.0%	1.0%	0.5%

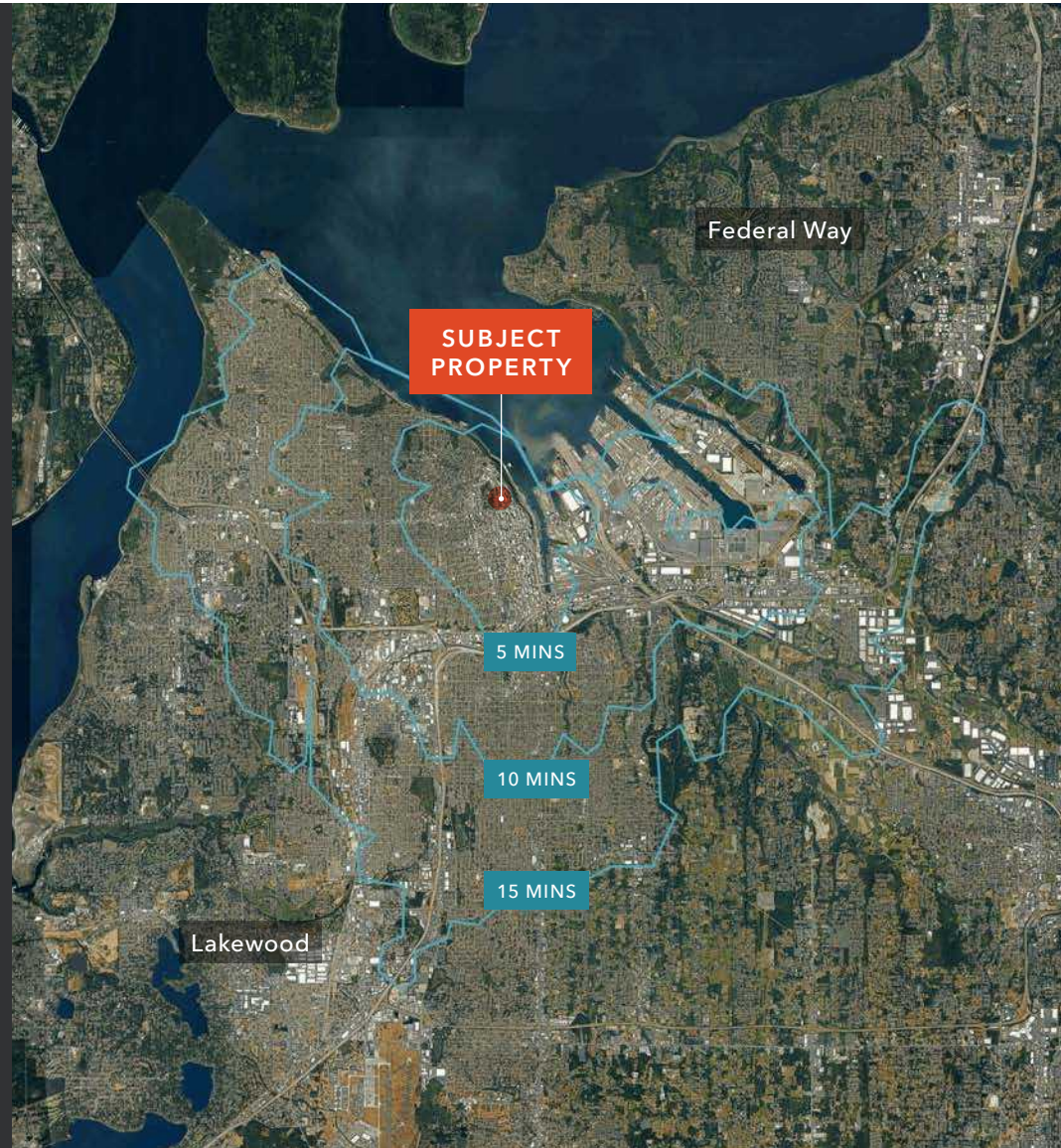
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	36.7	36.3	36.5
% FEMALE	46.6%	47.6%	49.2%
% MALE	53.4%	52.4%	50.8%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$74,852	\$85,840	\$86,024
2029 MEDIAN PROJECTED	\$74,403	\$86,239	\$87,316
2010 AVERAGE	\$36,406	\$45,556	\$47,314
2029 AVERAGE PROJECTED	-0.1%	5.7%	5.3%

Data Source: ©2025, Sites USA



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

