

FOR LEASE

DRYER PLAZA

13400 PACIFIC AVE S, TACOMA, WA 98444

*1,312 - 2,788 SF Space Available
for Lease in Tacoma, WA*





PROPERTY HIGHLIGHTS

Moments from Pacific Lutheran University

Visibility from Highway 7

Moments from Lake Spanaway Golf Course

Located near Joint Base Lewis-McChord, the fourth-largest employer in Washington State

1,312 SF

AVAILABLE

2,788 SF

AVAILABLE

\$16.00

LEASE RATE + NNN

\$9.19

NNN

NEARBY TENANTS



DRYER PLAZA



Farrell's Pizza | T-Mobile | Emerald City Running

Domino's

Paradise Lawn

Starbucks

GRAVITY COFFEE

Brown Bear Car Wash

Woffe Club COFFEE ROASTERS

MARVEL Food & Deli

Shell

SUPER SAVER FOODS

peak Credit Union

SUBJECT PROPERTY

McFoot JAVA

LUCKY'S DRIVE-IN

EL TORO MEXICAN RESTAURANT & TAQUERIA

jiffylube

tandy LEATHER

7

7-ELEVEN

FITNESS SPAWAY CENTER

Delicious Petting Zoo

Papa Murphy's TAKE 'N BAKE PIZZA

PARKLAND CENTER

KeyBank

OLIVER'S HARDWARE STORE



FOR LEASE

C ST S

KIDDER MATHEWS

DRYER PLAZA

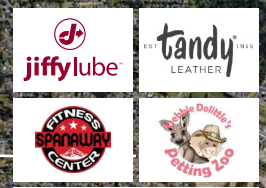
512

5

JOINT BASE LEWIS-MCCHORD
MCCHORD FIELD



SUBJECT PROPERTY



38,203+ VEHICLES
Average Daily Traffic

PARKLAND CENTER

7

SPRINKER
RECREATION CENTER



LAKE SPANAWAY
GOLF COURSE



34,870+ VEHICLES
Average Daily Traffic



FOR LEASE

KIDDER MATHEWS

DEMOGRAPHICS

POPULATION

	5 Mins	10 Mins	15 Mins
2010 CENSUS	31,130	95,122	196,365
2020 CENSUS	33,143	104,312	225,932
2025 ESTIMATED	33,019	103,346	225,541
2030 PROJECTED	33,026	103,736	226,029

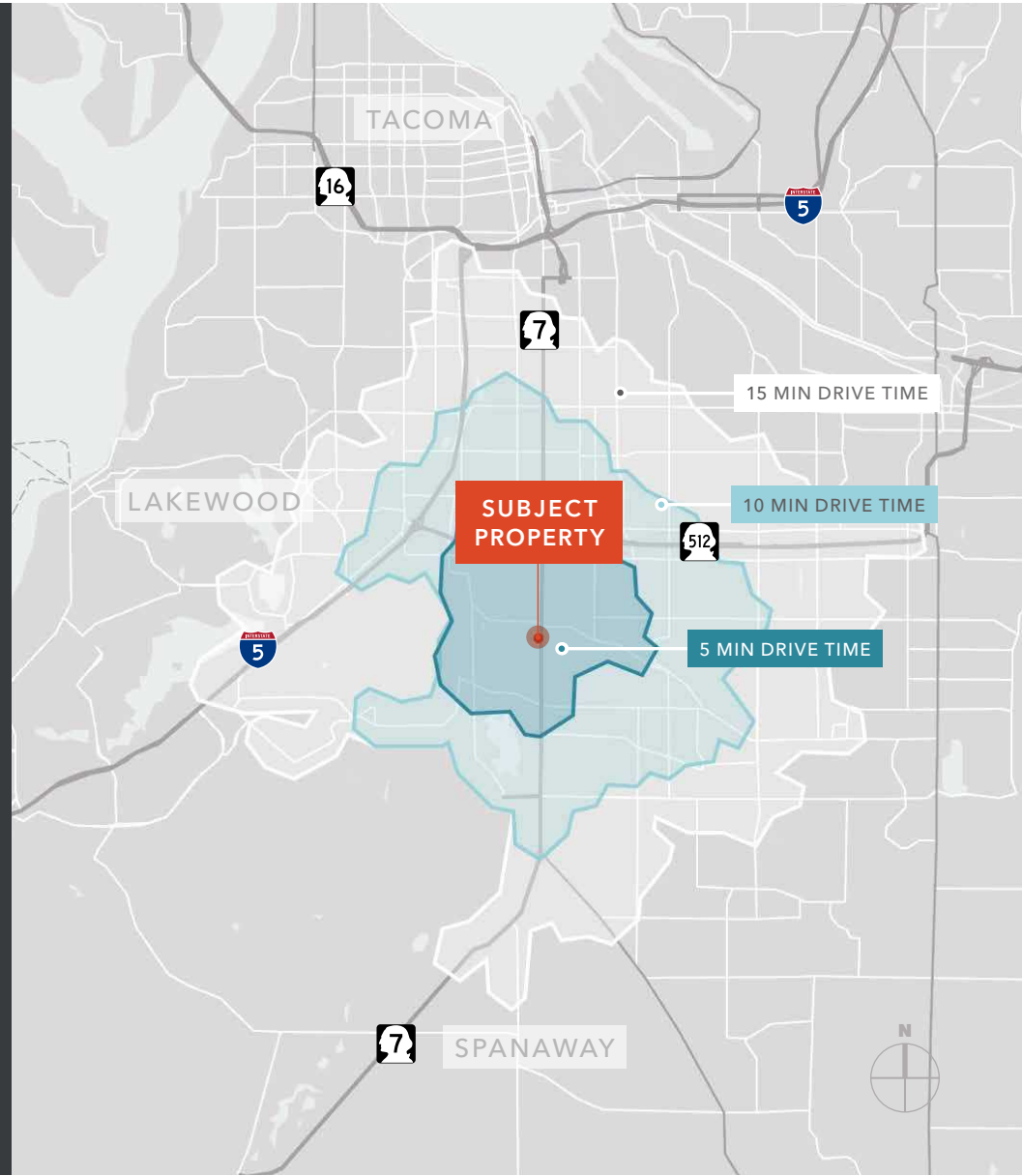
MEDIAN AGE & GENDER

	5 Mins	10 Mins	15 Mins
MEDIAN AGE	34.1	34.8	34.7
% FEMALE	49.0%	49.8%	49.8%
% MALE	51.0%	50.2%	50.2%

HOUSEHOLD INCOME

	5 Mins	10 Mins	15 Mins
2025 MEDIAN	\$83,764	\$81,823	\$88,003
2030 MEDIAN PROJECTED	\$84,255	\$81,835	\$88,053
2025 AVERAGE	\$102,295	\$103,006	\$110,417
2030 AVERAGE PROJECTED	\$102,905	\$103,164	\$110,632

Data Source: ©2025, Sites USA





For more information, contact

BLAKE WEBER

Senior Vice President
206.898.1231
blake.weber@kidder.com

NED WHALEN

Senior Vice President
206.491.5998
ned.whalen@kidder.com

TIM WEBER

Executive Vice President
206.650.0391
tim.weber@kidder.com

DON WHITTLES

Senior Vice President
253.208.2257
don.whittles@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

