



**NOW LEASING**



# PAC AVE DISTRICT RETAIL

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

**WELCOME TO PAC AVE** The Heart of Downtown Tacoma – As the front door to the University of Washington Tacoma campus, Pacific Avenue offers over 50,000 square feet of distinctive retail and dining experiences nestled in the vibrant, historic core of downtown Tacoma. This walkable district is more than just a destination—it's a cornerstone of Tacoma's cultural and economic resurgence. Pac Ave is energized by a growing campus community, thriving local businesses, and a steady stream of visitors drawn by nearby museums, conventions, concerts, and public events. With an expanding population of downtown residents and a dynamic mix of activity day and night, Pac Ave is where Tacoma comes to connect, shop, and celebrate.

## HIGHLIGHTS

Situated within the University of Washington Tacoma campus, ensuring a built-in base of students, faculty, staff, and visitors.

Adjacent to Tacoma's Museum District, including the Museum of Glass, Washington State History Museum, and Tacoma Art Museum.

Directly on the Link light rail route at Union Station, offering exceptional transit-driven foot traffic.

Located within walking distance of multiple hotels and convention center enhancing visibility to tourists and conference guests.

## AVAILABLE SPACES

### SOUTH BUILDING

Suite 1936 - 1,517 SF  
*Former Coffee Shop*

Suite 1908 - 1,528 SF  
*Former Retail Shop*

### NORTH BUILDING

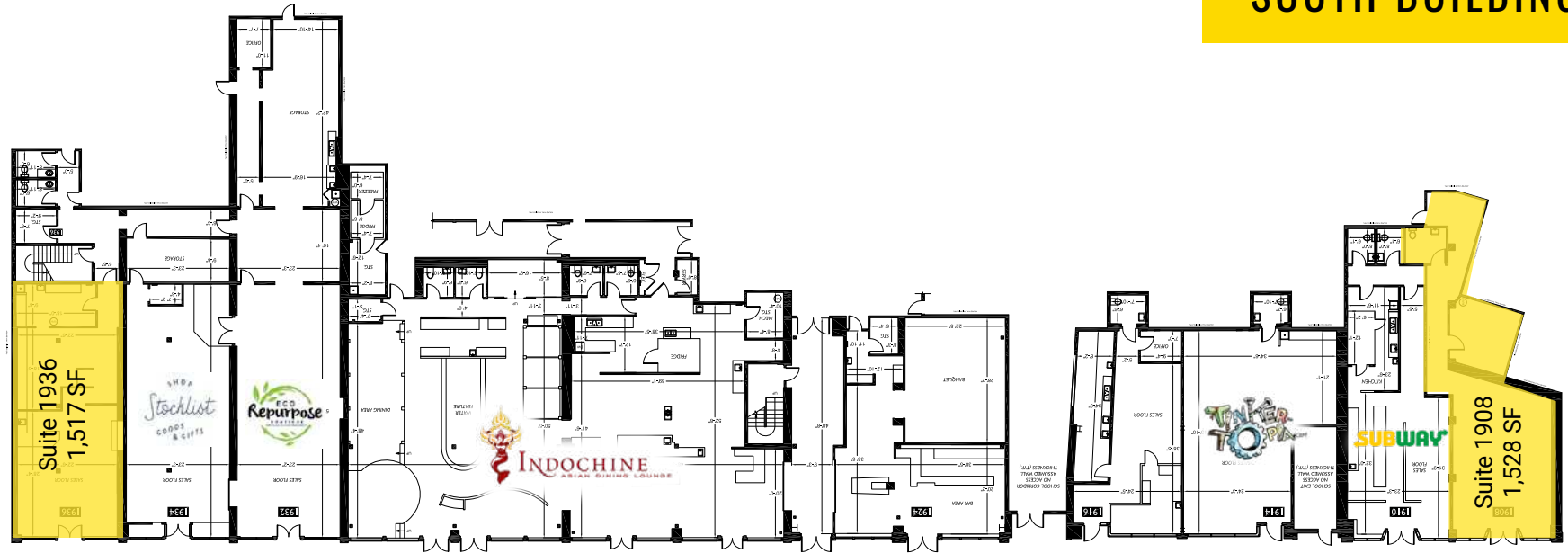
Suite 1746 - 1,660 SF  
*Former Cafe, can add shaft*

Suite 1704 - 1,221 SF  
*Former Wine Bar - has grease interceptor*

Suite 1734 - 2,123 SF  
*Former Retail Shop*



SOUTH BUILDING



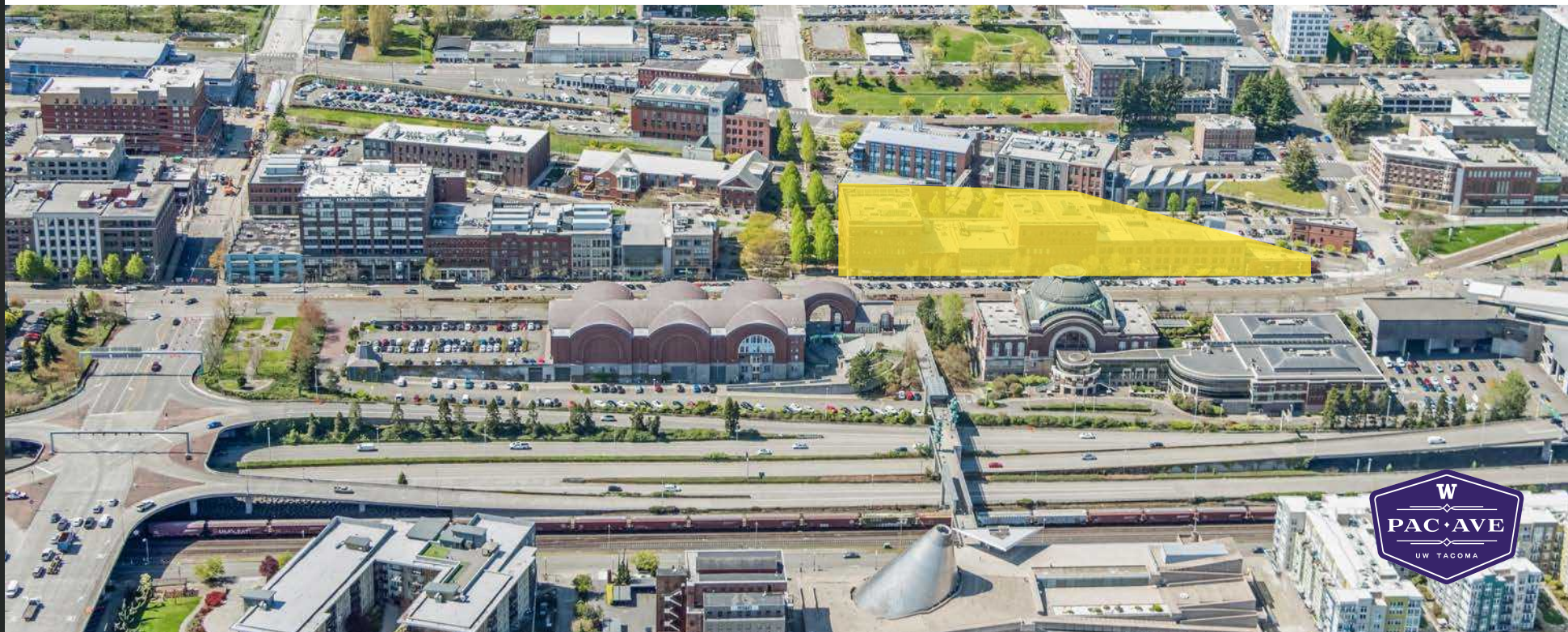
PACIFIC AVENUE S



NORTH BUILDING



PACIFIC AVENUE S



LOCATION AERIAL

TACOMA DOME

AMERICA'S CAR MUSEUM

INTERSTATE 5  
145,000 CPD

The Melling Pot  
FONDUE RESTAURANT

El Gaucho

Holiday Inn

WACONIA

HIGHWAY 509 - 32,000 CPD

MUSEUM OF GLASS

HISTORY MUSEUM

W  
TACOMA

INTERSTATE 705  
30,000 CPD

Link  
BRAND TRANSIT SYSTEM  
Urban Station Stop

PACIFIC AVE - 11,450 CPD

W  
PAC·AVE  
UW TACOMA

LOCATION AERIAL



MultiCare  
Tacoma General Hospital  
Better Connected

WRIGHT  
PARK

RED 11M

cream  
social

SAFeway

Bates  
TECHNICAL COLLEGE

McMurry  
UNIVERSITY

WEDGEMOUNTAIN  
TACOMA, WA

THE  
MATADOR

PANTAGES THEATER

Pacific  
Tacoma

HOTEL MURANO

GREATER  
TACOMA  
CONVENTION  
CENTER

TAM

COURTYARD  
Marriott

HISTORY MUSEUM

Virginia Mason  
Franciscan Health  
St. Joseph Medical Center

MUSEUM OF GLASS

S 18TH STREET

Holiday Inn

UNIVERSITY OF  
WASHINGTON  
TACOMA  
4,980 STUDENTS

S 21ST STREET

El Gaucho

The Melling Pot  
FONDUE RESTAURANT

AMERICA'S  
CAR MUSEUM

TACOMA  
DOME

INTERSTATE  
5

W  
PAC·AVE  
UW TACOMA

# UNIVERSITY of WASHINGTON

## TACOMA

About 5,000 students enrolled quarterly.



Hosts an average of 220 events annually with more than 125,000 attendees.



Port operations support more than 42,100 jobs and nearly \$3 billion in economic activity.



Billboard charts for 2019 show the Tacoma Dome with more than \$45 million in gross ticket sales and attendance of almost 600,000.



# DEMOGRAPHICS

## POPULATION

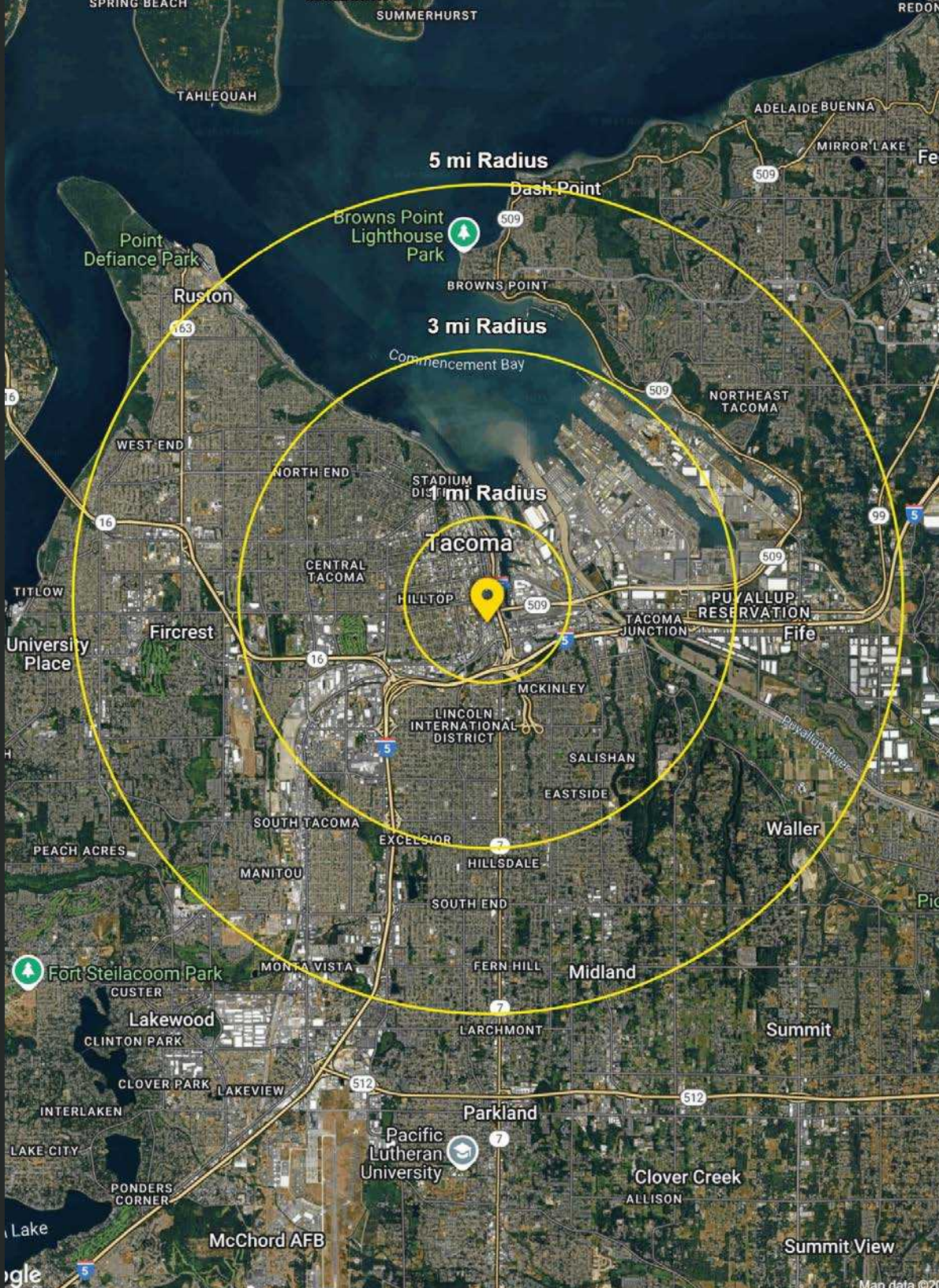
Mile 1	Mile 3	Mile 5
24,951	116,391	279,995

## AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$85,256	\$108,538	\$119,556

## DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
32,136	93,741	178,872



TRADE AREA




TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.




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