

FOR LEASE

# 6TH & UNION CENTER

3602 6TH AVE, TACOMA, WA 98406

1,836 SF  
AVAILABLE

1,364 SF  
AVAILABLE

KIDDER.COM

km Kidder  
Mathews

# 6TH & UNION CENTER



1,836 SF  
AVAILABLE



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## PROPERTY OVERVIEW

Estimated NNN Expenses: Approximately \$10.00 PSF

Open Interior with Tall Ceilings providing flexible layout options

On-Site Parking Available for customers and staff

Immediate proximity to Downtown Tacoma and convenient access to Interstate 5

Minutes from the University of Puget Sound, contributing to consistent daytime activity

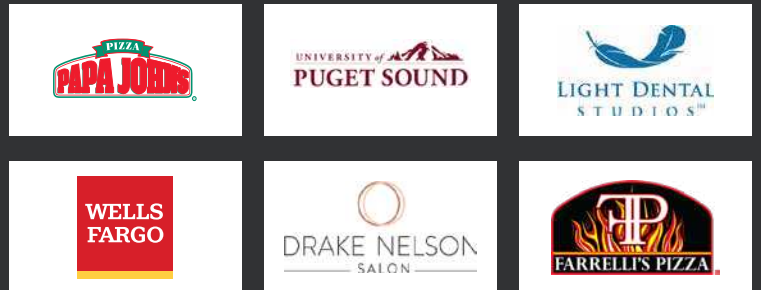
Located within a well-established residential neighborhood, offering a strong local customer base

Surrounded by an eclectic blend of dining, retail, and service businesses that anchor the corridor's appeal

## AVAILABILITIES

Suite	Former Use	SF	Rate
SUITE 101	Grit City Greens	1,836 SF	Call for Rate
SUITE 103	India Garden Restaurant	1,364 SF	Call for Rate

## NEARBY TENANTS



# 6TH & UNION CENTER



WELLS FARGO

UNIVERSITY OF PUGET SOUND

15

FARRELL'S WOOD FIRE PIZZA

# DEMOGRAPHICS

## POPULATION

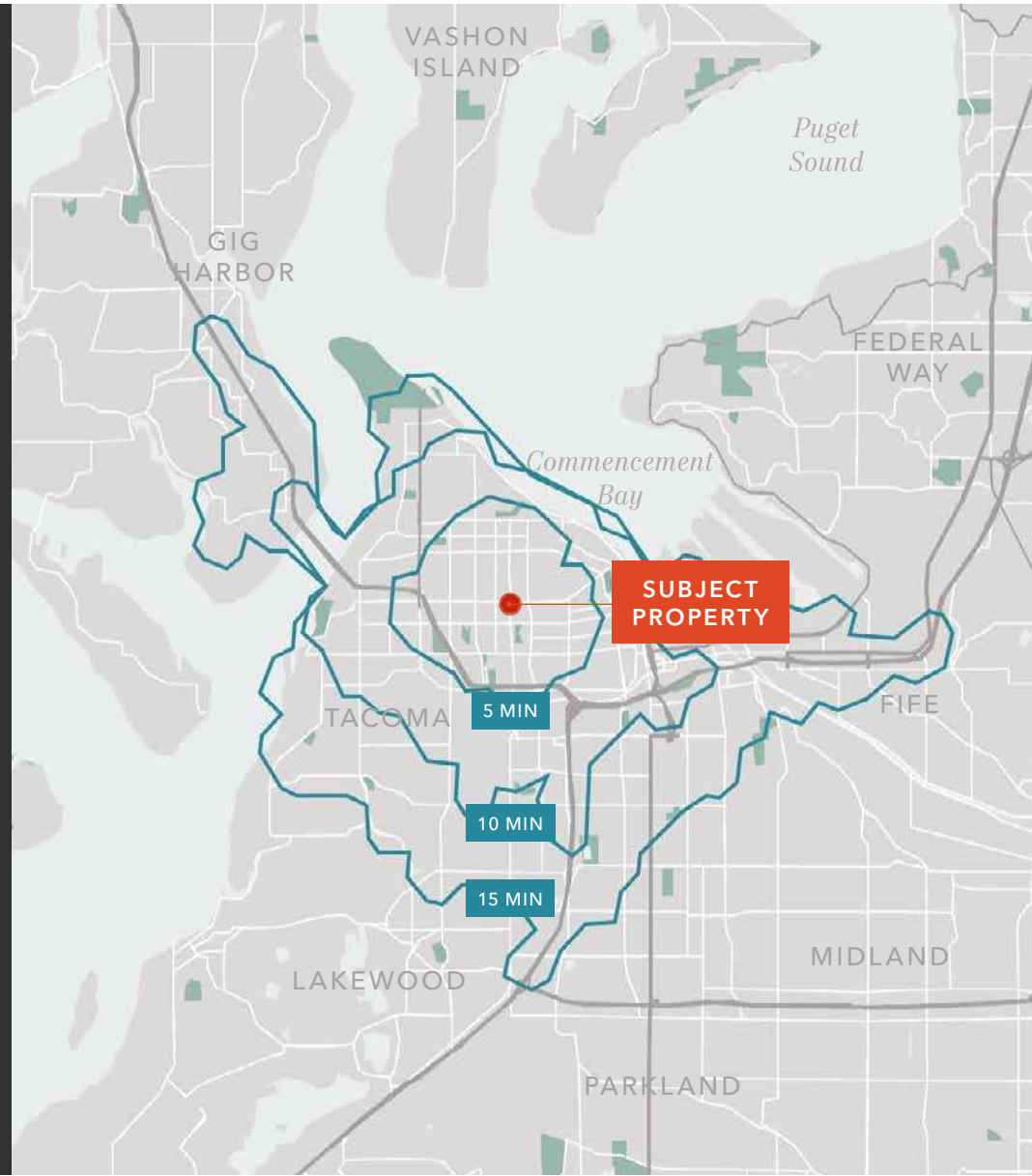
	5 Minutes	10 Minutes	15 Minutes
2020 CENSUS	46,561	125,977	233,305
2010 CENSUS	42,302	112,709	209,919
2025 ESTIMATED	45,367	136,945	245,435
2030 PROJECTED	45,482	141,412	251,163

## MEDIAN AGE & GENDER

	5 Minutes	10 Minutes	15 Minutes
MEDIAN AGE	37.7	37.8	37.4
% FEMALE	49.1%	48.9%	49.7%
% MALE	50.9%	51.1%	50.3%

## HOUSEHOLD INCOME

	5 Minutes	10 Minutes	15 Minutes
2025 MEDIAN	\$101,721	\$90,824	\$90,542
2030 MEDIAN PROJECTED	\$101,969	\$89,530	\$89,822
2025 AVERAGE	\$132,244	\$119,550	\$118,908
2030 AVERAGE PROJECTED	\$132,694	\$118,005	\$118,133





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*Exclusively leased by*

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