

FOR LEASE

4020 South Steele Street
Tacoma, WA 98409



YUEN LUI SQUARE

Patric Grissom

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

YUEN LUI SQUARE is well positioned within Tacoma's South End, offering convenient access to Highway 16, I-5, and major arterial routes. The property is surrounded by established commercial and industrial uses and benefits from proximity to strong residential density. Its central location and ease of access make it well suited for retail, service, or light industrial users seeking efficient connectivity within the Tacoma market.

AVAILABLE

SUITE 103: 1,728 SF \$24.00 PSF + NNN

SUITE 106: 2,592 SF \$24.00 PSF + NNN

- High Traffic Location
- Great Tacoma Mall Area location
- Excellent retail synergy in the immediate area
- Adjacent to Apex Apartments



Regis - 2026

Population

Average HH Income

Daytime Population

Mile 1

14,197

\$93,387

13,409

Mile 3

157,242

\$107,075

114,596

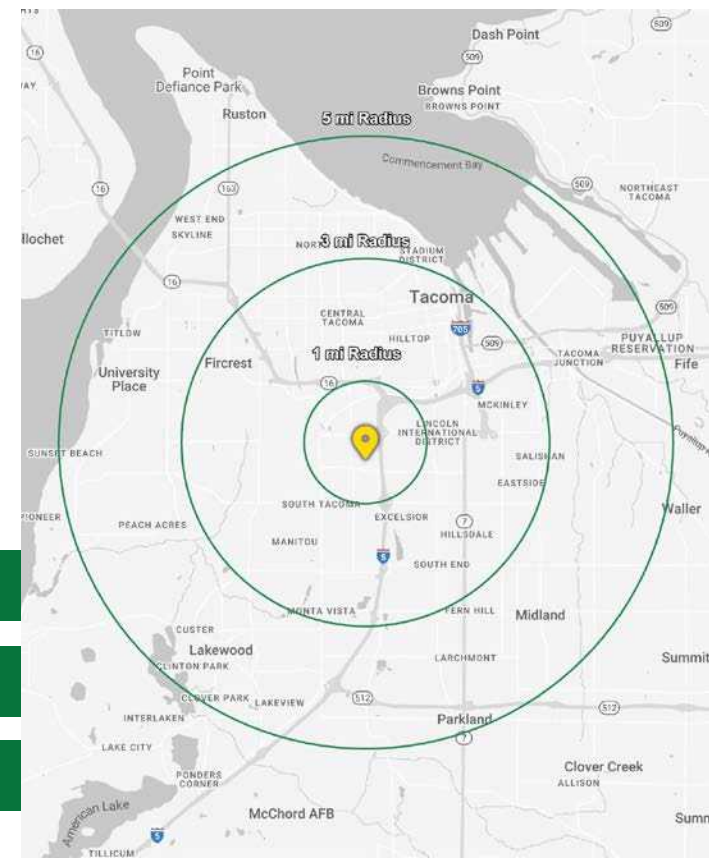
Mile 5

313,838

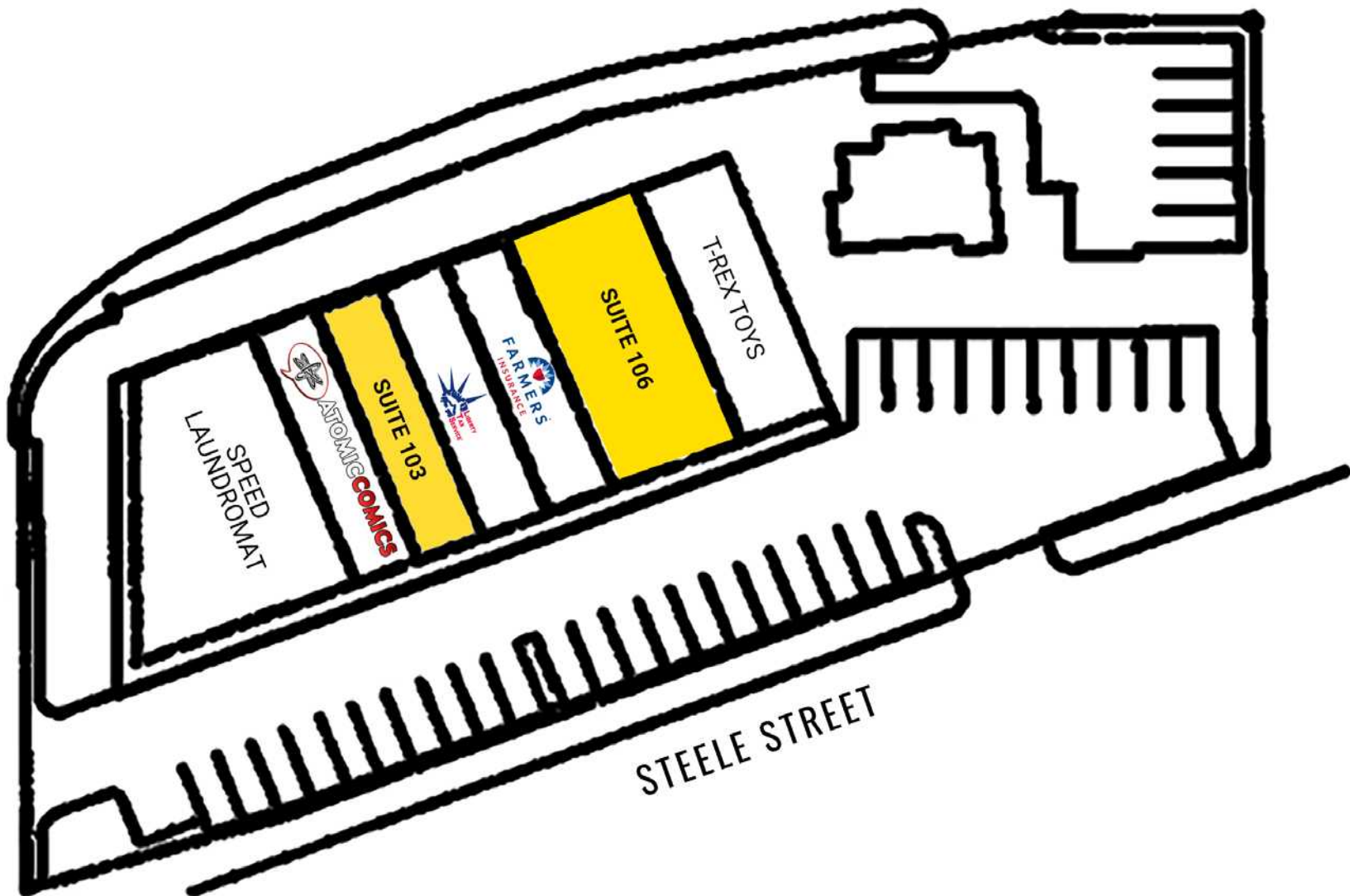
\$113,980

215,806

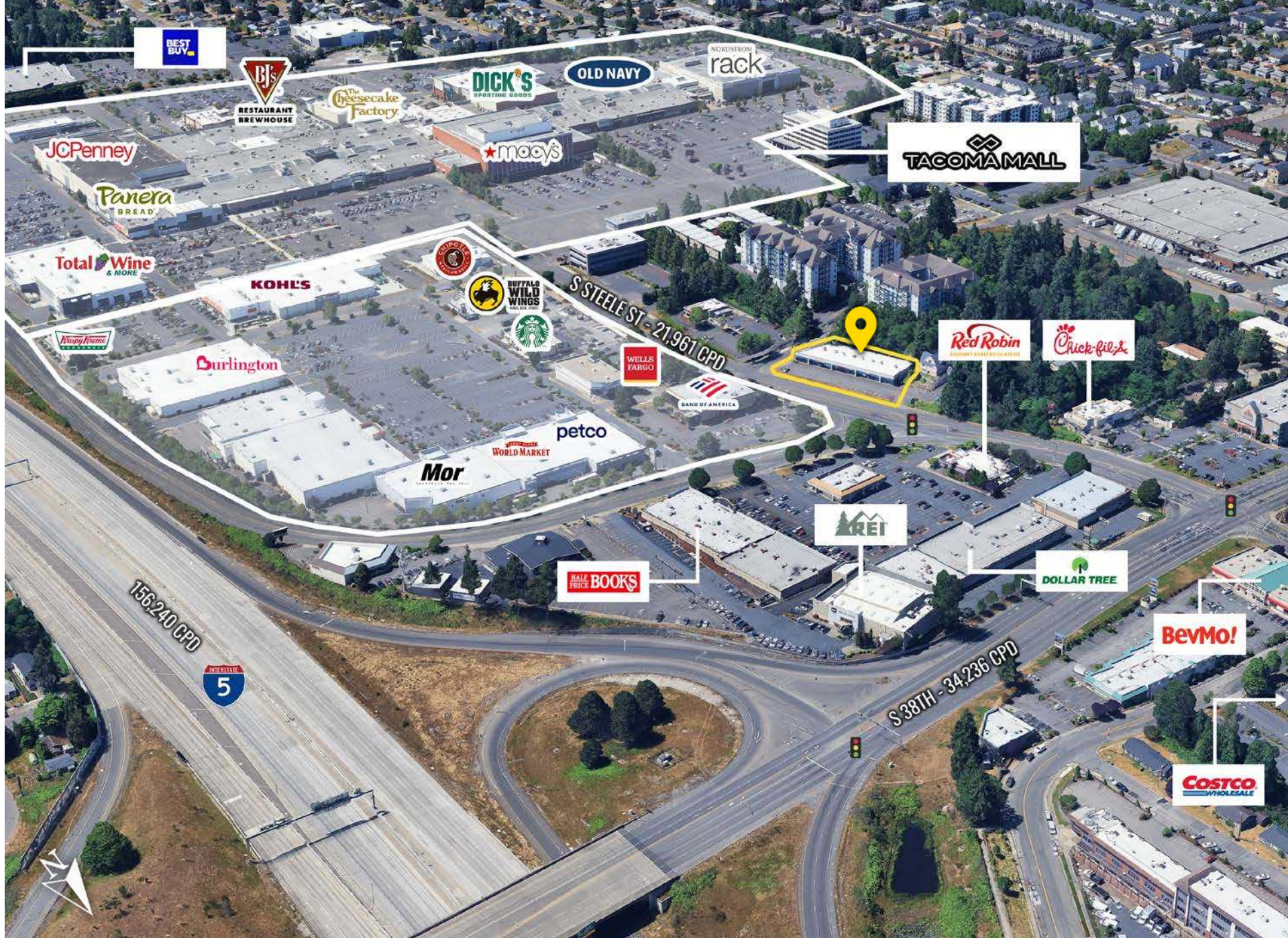
TENANTS



SITE PLAN



LOCATION DETAILS



21,961 CPD
S Steele Street



34,236 CPD
38th Street

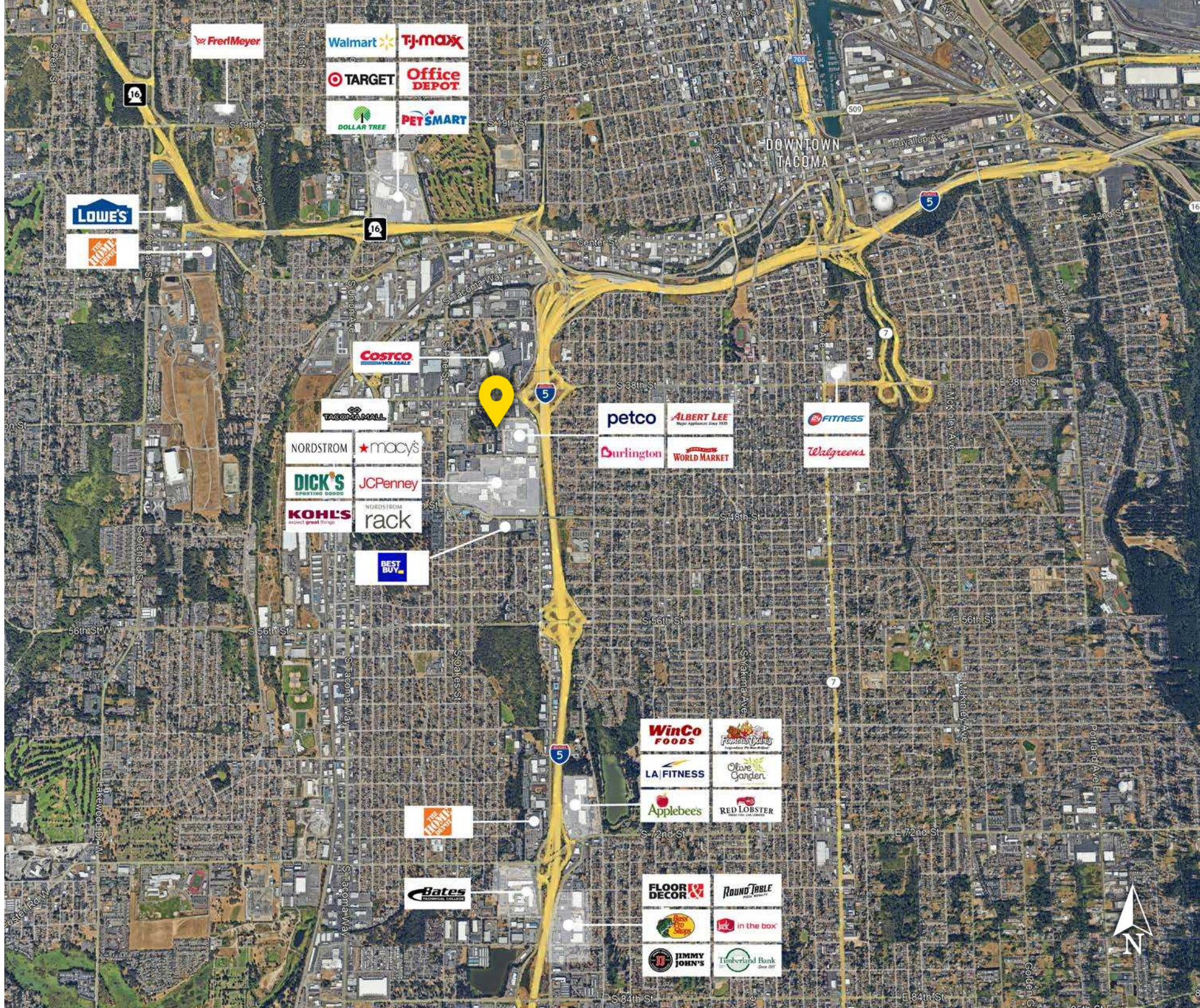


Located Moments
from I-5 & HWY 16



Immediately North
of the Tacoma Mall

**FIRST
WESTERN
PROPERTIES**



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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