

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

SUMMARY



Regis - 2026
Population



Average HH Income

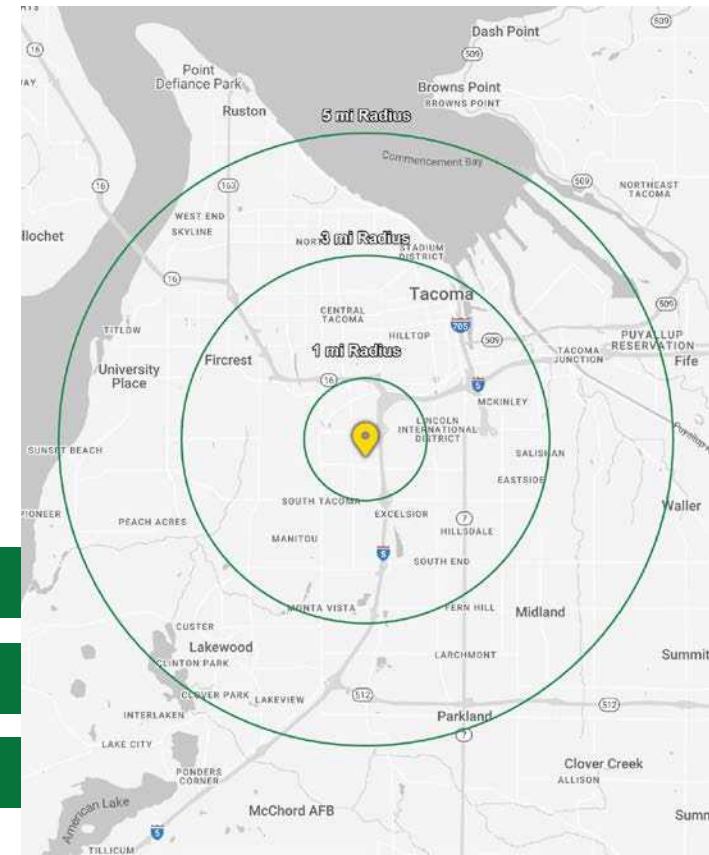


Daytime Population

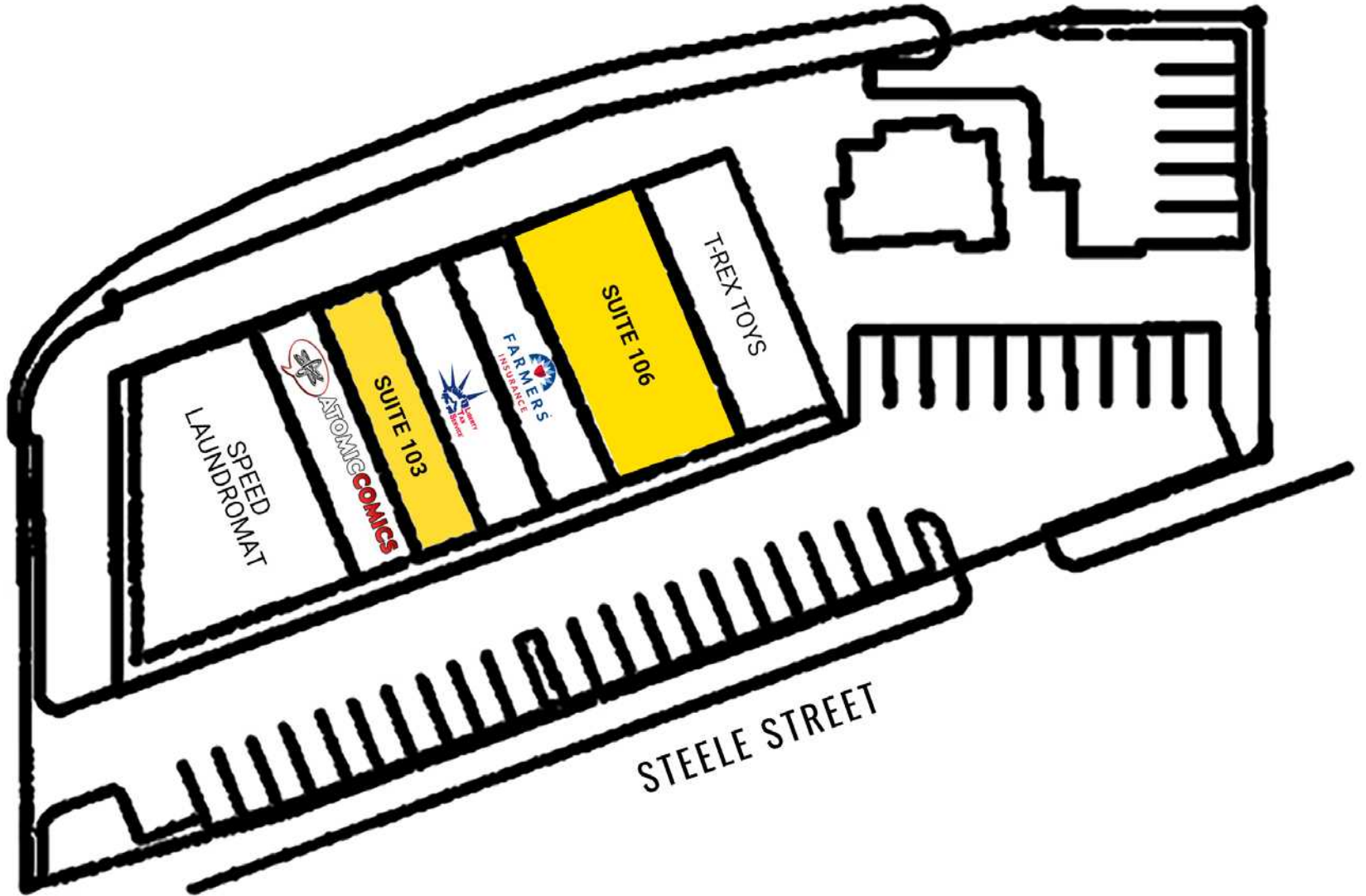
	Population	Average HH Income	Daytime Population
Mile 1	14,197	\$93,387	13,409
Mile 3	157,242	\$107,075	114,596
Mile 5	313,838	\$113,980	215,806



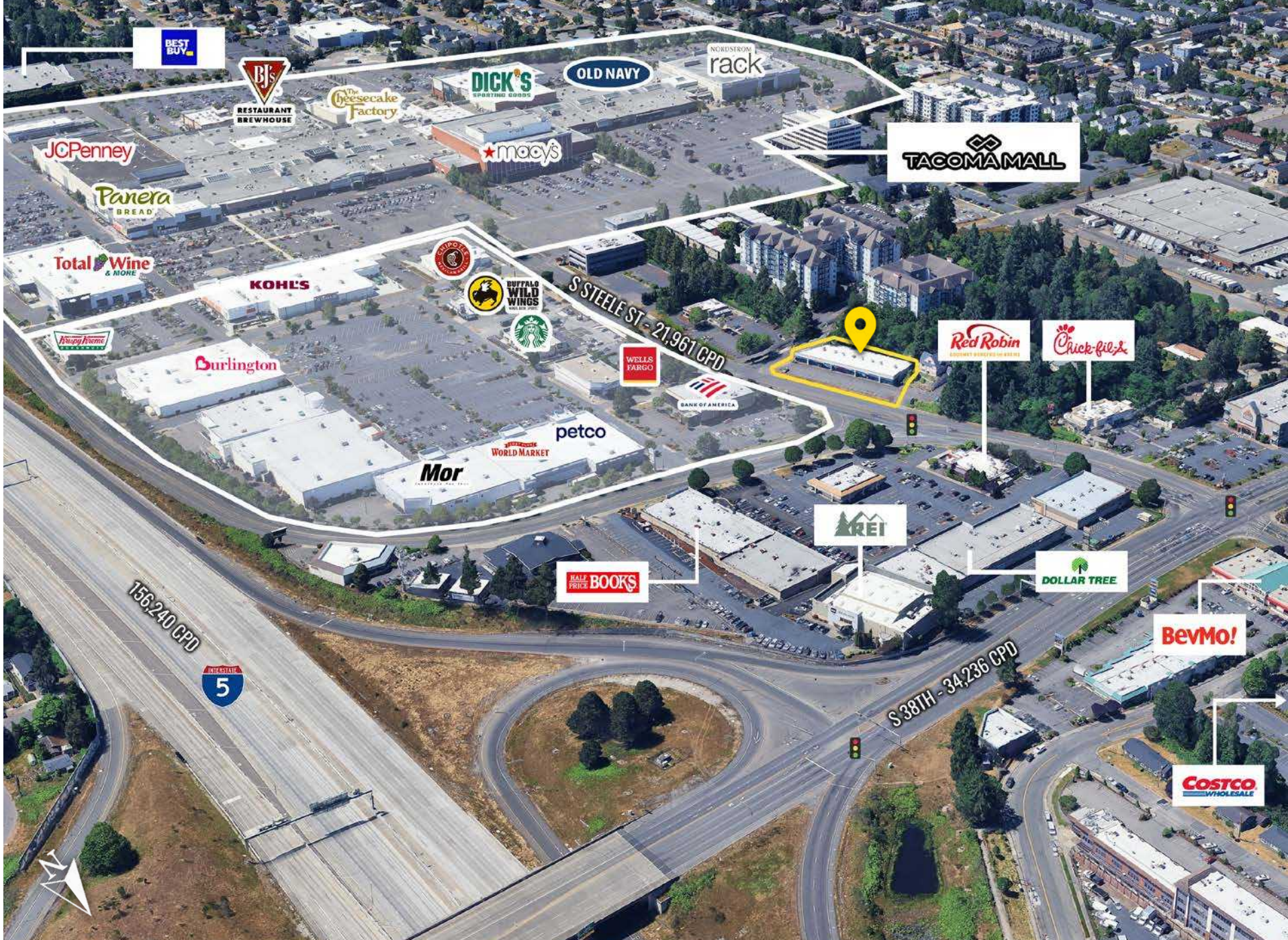
TENANTS



SITE PLAN



LOCATION DETAILS



21,961 CPD
S Steele Street



34,236 CPD
38th Street

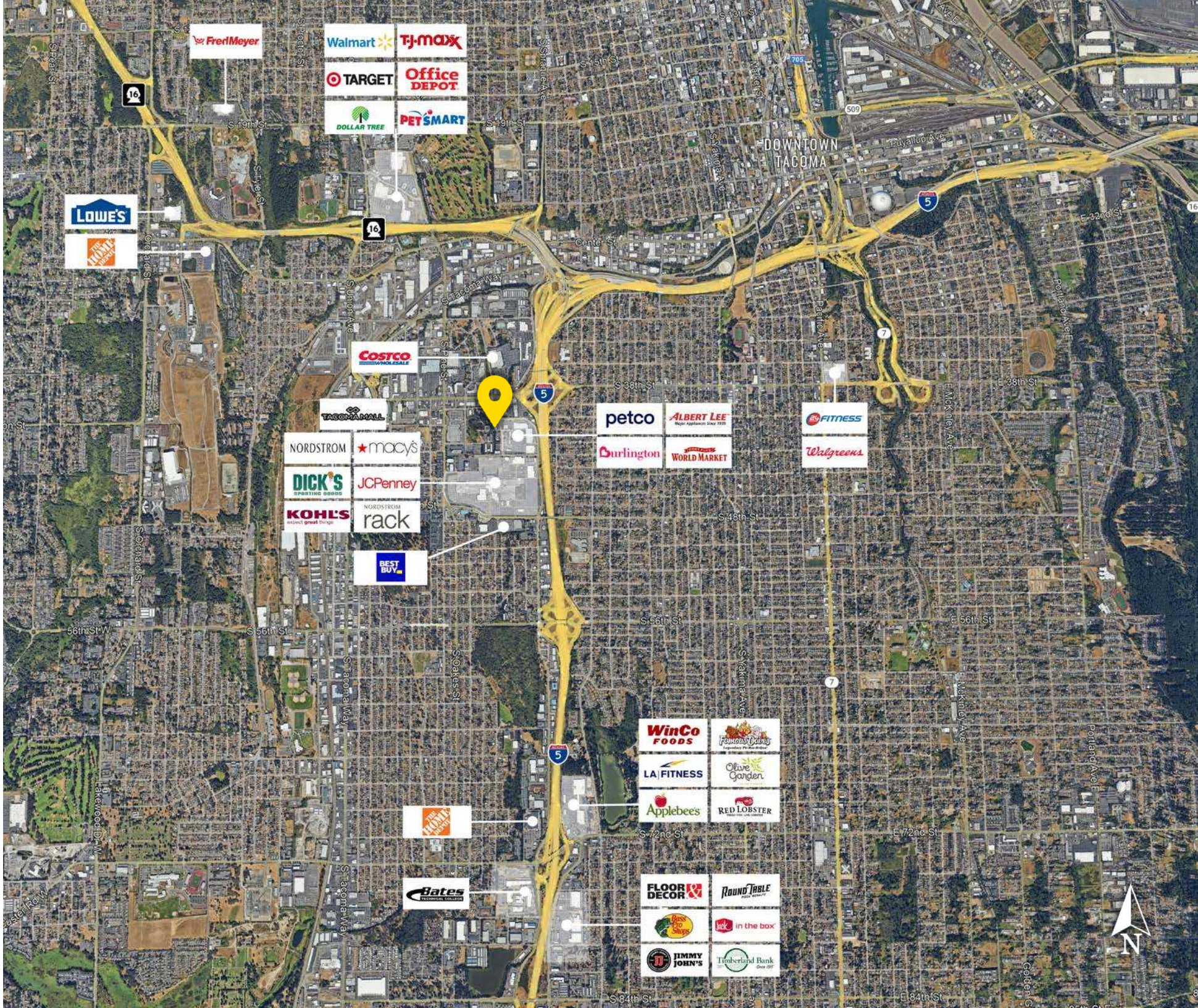


Located Moments
from I-5 & HWY 16



Immediately North
of the Tacoma Mall

LOCATION DETAILS



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

PATRIC GRISSOM

 253.284.3635

 pgrissom@firstwesternproperties.com



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

© 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.