



FOR LEASE
 5401 6th Avenue
 Tacoma, WA 98406

CRUNCH FITNESS
 NOW OPEN!

goldfish swimschool
 NOW OPEN!



SIXTH AVE PLAZA

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

5401 6TH AVENUE

29,080 SF *CALL FOR DETAILS

6,586 SF \$24-\$28 PSF + NNN (\$5.08) *CAN BE DEMISED

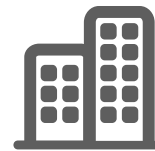
- Excellent co-tenants such as: Harbor Freight Tools, Kumon, Goodwill, Smiles 4 Kids, Curves, I Love Kickboxing!, Defiance Jiu Jitsu, Crunch Fitness and Goldfish Swim School.
- Great access and parking.
- New pylon signage.
- 18-building residential development with 408 units has been completed across the street: The 461,700-square-foot development includes 17 three-story “urban walk-up style” wood-framed residential buildings and a two-level clubhouse leasing center.



Population



Average HH Income

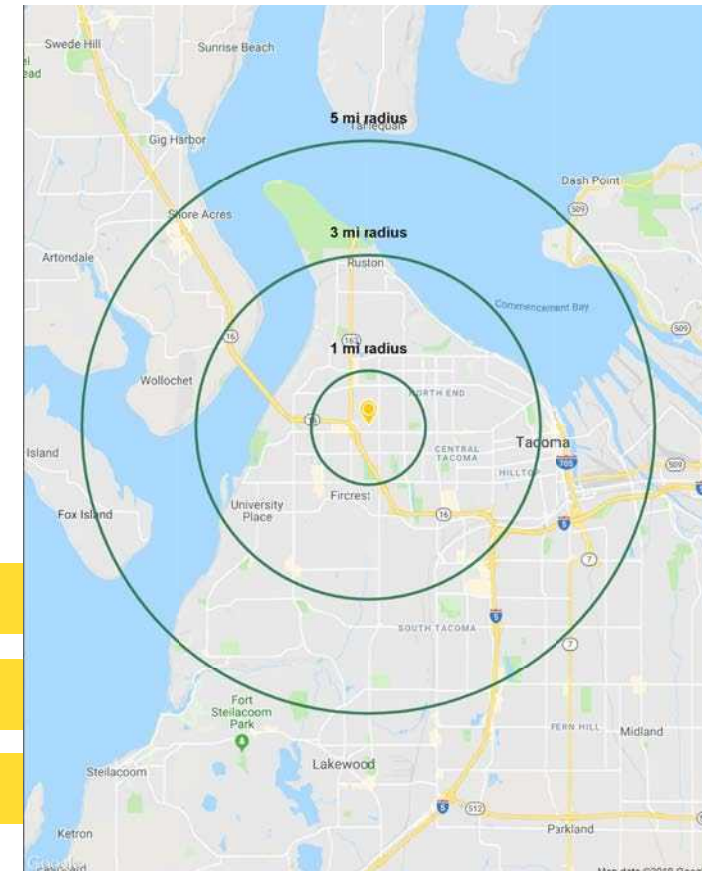


Daytime Population

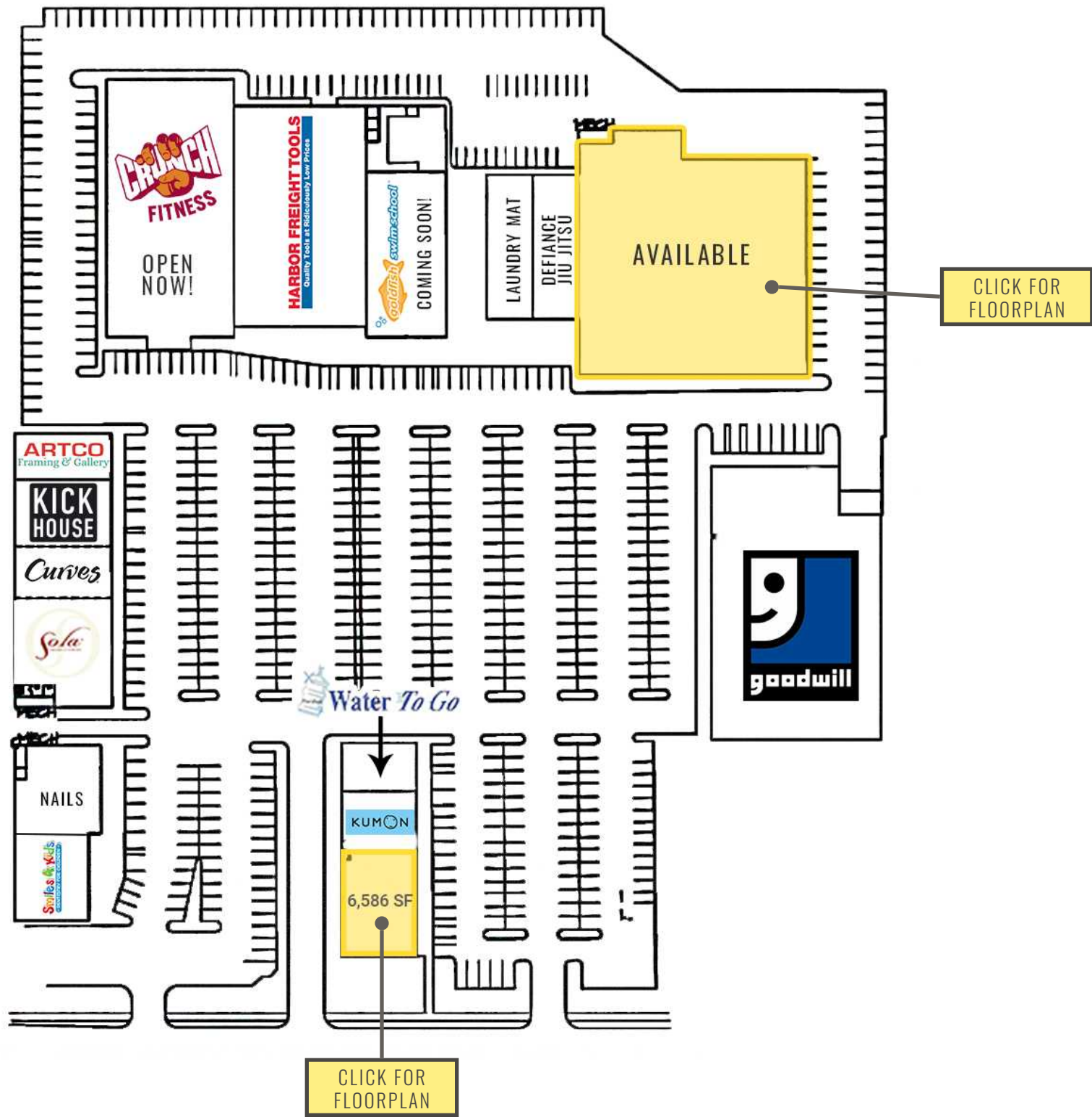
Regis - 2025

	Population	Average HH Income	Daytime Population
Mile 1	15,097	\$115,446	9,962
Mile 3	115,912	\$128,221	79,196
Mile 5	221,659	\$122,038	158,803

TENANTS



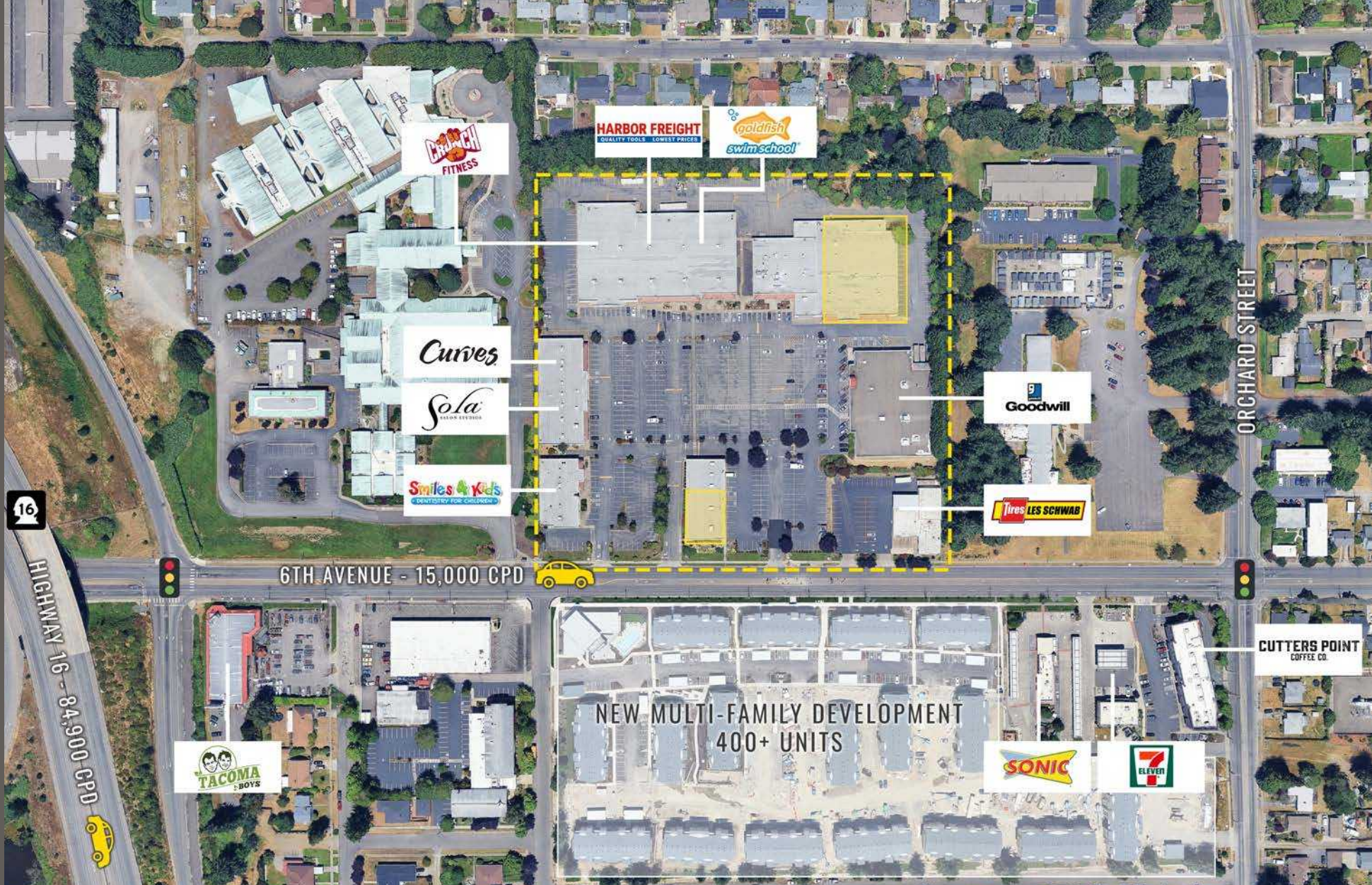
SITE PLAN



SUMMARY



LOCATION DETAILS



Located Close to SR 16
& Pearl Street Exit Ramp



Moments Away
from 6th Ave District

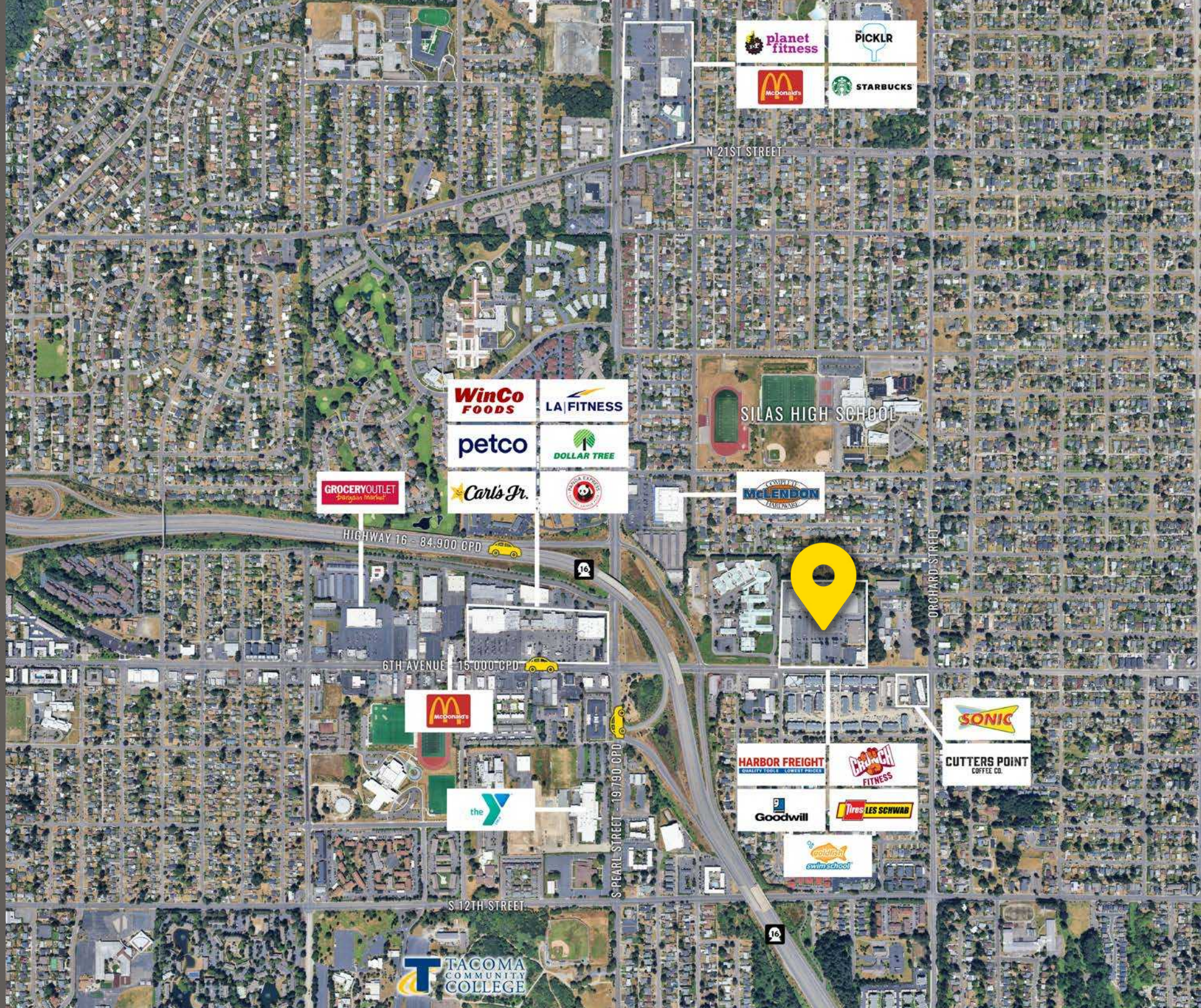


15,000 CPD
6th Ave



84,900 CPD
HWY 16

NEW DEVELOPMENT



planet fitness
PICKLR
McDonald's
STARBUCKS

N 21ST STREET

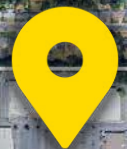
WinCo FOODS
LA FITNESS
petco
DOLLAR TREE

SILAS HIGH SCHOOL

GROCERY OUTLET
Carls Jr.
Papa John's

McKENZIE
KARAOKE

HIGHWAY 16 - 84,900 CPD



ORCHARD STREET

6TH AVENUE - 15,000 CPD

McDonald's

HARBOR FREIGHT
CORRECT TOOLS • LOWEST PRICES

CRUNCH FITNESS

SONIC

CUTTERS POINT COFFEE CO.

the Y

Goodwill

LES SCHWAR

goldfish swimschool

S PEARL STREET - 19,790 CPD

S 12TH STREET

TACOMA COMMUNITY COLLEGE



6TH AVENUE
PLAZA

GOODWILL

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

AVAILABLE

CRUNCH FITNESS

DEFINCE
JIU JITSU

Curves

REAL NAILS

SOLA SALONS

LAUNDRY
MART

Water To Go

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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