FIRST WESTERN PROPERTIES

PAC AVE DISTRICT RETAIL

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SUMMARY

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.
- Directly on the Link light rail route at Union Station, offering exceptional transit-driven foot traffic.
- Adjacent to Tacoma's Museum District, including the Museum of Glass, Washington State History Museum, and Tacoma Art Museum.
- 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

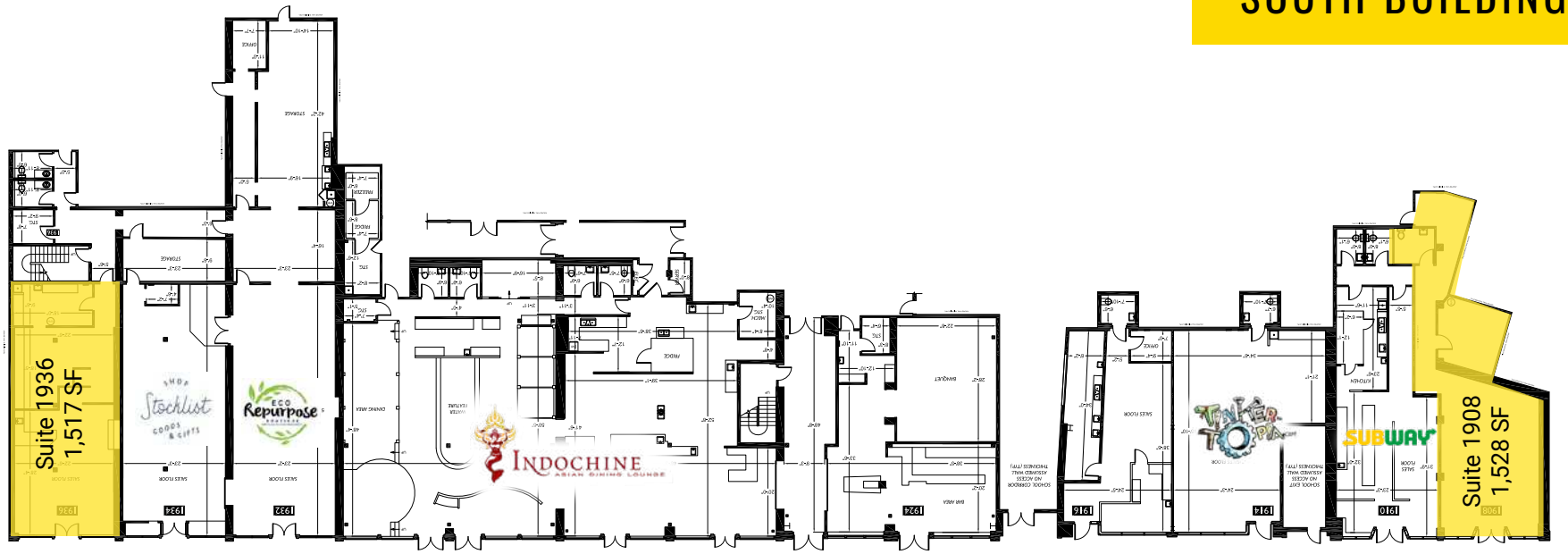
Suite 1734 - 2,123 SF
Former Retail Shop

FIRST WESTERN PROPERTIES

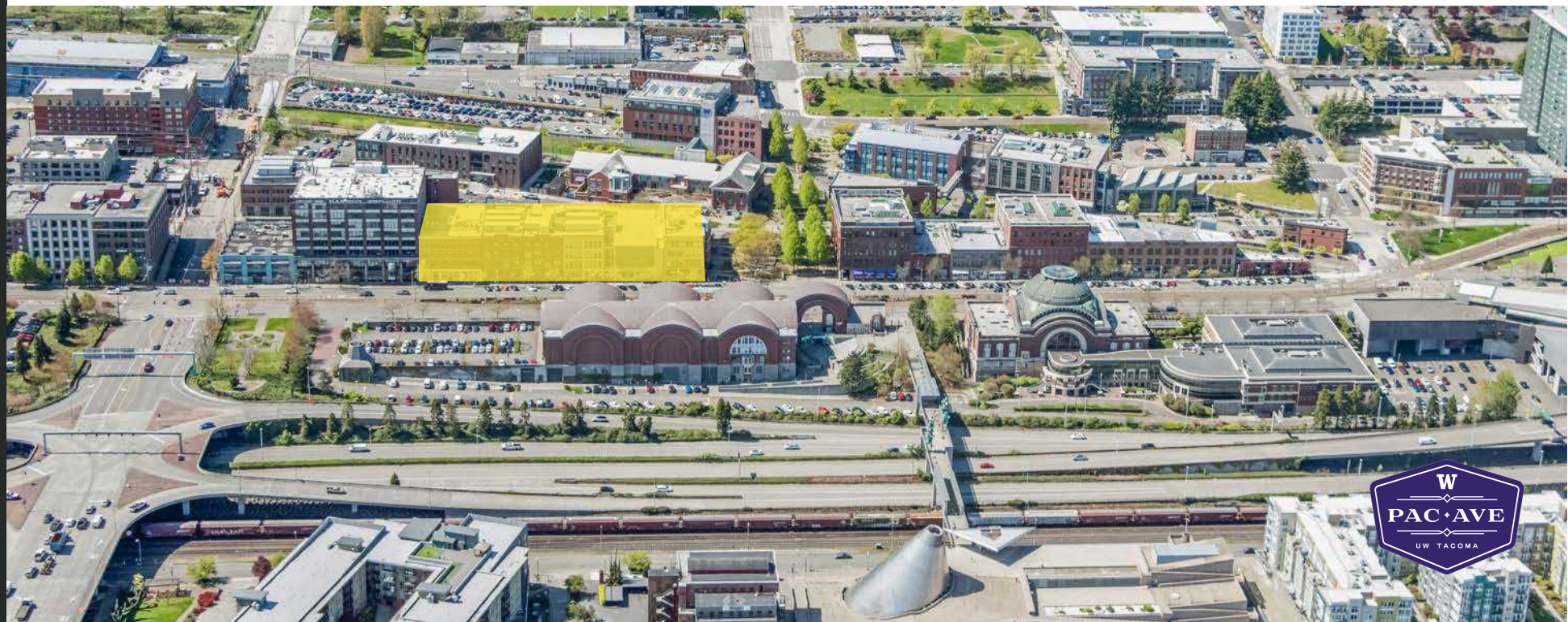
PAC AVE UW TACOMA

LOCATION AERIAL

SOUTH BUILDING



PACIFIC AVENUE S



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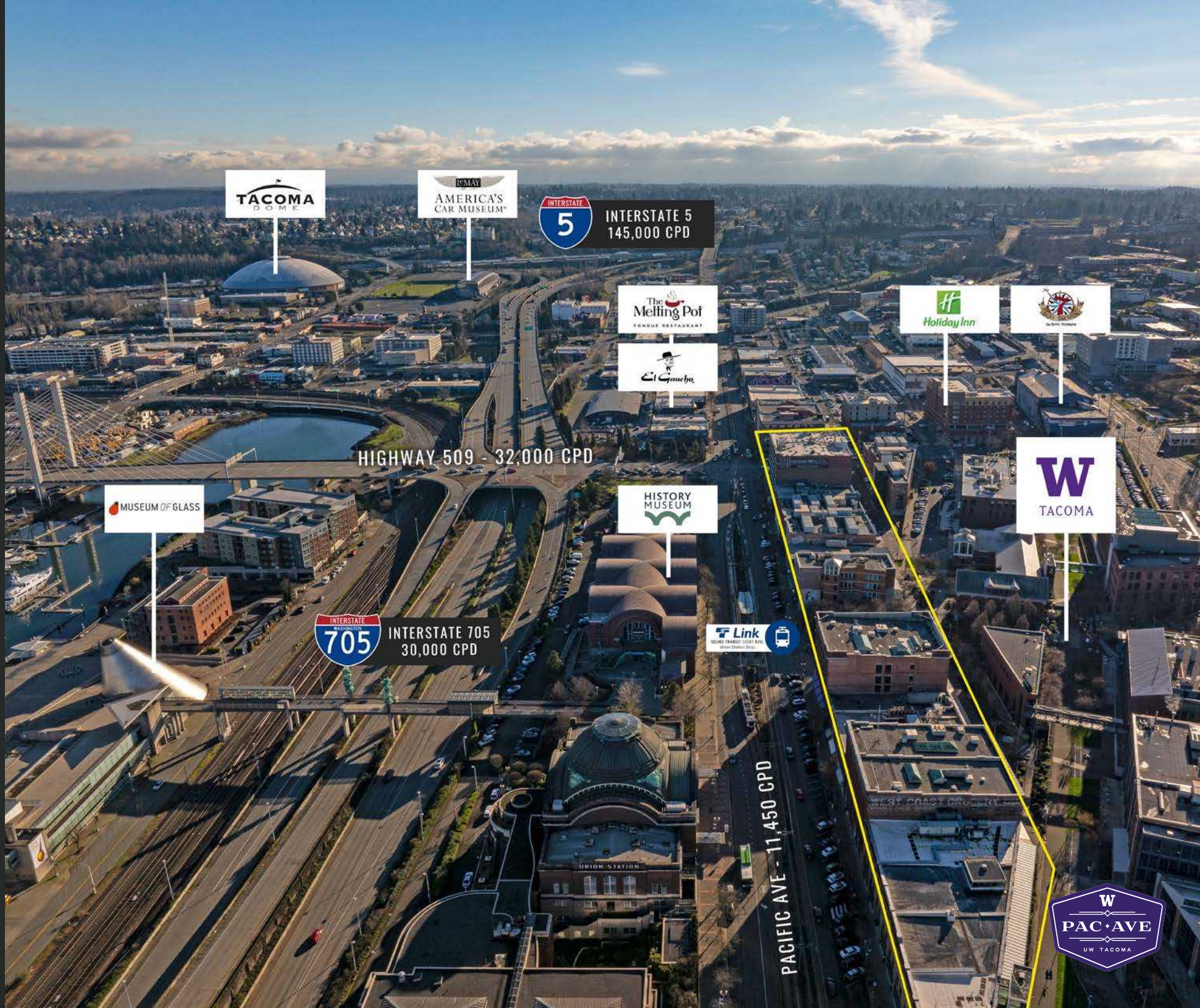
LOCATION AERIAL

NORTH BUILDING

PACIFIC AVENUE S

FIRST WESTERN PROPERTIES

LOCATION AERIAL



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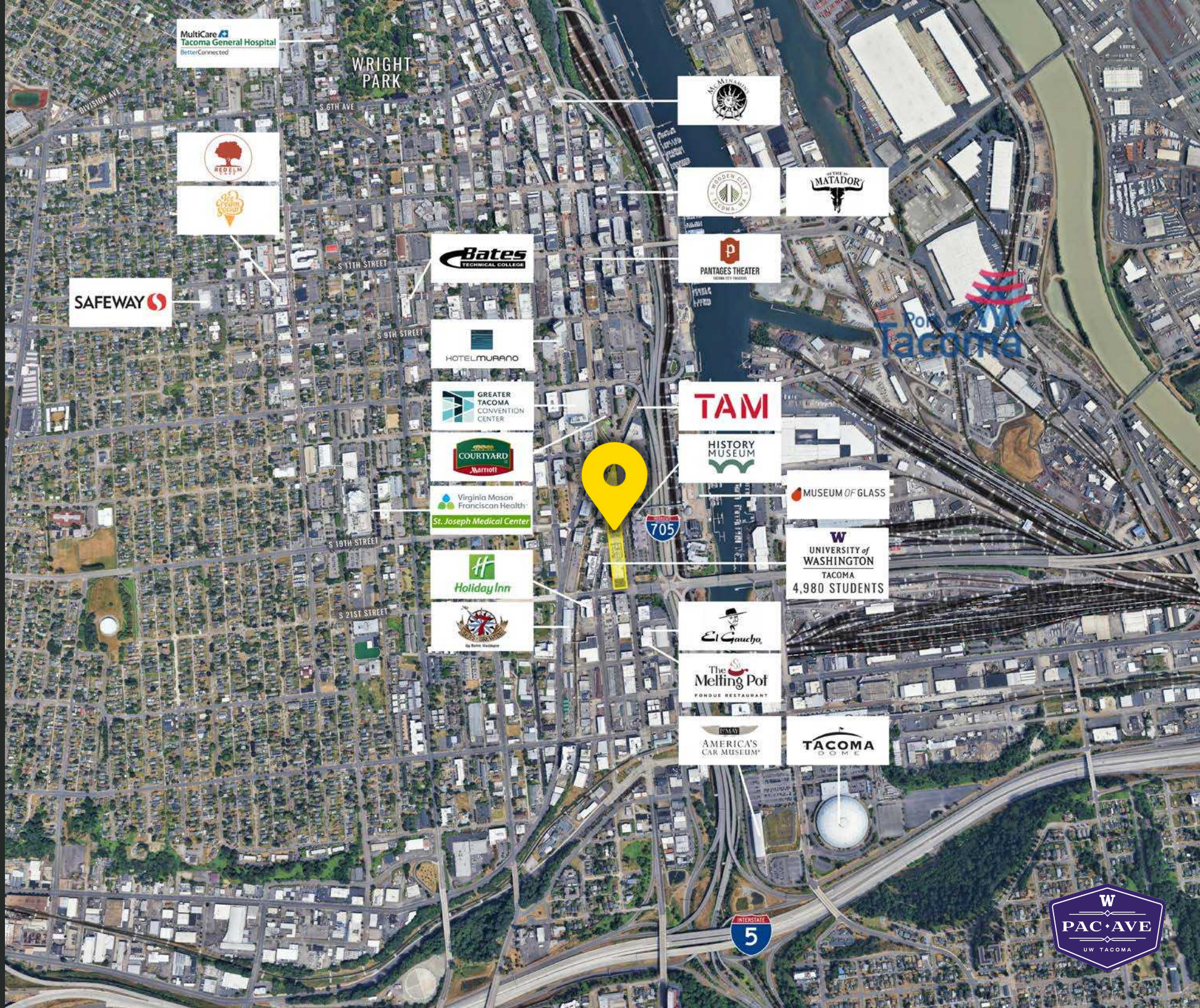

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DOWNTOWN TACOMA

UNIVERSITY of WASHINGTON TACOMA

About 5,000 students enrolled quarterly.

GREATER TACOMA CONVENTION CENTER

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

Port of Tacoma

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

TACOMA DOME

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

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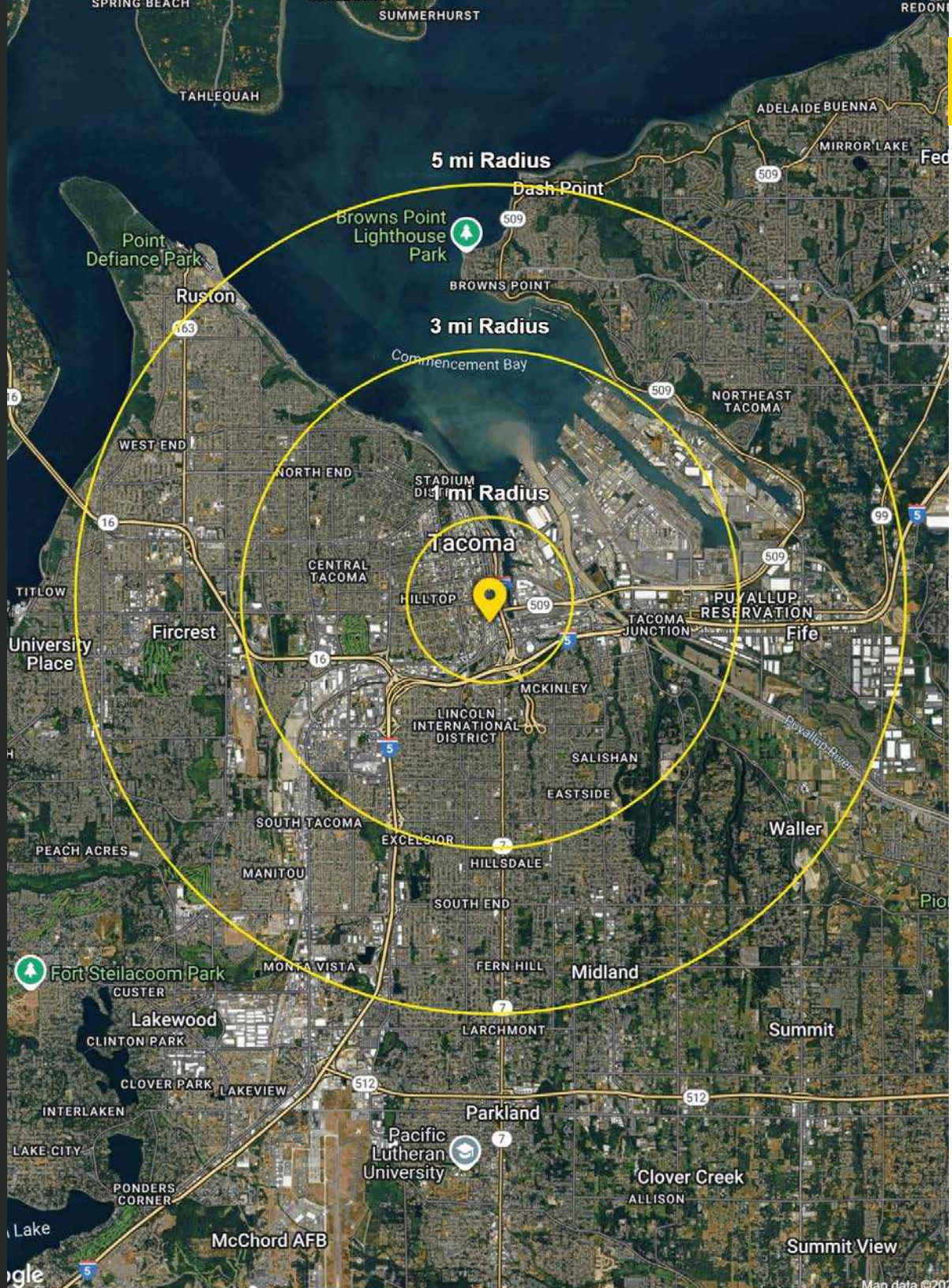
TRADE AREA



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Regis - 2025

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

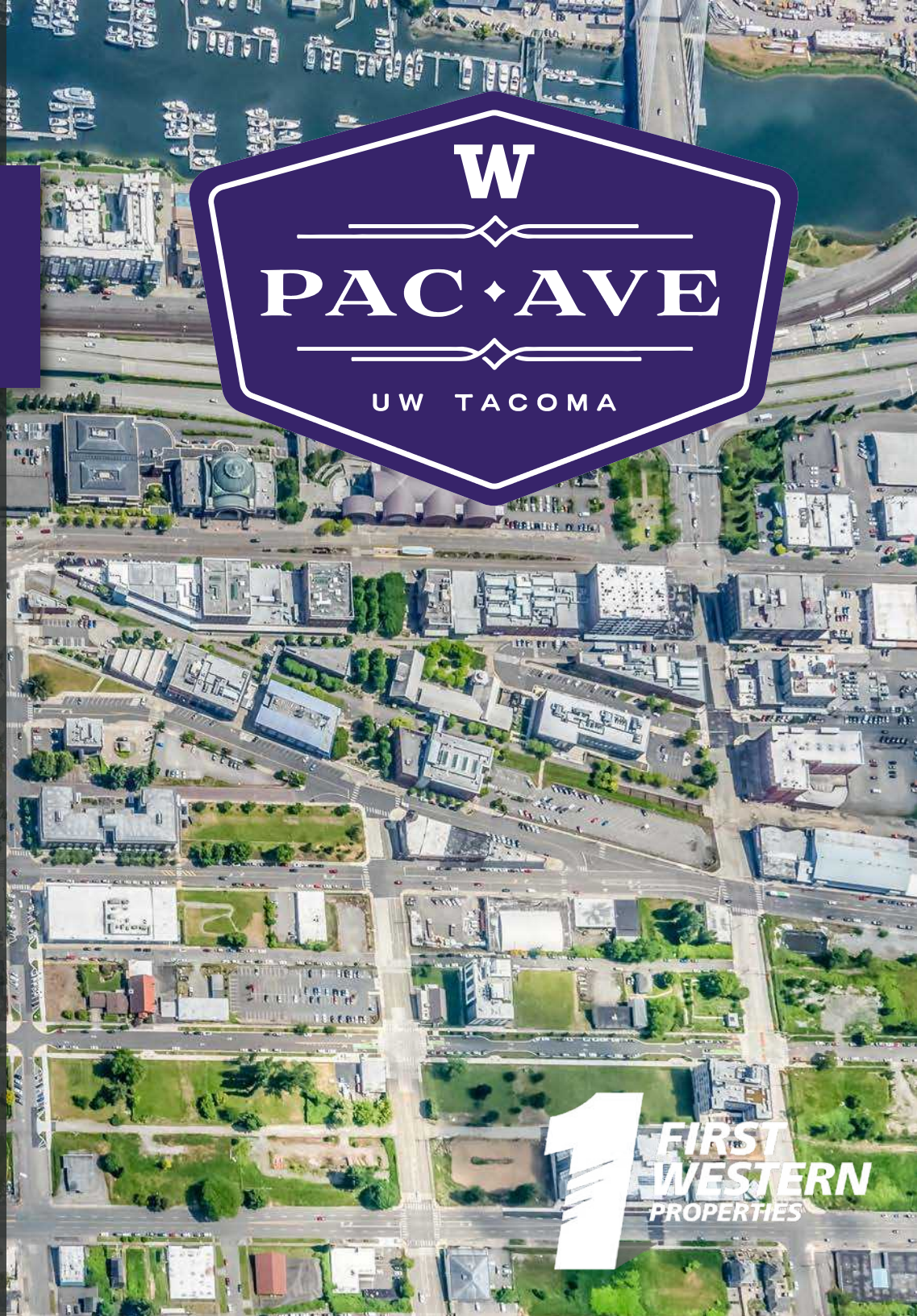
DAYTIME POPULATION

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

W PAC·AVE UW TACOMA

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.



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