

KOZ ON MLK

*3,210 Retail SF Available
near Downtown Tacoma*

824 MLK JR WAY
TACOMA, WA 98405

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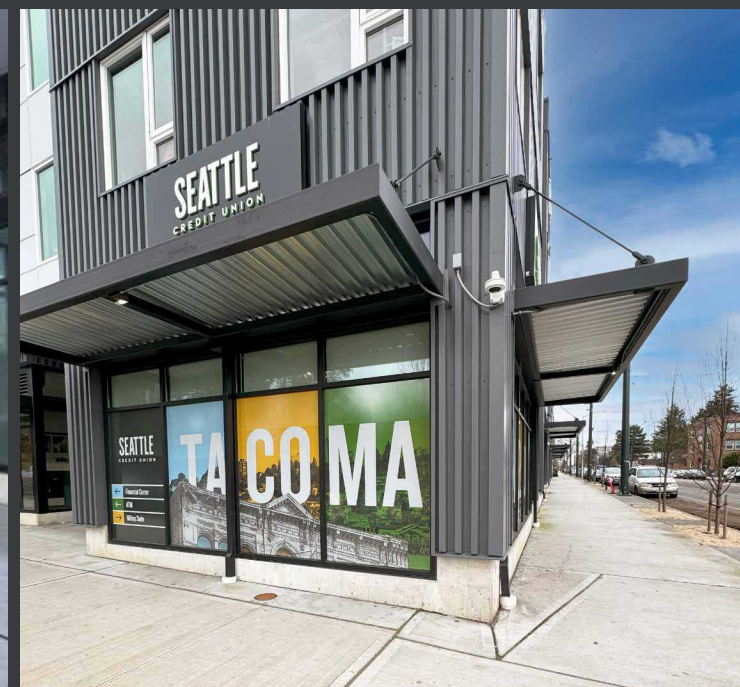
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KIDDER.COM





3,210 SF available for lease in Koz on MLK, 161-unit apartment building, near Downtown Tacoma.

AVAILABLE 3,210 SF

LEASE TYPE NNN

LEASE RATE \$30.00 PSF

LOCATION

Minutes away from UW Tacoma, St. Joseph Medical Center, Tacoma General Hospital, and Link Light Rail T-Line 6th Ave Station

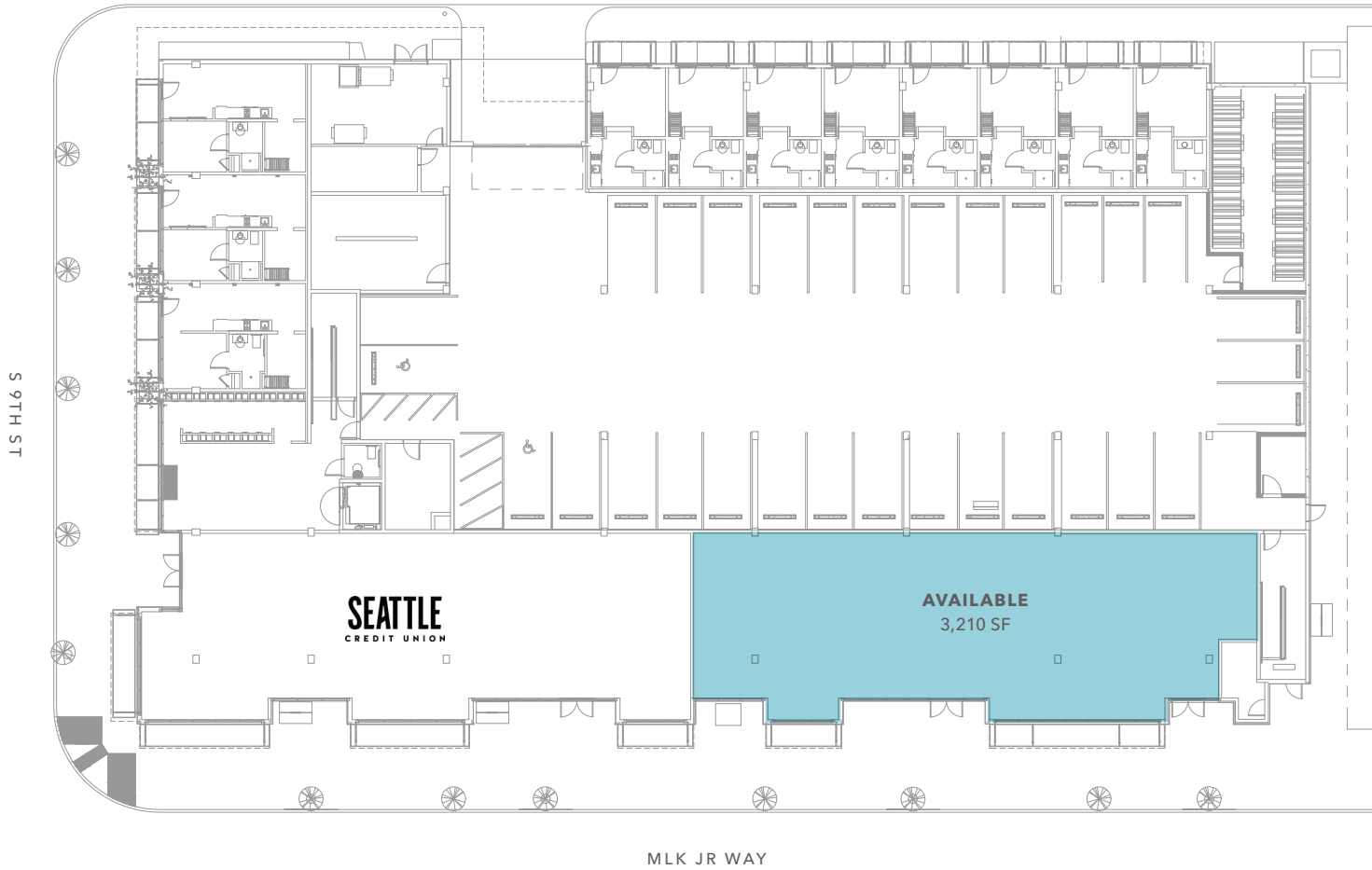
3.2K SF

AVAILABLE

\$30.00

LEASE RATE (PSF, NNN)

FLOOR PLAN



3,210 SF

AVAILABLE

\$30.00

LEASE RATE (PSF, NNN)

NOW

AVAILABLE



HIGHLY- ACCESSIBLE LOCATION

- 4 minute drive to UW Tacoma
- 3 minute drive to St. Joseph Medical Center
- 4 blocks from Tacoma General Hospital
- 3 blocks from Link Light Rail T-Line 6th Ave Station
- Conveniently located near major confluences Interstate 5, Highway 16, and Highway 509
- Easy for visitors to locate

5 MIN
HIGHWAY 16 & 509

8 MIN
INTERSTATE 5





DEMOGRAPHICS

POPULATION

	5 Min	10 Min	15 Min
2010 CENSUS	35,193	86,008	186,543
2020 CENSUS	39,139	96,132	207,949
2024 ESTIMATED	49,713	106,351	218,508
2029 PROJECTED	54,199	111,120	223,856

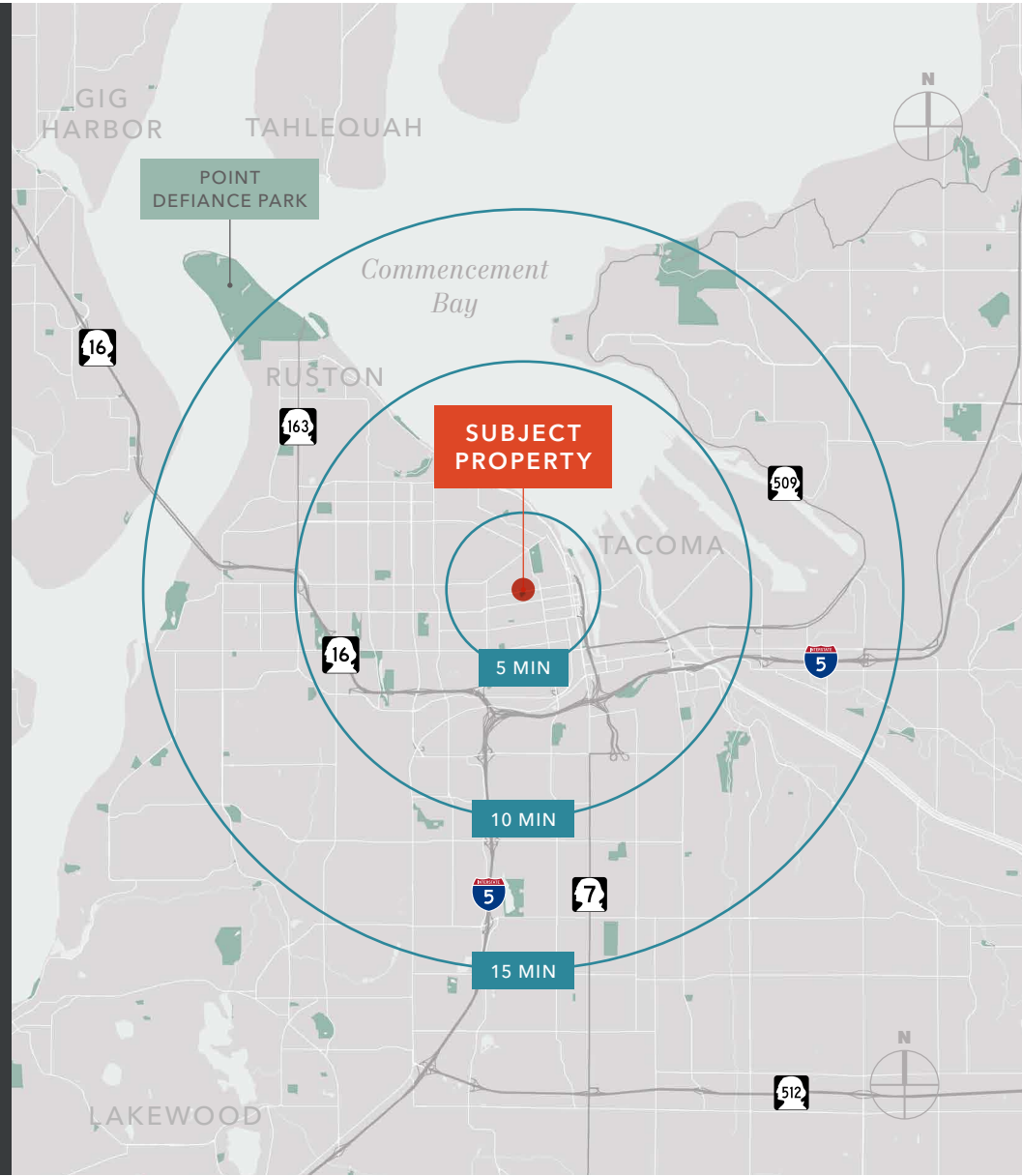
MEDIAN AGE & GENDER

	5 Min	10 Min	15 Min
MEDIAN AGE	36.6	36.4	36.6
% FEMALE	46.7%	47.7%	49.3%
% MALE	53.3%	52.3%	50.7%

HOUSEHOLD INCOME

	5 Min	10 Min	15 Min
2024 MEDIAN	\$77,069	\$85,151	\$85,502
2029 MEDIAN PROJECTED	\$76,635	\$85,653	\$86,904
2024 AVERAGE	\$102,127	\$111,267	\$112,633
2029 AVERAGE PROJECTED	\$103,647	\$114,461	\$116,781

Data Source: ©2024, Sites USA





For more information, contact

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