

# FOR LEASE

1011 S 11th Street  
Tacoma, WA 98405



# ASPIRE 11



## ASPIRE11 RETAIL

Jameson Sullivan & Justin Holmes

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

**ASPIRE11 RETAIL** is located on the hard corner intersection of MLK Jr Way and 11th Street in the Hilltop Neighborhood of Tacoma. Aspire11 retail provides high exposure for retailers to the two main thoroughfares in addition to the traffic from the newly constructed light-rail system with the [Hilltop Link Light Rail](#) station located within view of the front doors. The 289 apartments on site (comprised of multiple floor plans of studio, 1BR and 2BR units) provides a built in customer base for retailers during all times of day.

**AVAILABLE**

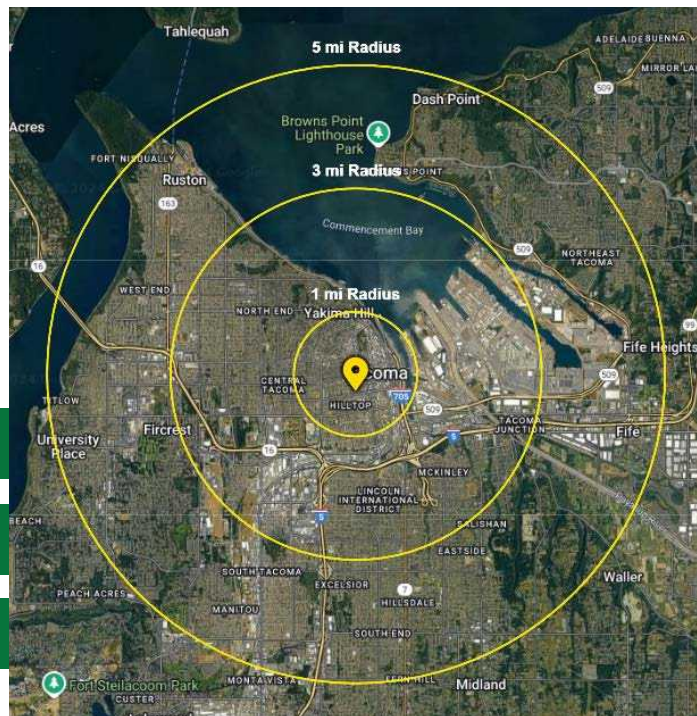
- ▶ SUITE 311: 2,523 SF
- ▶ SUITE 312: 5,448 SF
- ▶ SUITE 311 & 312: CAN BE COMBINED FOR 7,971 SF
- ▶ SUITE 314: 4,419 SF

**CAN BE DEMISED**

- Ground floor retail space under 289-unit apartment development.
- Shaft and grease trap installed for restaurant uses.
- 21-foot ceiling heights.
- On site parking for retail.
- Call brokers for details.

Regis - 2025	Population	Average HH Income	Daytime Population
Mile 1	37,827	\$94,136	38,105
Mile 3	113,525	\$111,726	96,772
Mile 5	267,150	\$118,525	181,981

**NEARBY TENANTS**



PHOTOS



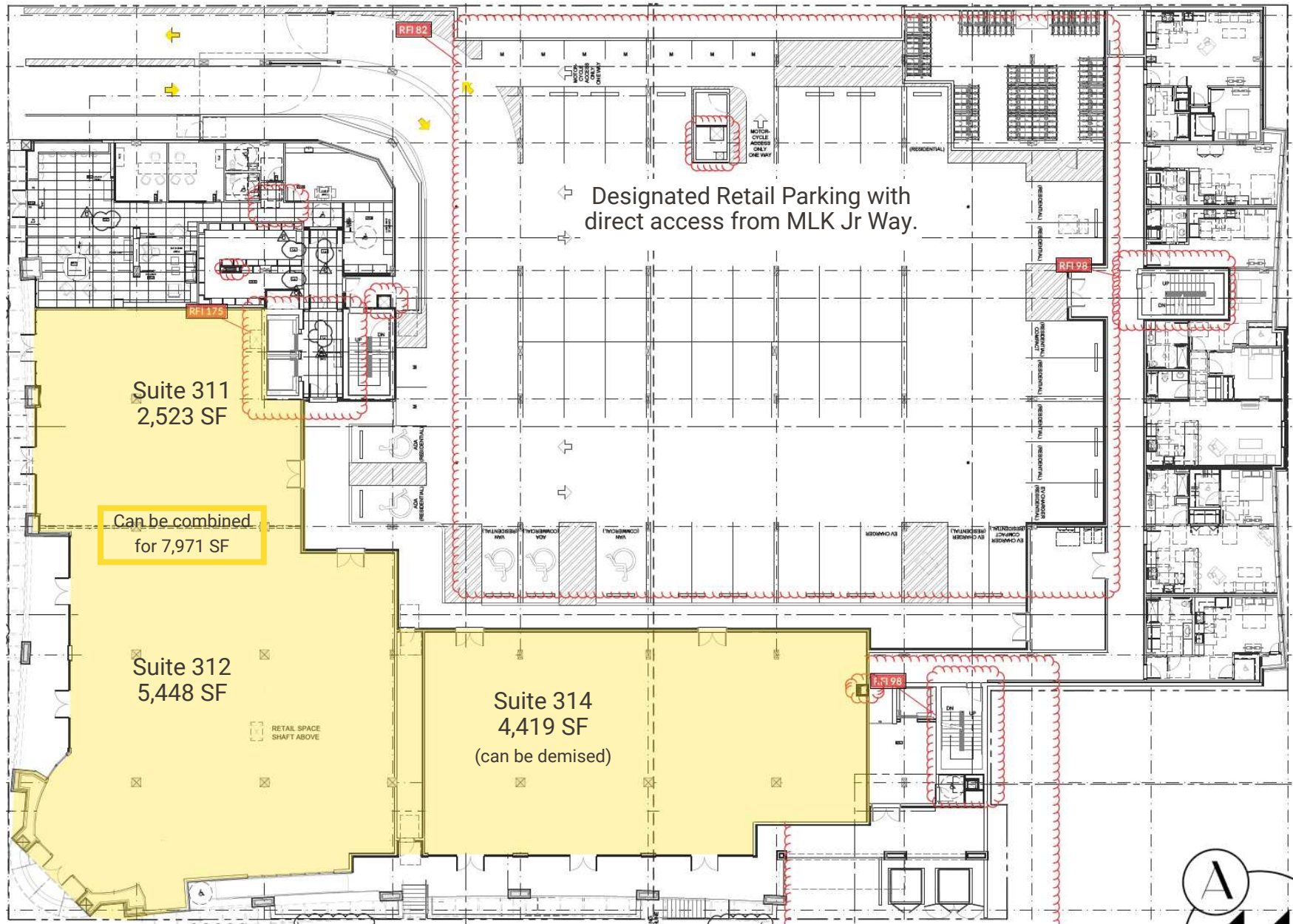
S 11TH STREET



MLK JR WAY

# FLOOR PLAN

MLK JR WAY



S 11TH STREET

A  
11



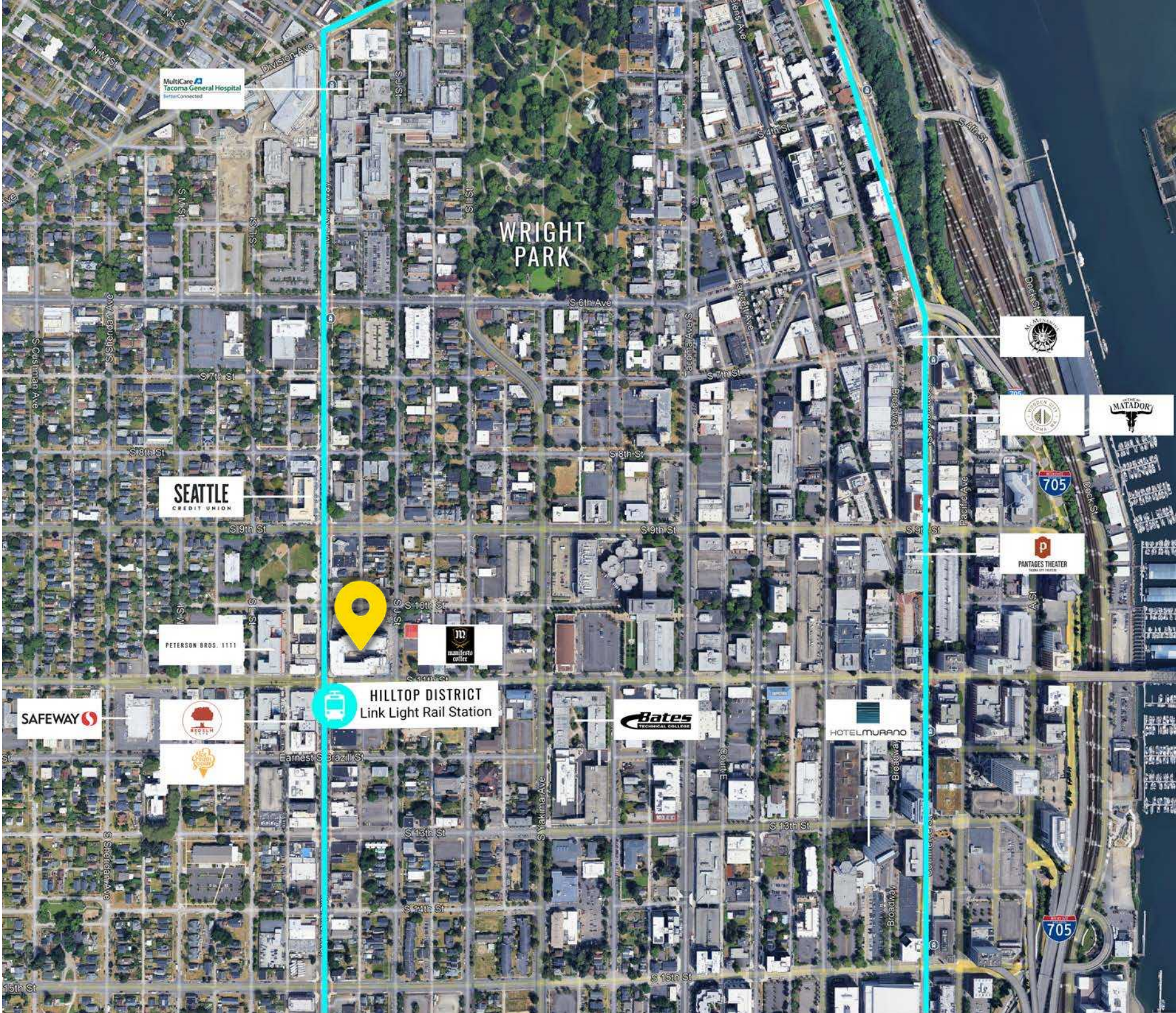
PHOTOS



NEIGHBORHOOD



# NEIGHBORHOOD



MultiCare  
Tacoma General Hospital  
Barber Connected

WRIGHT  
PARK

SEATTLE  
CREDIT UNION

PETERSON BROS. 1111



HILLTOP DISTRICT  
Link Light Rail Station

SAFeway



Bates  
TECHNICAL COLLEGE

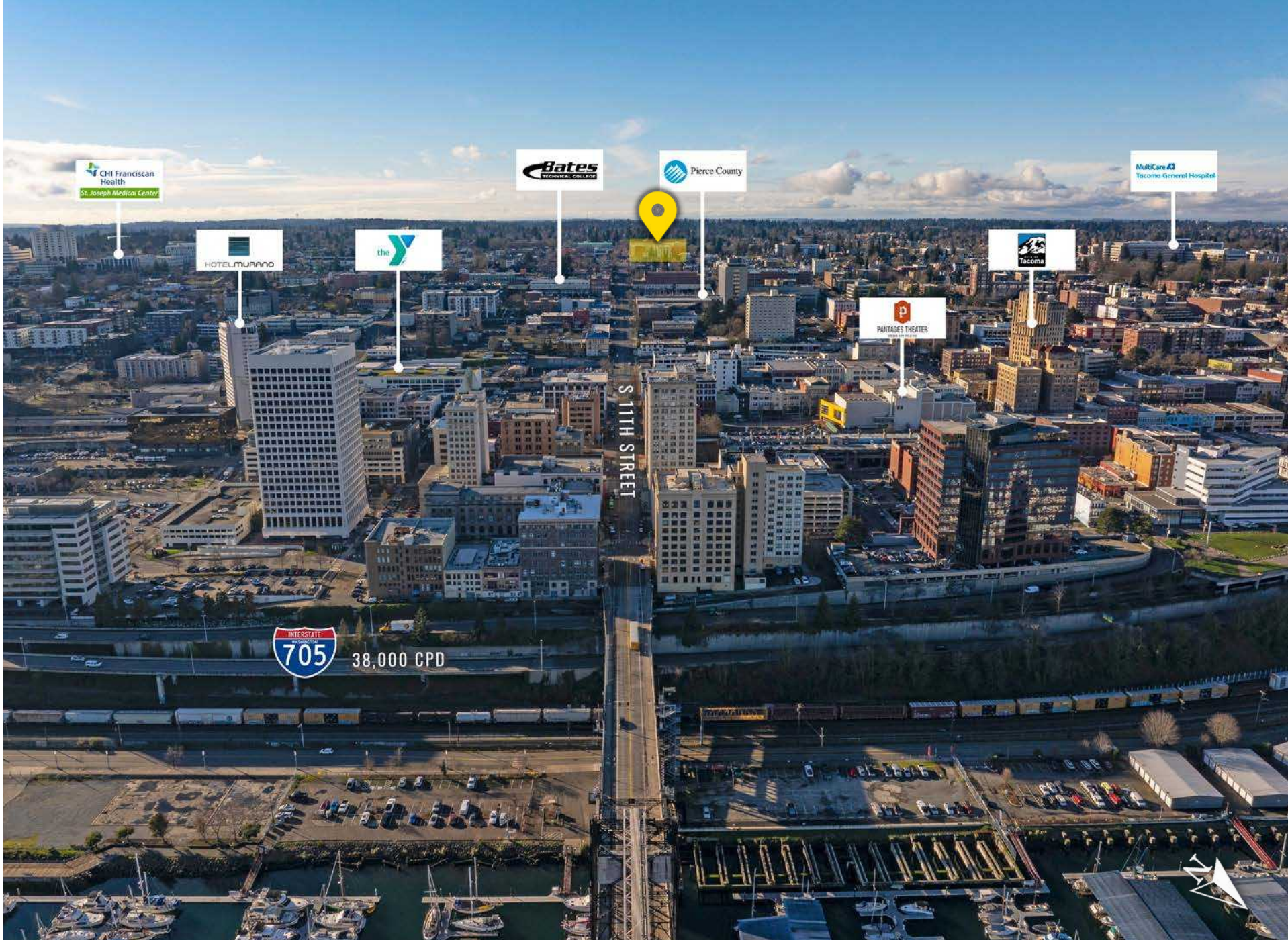
HOTEL MURANO



15th St



# LOCATION DETAILS



4,400 CPD  
MLK Jr Way



4,600 CPD  
S 11th Street



On Hilltop Link Light Rail  
with an estimated 2,000-4,000 riders per day



Walking distance of  
Bates Tech. College with  
nearly 7,000 students

# LOCATION DETAILS



**Powder Room**  
SMAZE SMAZE SMAZE  
Burgers • Pies • Slides

**indigo** URGENT CARE  
**MUD BAY**  
**Orangetheory** FITNESS  
**JIMMY JOHN'S**  
**THRIFTWAY**  
OLIVE GARDEN RESTAURANT

**E9** BREWING CO.  
**Primo**  
**BLUECARD** GOLF COURSE  
**RED HOT**  
**PANCAKE HOUSE**

**SEATTLE CREDIT UNION**  
PETERSON BROS. 1111  
**LO22**  
**SAFeway**

**Bates** TECHNICAL COLLEGE

**MATADOR**  
**PANTAGES THEATER**

**SOUND TRANSIT LINK LIGHT RAIL**  
2,000-4,000 Riders per day

**GREATER TACOMA CONVENTION CENTER**

**Virginia Mason Franciscan Health**  
**Sf. Joseph Medical Center**

**TAM**

**MUSEUM OF GLASS**

**W** UNIVERSITY OF WASHINGTON TACOMA  
4,980 STUDENTS



# LOCATION DETAILS



FIRST WESTERN PROPERTIES



GIG HARBOR

TACOMA NARROWS BRIDGE

RUSTON WAY WATERFRONT

PROCTOR DISTRICT

STADIUM DISTRICT

DOWNTOWN TACOMA

FIRCREST

UNIVERSITY PLACE


**W**  
UNIVERSITY of WASHINGTON  
TACOMA  
4,980 STUDENTS  
Playaway



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

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ASPIRE 11

