

FOR LEASE

POINT RUSTON SHOPS

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5020 MAIN STREET SUITES A-R, TACOMA, WA 98407

5058-5064 MAIN STREET, TACOMA WA 98407

5107-5109 GRAND LOOP, TACOMA, WA 98407



1,084
RESIDENTIAL
UNITS

WALKING
PATH

PLAYGROUND

WATER PARK



EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

Vision and Ownership: Under new ownership, Point Ruston is being reimagined as a dynamic waterfront destination focused on growth, innovation, and community engagement.

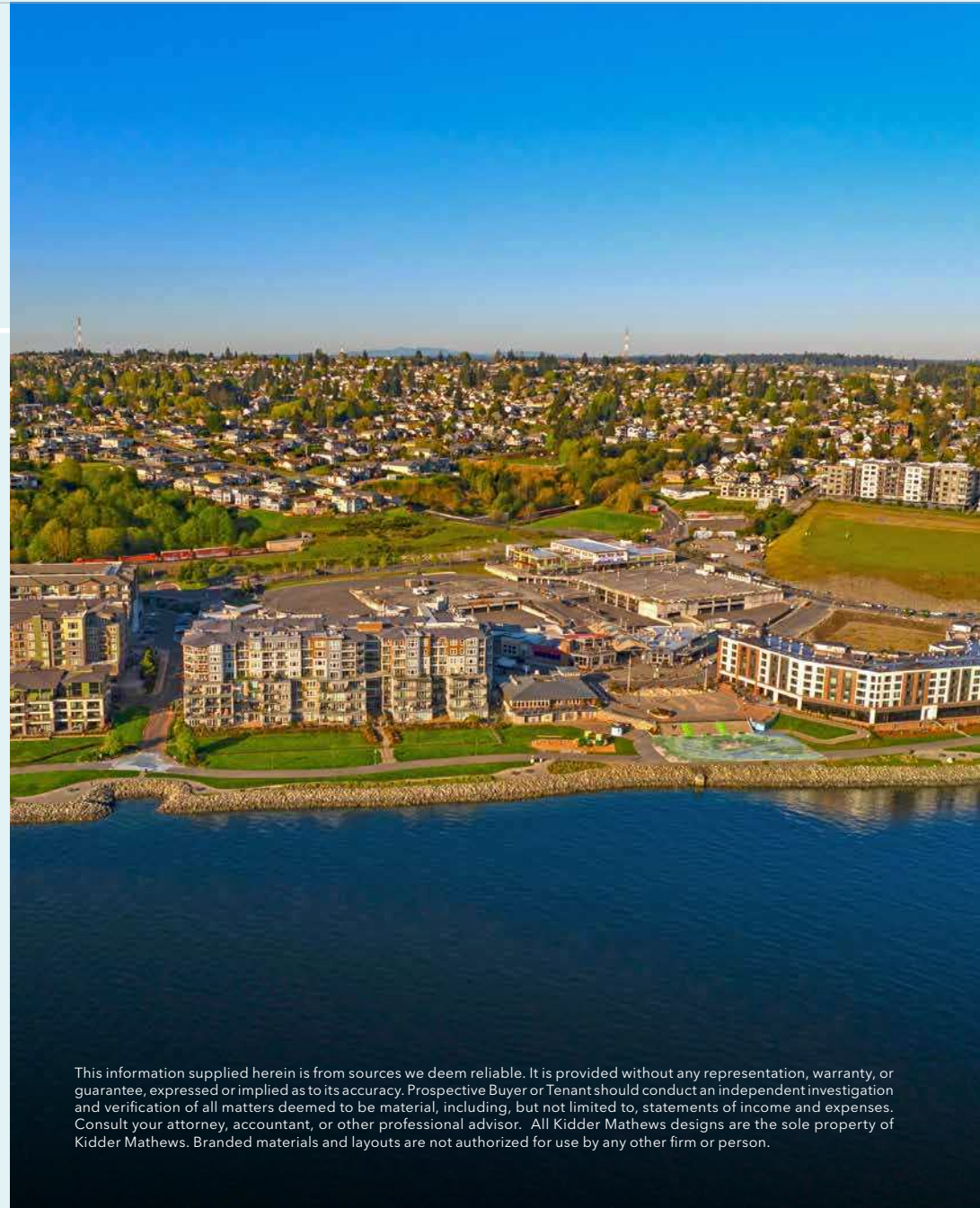
Tourism and Demand: A thriving tourism hub and vibrant destination, Ruston Way attracts 2.7 million annual visitors with its unique blend of natural beauty, urban amenities, and high demand for premium dining, retail, and recreation.

High Density and Proximity: Strategically located near densely populated neighborhoods, the property benefits from consistent foot traffic, a robust customer base, and strong economic vitality that supports sustained market opportunities.

Affluent Demographics: Surrounded by some of Tacoma's wealthiest communities, with households boasting a median income of \$109,891 and a preference for quality goods and services.

Natural Beauty and Scenic Appeal: Positioned along the breathtaking Puget Sound waterfront, Ruston Way provides a picturesque backdrop that attracts locals and tourists alike.

Future Development Plans: Exciting plans for further growth and enhancements ensure Ruston Way will remain a premier destination, offering long-term potential for businesses.

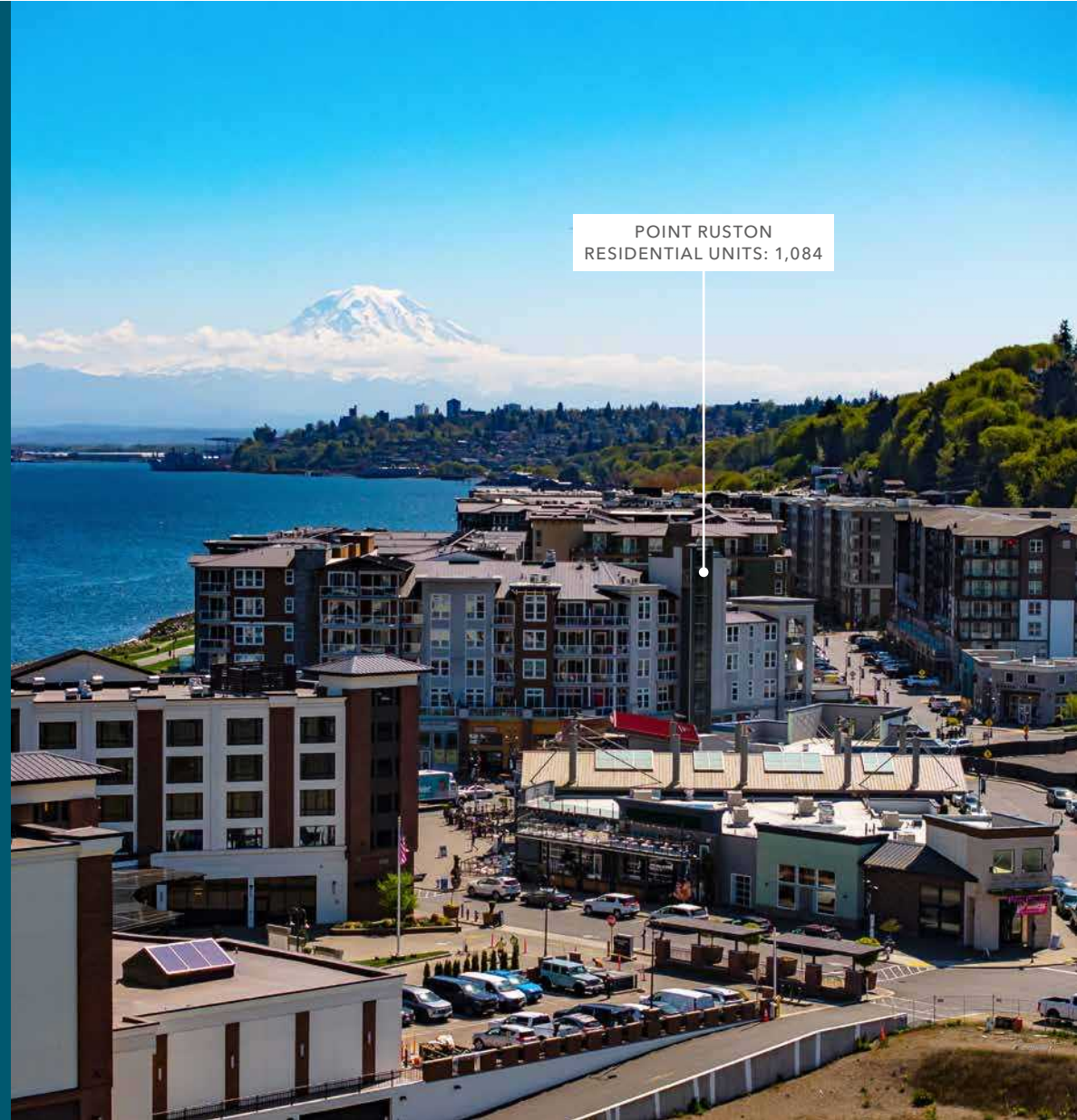


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LOCATED IN *CENTER OF* POINT RUSTON

SUITE AVAILABILITY

Suite #	Total SF
7A	2,294 SF
7B	964 SF
7E-G	1,988 SF
7H	1,629 SF
7K	1,731 SF
8-5060	1,775 SF
8-5062	2,577 SF
18-5103	1,173 SF
18-5101	2,134 SF



POINT RUSTON SHOPS

TENANTS

Bldg	Tenant	Bldg	Tenant	Bldg	Tenant	Bldg	Tenant	Bldg	Tenant
1A	Century Residences 95 Units	3A/B	Baker Condominiums 162 Units	7A	Manic Mermaid	11B	Proposed Future Development	18B	Pink Polish
1A	Cinemark	4A/B	Rainier Condominiums 200 Units	7A	La Maison Pilates	12	Proposed future development	18B	Bo Ran Royal Thai Cuisine
1A	Stack 571	5	Building 5	7B	Edward Jones	13	Proposed future development	18B	Ice Cream Social
1A	Jewel Box	6A/B	GenCare Lifestyle 159 Units	8	Rebels & Lovers	14A	Proposed future development	18B	Guppies
1A	Mio Sushi	7A/B	Village on Main Apartments 200 Units Retail AVAILABLE	8	Multicare Indigo Urgent Care	14B	Proposed future development	18A	Retail AVAILABLE
1B	Wildfin	7A	Sincere by Purpose	8	Retail AVAILABLE	15A	Proposed future development	18A	Farrelli's Pizza
2A	Copperline 268 Units	7A	Escape Hour	9N/S	Proposed Future Development	15B	Proposed future development	18A	Purpose Boutique
2A	Grit City Wellness	7A	ELM Candle Bar	10A	Proposed future development	15C	Proposed future development	18A	Retail AVAILABLE
2A	Anthem Coffee			10B	Proposed future development	16	Proposed future development		
2B	Copperline Apartments			11A	Ruston Market	17	Silver Cloud Hotel		



LEGEND

- Available
- Proposed Future Development

AVAILABLE FOR LEASE

KIDDER MATHEWS

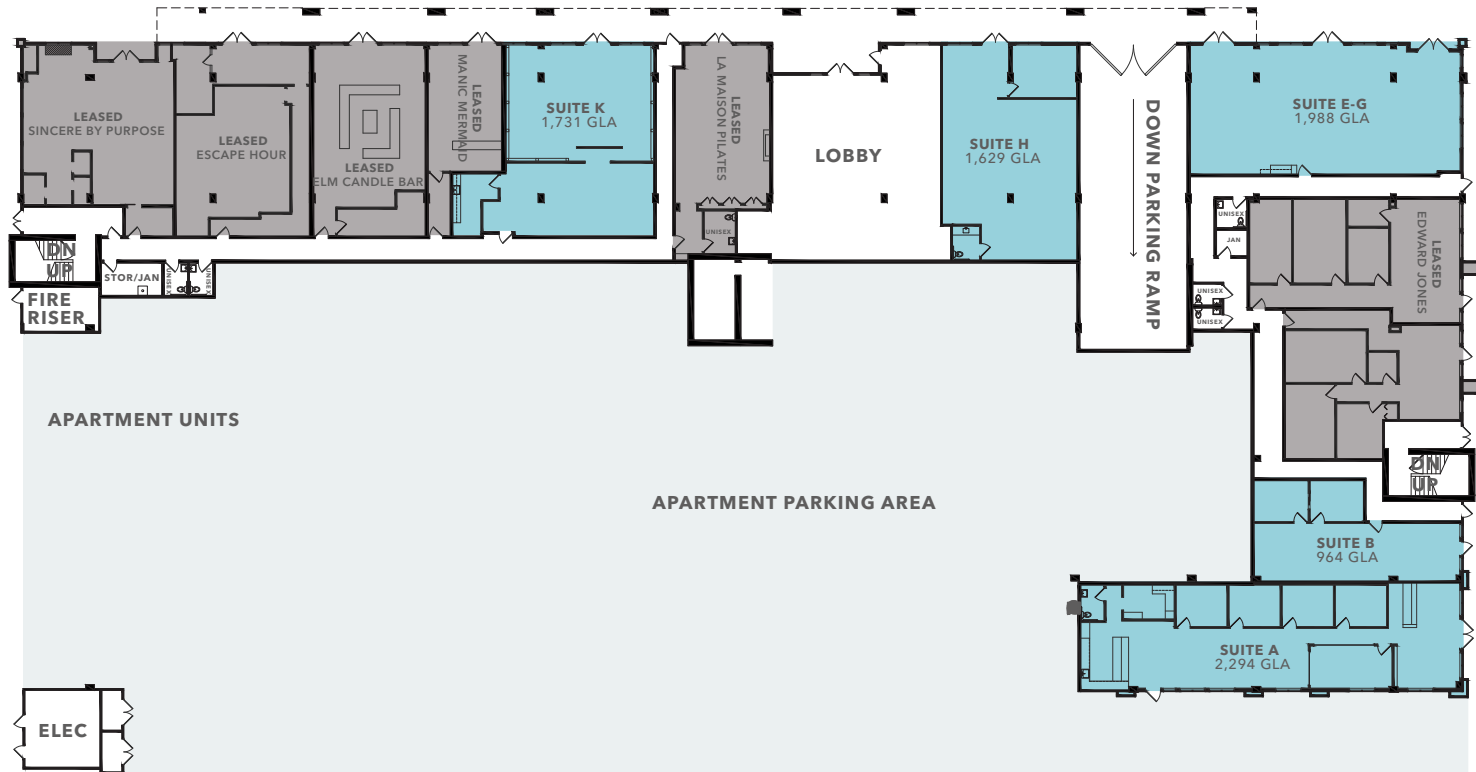
5020 MAIN STREET



AVAILABILITY | BLDG 7A/7B

Suite #	Size
SUITE K	1,731 SF
SUITE H	1,629 SF
SUITE E-G	1,988 SF
SUITE B	964 SF
SUITE A	2,294 SF

MARKETING PLAN



5062 MAIN STREET



MARKETING PLAN



AVAILABILITY | BLDG 8

Suite #	Size
SUITE 5062	2,577 SF
SUITE 5060	1,775 SF

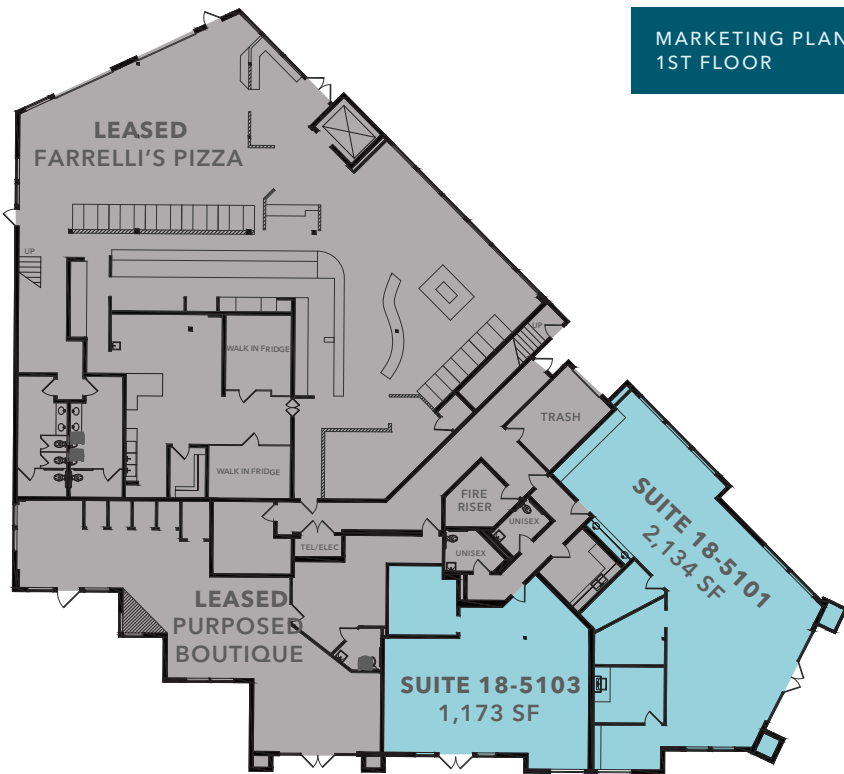
5108 GRAND LOOP



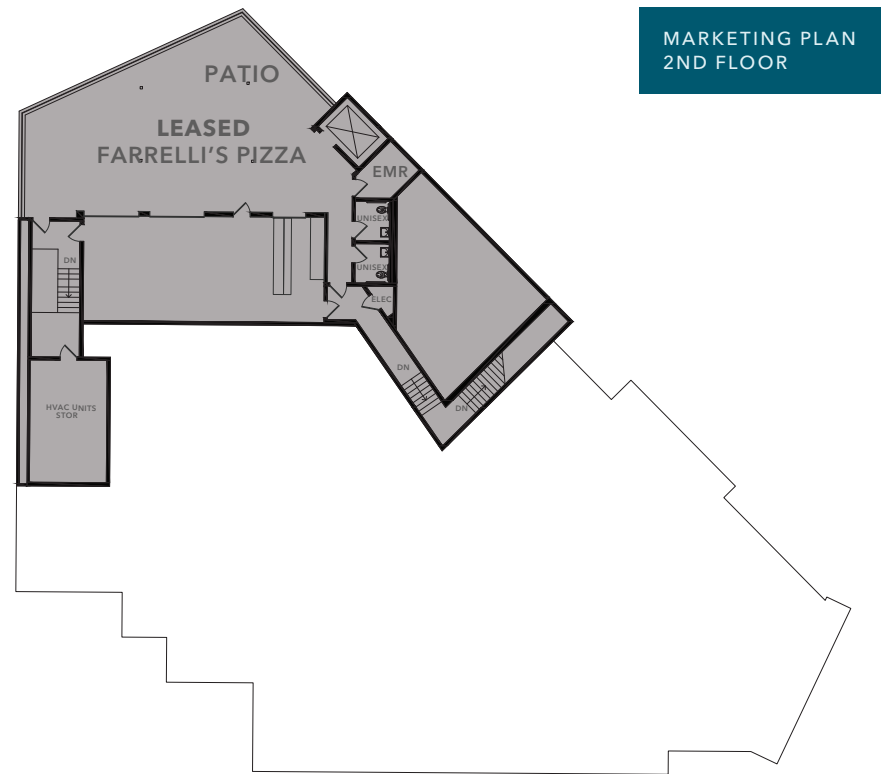
AVAILABILITY | BLDG 18A

Suite #	Size
SUITE 18-5103	1,173 SF
SUITE 18-5101	2,134 SF

*Please do not disturb tenant



MARKETING PLAN
1ST FLOOR



MARKETING PLAN
2ND FLOOR

COMMUNITY EVENTS & ENGAGEMENT

Live, Work, Shop, Dine, Play — A resort inspired waterfront community on the south sound

Point Ruston, a waterfront resort-inspired village with panoramic views of the South Puget Sound, the Olympic Mountains and Mount Rainier, will be a place to experience the best in Pacific NW living, dining, shopping, recreation, and entertainment.

Photo Sources | Parkstacoma.gov



FUTURE DEVELOPMENTS

Building / Type	Total Building SF	Total Commercial SF	Total Res Units
BUILDING 10A/B - RETAIL	17,000	17,000	-
BUILDING 9 & 11 - MIXED-USE	314,893	69,646	253
BUILDING 12 - RETAIL	12,000	12,000	-
BUILDING 14 - MULTIFAMILY	461,322	-	175
BUILDING 15 - MULTIFAMILY & CONDO	581,905	-	350
BUILDING 16 - MULTIFAMILY	259,821	3,490	147

POINT RUSTON SHOPS

POINT
DEFIANCE PARK

POINT
DEFIANCE
ZOO

ROSE
GARDEN

DUNE
PENINSULA

SUBJECT
PROPERTY

*Commencement
Bay*

N PARK AVE

RUST PARK

RUSTON WAY

163

N MILDRED ST

N 51ST ST

N 49TH ST

N VASSAULT ST

N HEARLE ST

N BATTIMORE ST

N ORCHARD ST

N 45TH ST



AVAILABLE FOR LEASE

KIDDER MATHews

DEMOGRAPHICS

POPULATION

	5 Min	10 Min	15 Min
2024 EST. POPULATION	18,656	46,837	125,311
2029 PROJ. POPULATION	19,362	47,680	130,684
2024 MED. AGE	34.1	34.1	34.1
DAYTIME POPULATION	4,365	10,673	22,934

HOUSEHOLD INCOME

	5 Min	10 Min	15 Min
2024 EST. AVG. HH INCOME	\$145,005	\$144,360	\$123,506
2024 EST. PER CAPITA INCOME	\$67,459	\$64,675	\$53,995

HOUSEHOLD

	5 Min	10 Min	15 Min
2024 EST HH	8,654	20,827	54,276
AVG HH SIZE	2.1	2.1	2.2

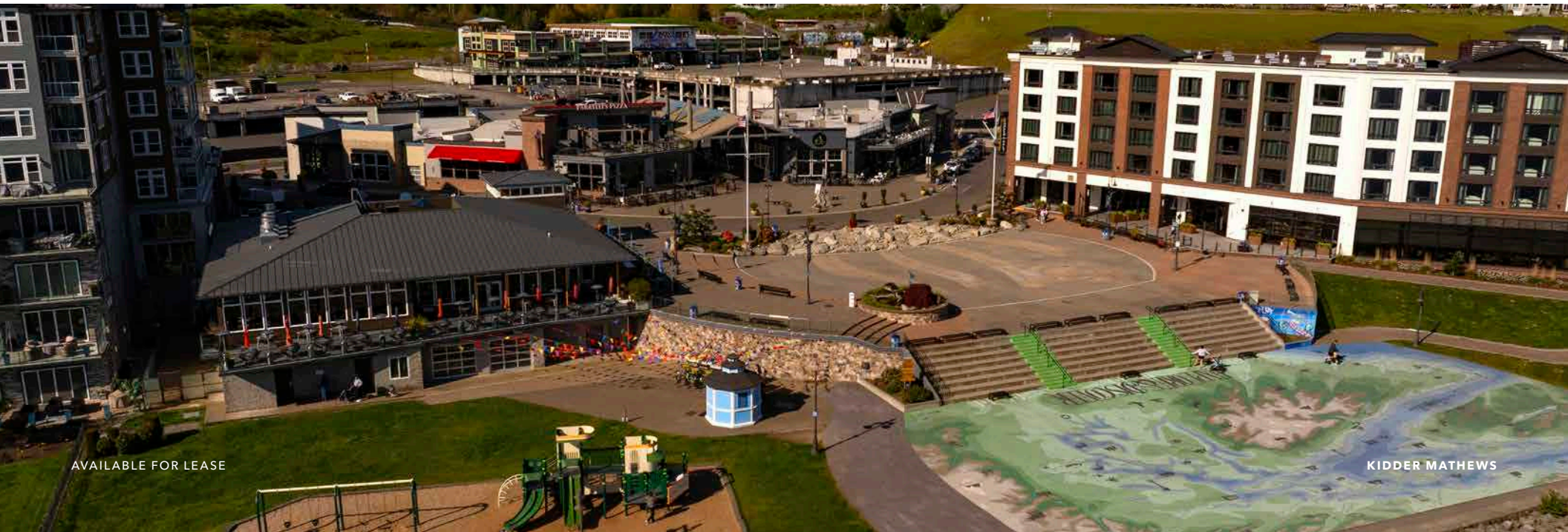
HIGHER EDUCATION DEGREE

	5 Min	10 Min	15 Min
SOME COLLEGE	21.8%	19.6%	20.8%
ASSOCIATE DEGREE	9.1%	9.4%	9.1%
BACHELOR DEGREE	26.9%	27.6%	25.4%
GRADUATE DEGREE	19.5%	20.5%	17.1%
Total	77.30%	77.10%	72.40%

Data Source: ©2025, Sites USA



PROPERTY PHOTOS



AVAILABLE FOR LEASE

KIDDER MATHEWS



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