



FOR LEASE
5902 6th Avenue
Tacoma, WA 98406



6TH & PEARL RETAIL CENTER
Jeremiah Durr

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

6TH & PEARL RETAIL is located on Tacoma's busy 6th Avenue corridor, this property offers excellent visibility and access in a high-traffic retail and service district. Surrounded by dense residential neighborhoods and established businesses, it's an ideal opportunity for retail, office, or service users seeking a strong West Tacoma location.

5902 6TH AVENUE:

1,096 SF \$38.00 PSF PLUS \$12.51 NNN

- Excellent frontage along Tacoma's busiest streets - 6th Avenue & Pearl Street
- Strong vehicle and pedestrian exposure throughout the day
- Built-in customer base from nearby dense residential neighborhoods
- Easy access and connectivity to major arterials and highways
- On-site parking available



Population



Average HH Income

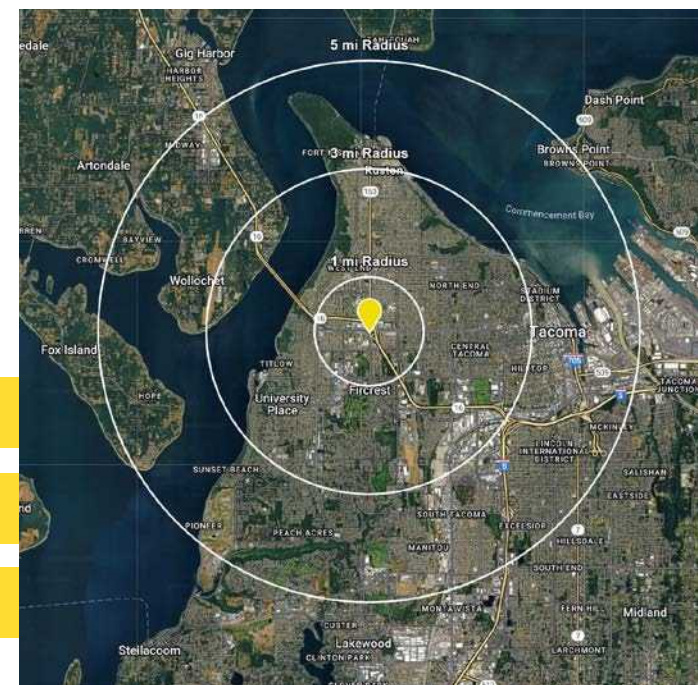


Daytime Population

Regis - 2025

	Population	Average HH Income	Daytime Population
Mile 1	15,513	\$108,079	10,955
Mile 3	108,722	\$132,089	68,834
Mile 5	220,209	\$123,242	156,992

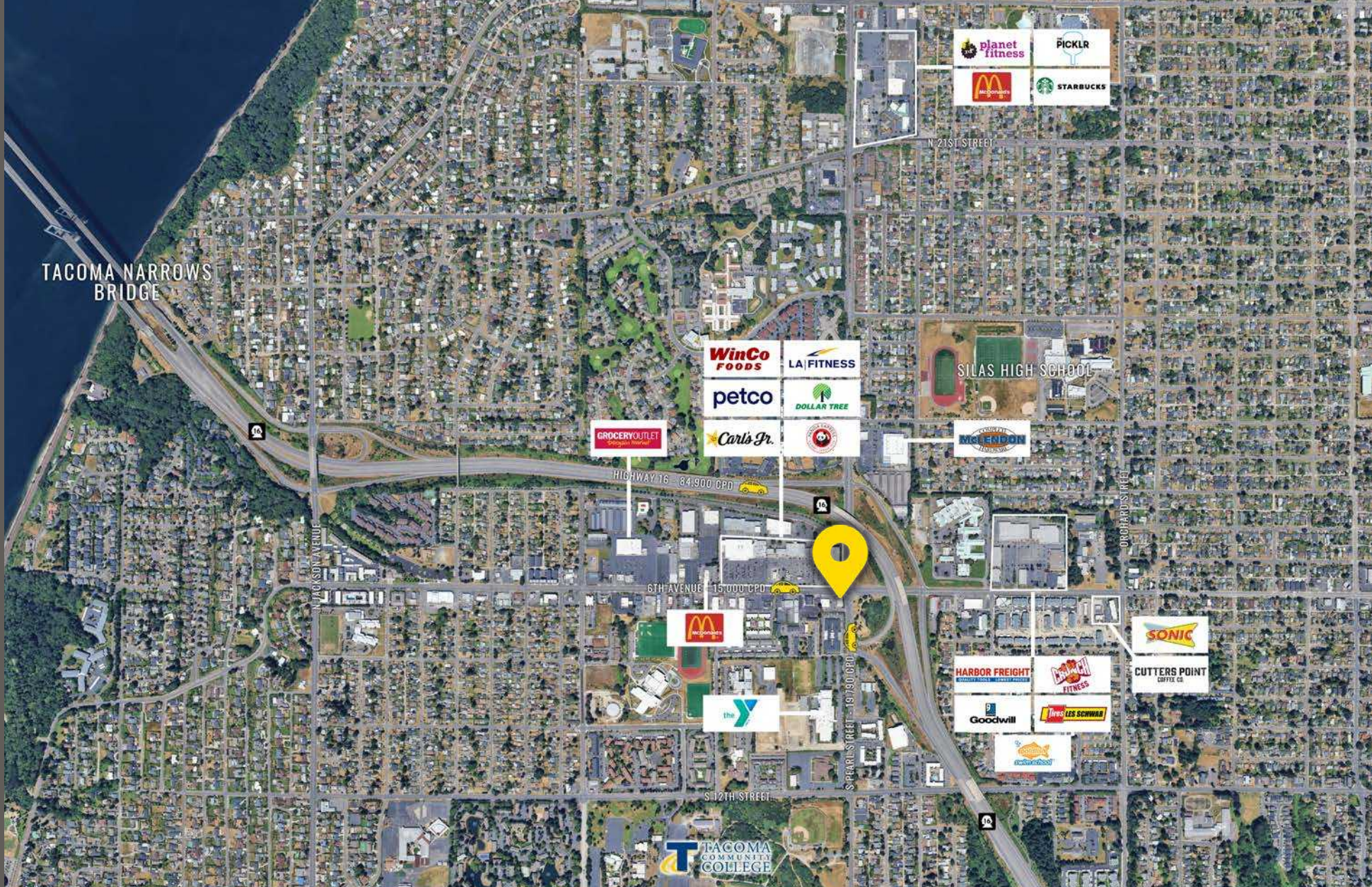
NEARBY RETAIL



PHOTOS



LOCATION DETAILS



Located moments from HWY 16



Centrally located in 6th Ave Retail District



15,000 CPD 6th Avenue



19,790 CPD S Pearl Street

LOCATION AERIAL



GIG HARBOR

TACOMA NARROWS BRIDGE

RUSTON WAY WATERFRONT

PROCTOR DISTRICT

STADIUM DISTRICT

DOWNTOWN TACOMA

FIRCREST

UNIVERSITY PLACE

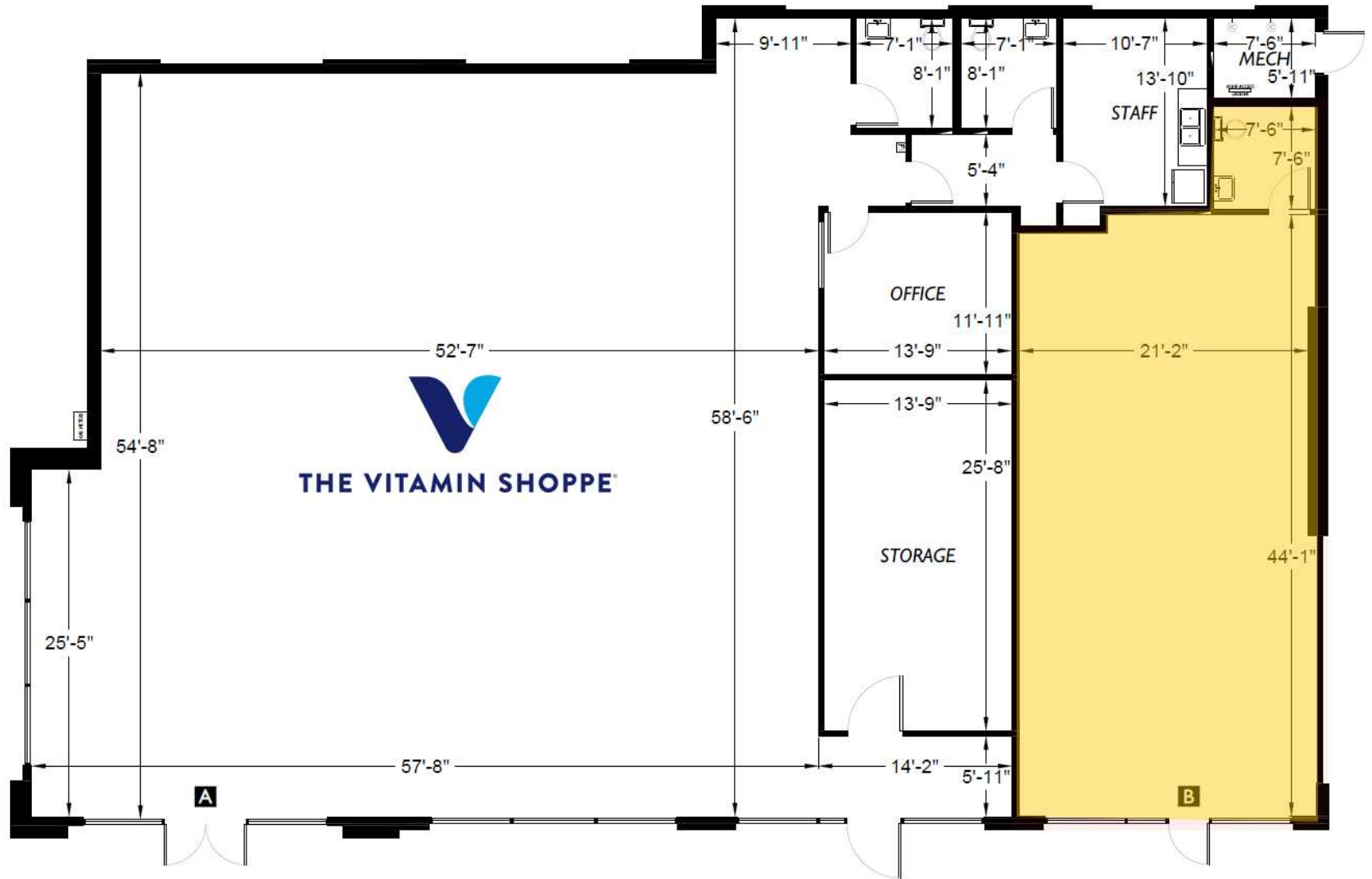
W UNIVERSITY OF WASHINGTON TACOMA
4,980 STUDENTS



SITE PLAN

6th Avenue

South Pearl Street




THE VITAMIN SHOPPE

Parking

TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.
RESULTS DRIVEN.




THE VITAMIN SHOPPE

1,098 SF
AVAILABLE

JEREMIAH DURR

 253.471.5506

 jdurr@firstwesternproperties.com



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

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.