



# AVAILABLE

1754 Fawcett Avenue  
Tacoma, WA 98402



## 1754 FAWCETT AVENUE

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**1754 FAWCETT AVENUE** is located in downtown Tacoma and offers a flexible light industrial and retail opportunity with strong connectivity and visibility. The property benefits from close proximity to I-5 and SR-705, convenient access to transit, and steady activity from nearby offices, residential buildings, and government uses.

## NEARBY TENANTS



*Holiday Inn*



## SUMMARY


### AVAILABLE


▶▶ **BUILDING: 2,940 SF**


▶▶ **LAND: 13,440 SF**


**\$6,500/MONTH**

15+/-DEDICATED PARKING STALLS

 Situated within the University of Washington Tacoma campus, ensuring a built-in base of students, faculty, staff, and visitors.

 Close to the Link light rail route at Union Station, offering exceptional transit-driven foot traffic.

 In walking distance to Tacoma's Museum District, including the Museum of Glass, Washington State History Museum, and Tacoma Art Museum.

 Located near multiple hotels and convention center enhancing visibility to tourists and conference guests.



Population



Average HH Income



Daytime Population

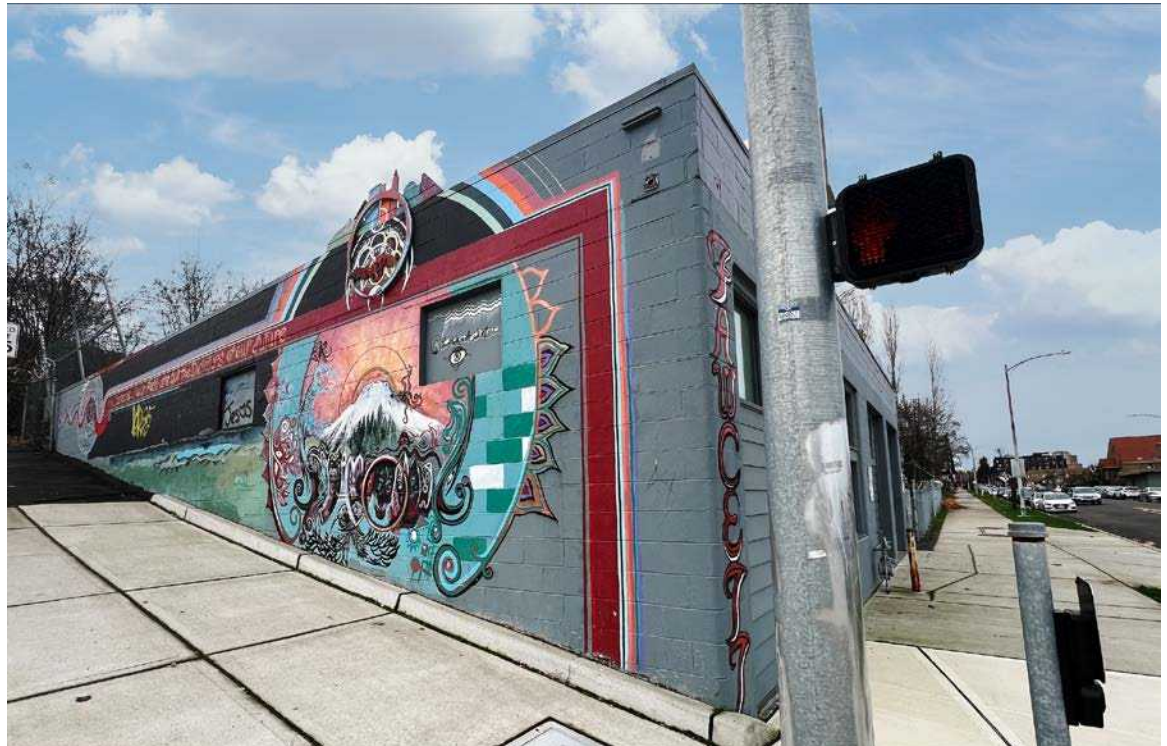
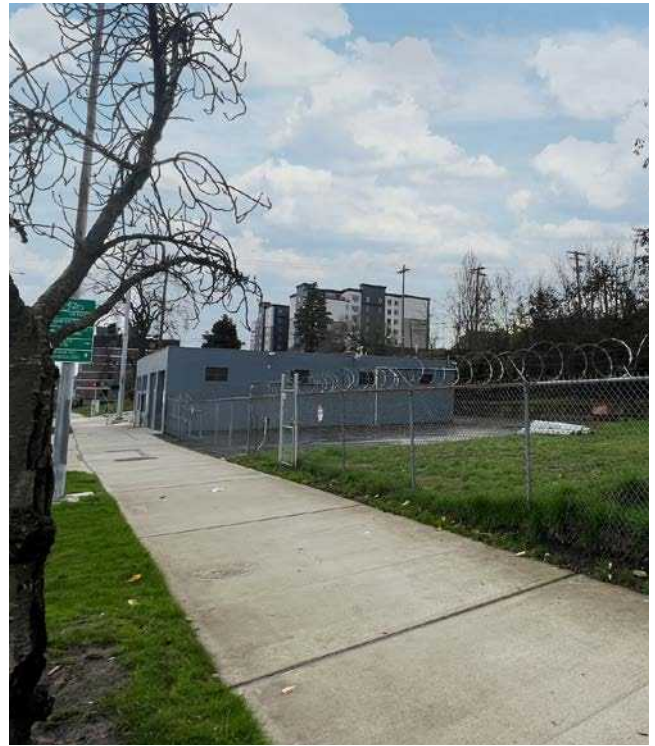
Regis - 2026

	Population	Average HH Income	Daytime Population
Mile 1	28,301	\$88,140	34,825
Mile 3	121,052	\$109,908	100,750
Mile 5	282,032	\$120,434	192,097





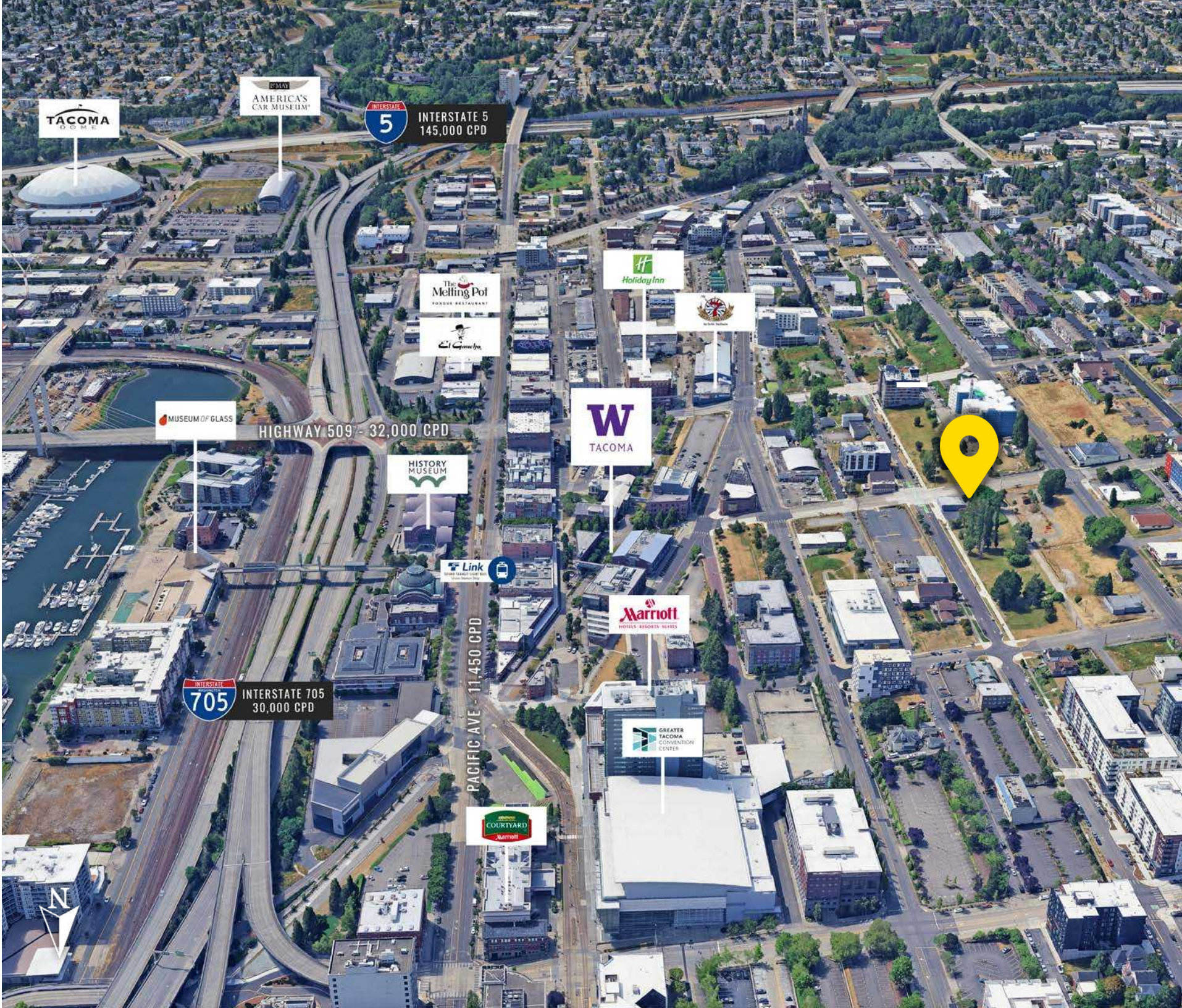
PHOTOS



PHOTOS



LOCATION DETAILS



# LOCATION DETAILS



MultiCare  
Tacoma General Hospital  
Better Connected



SAFeway

Bates  
TECHNICAL COLLEGE

HOTEL MURANO

GREATER  
TACOMA  
CONVENTION  
CENTER

COURTYARD  
Marriott

Virginia Mason  
Franciscan Health  
St. Joseph Medical Center



H  
Holiday Inn



PANTAGES THEATER  
Tacoma City Theater

TAM

HISTORY MUSEUM

MUSEUM OF GLASS

W  
UNIVERSITY OF  
WASHINGTON  
TACOMA  
4,980 STUDENTS



The  
Melting Pot  
FONDUE RESTAURANT

AMERICA'S  
CAR MUSEUM

TACOMA  
DOME





TACOMA | KIRKLAND | PORTLAND | SEATTLE



# RELATIONSHIP FOCUSED. RESULTS DRIVEN.


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