

FOR LEASE

4001 Pacific Avenue
Tacoma, WA 98418



4001 PACIFIC AVENUE

Jameson Sullivan

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

4001 PACIFIC AVENUE is brand new construction just off the intersection of 38th and Pacific Avenue in Tacoma. High traffic counts on Pacific Ave and proximity to both I5 and Tacoma's growing Lincoln District make this space ideal for any use including restaurants, services and hard & soft goods. Co-tenant is a high volume pawn shop which draws large amounts of traffic and creates synergy with multiple use types.

AVAILABLE

SUITE 3 1,215 SF CALL FOR DETAILS

- New construction
- Full access turn lane from both North and South directions
- 20,000 CPD Pacific Avenue
- Abundant parking on and off street



Population



Average HH Income

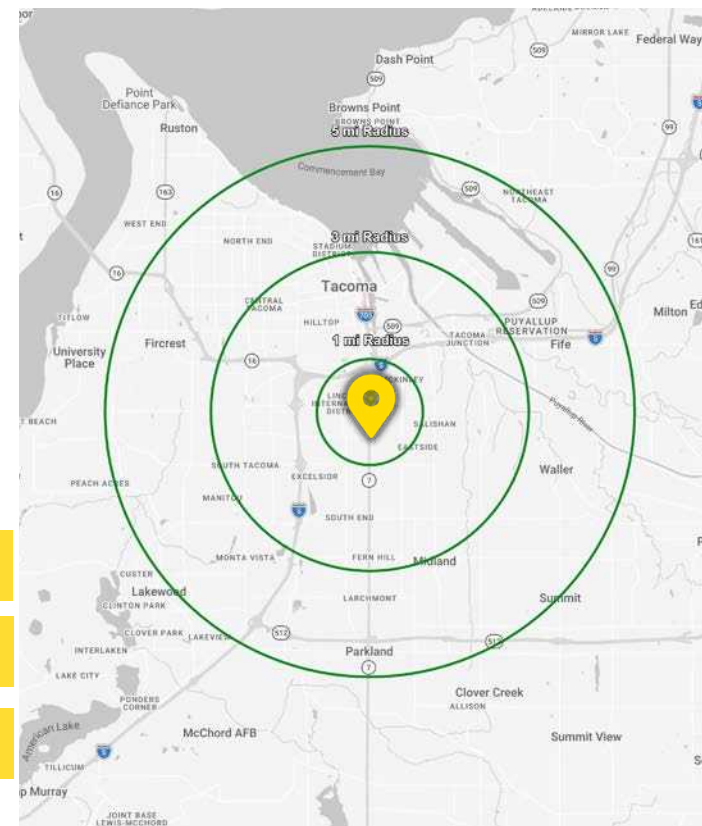


Daytime Population

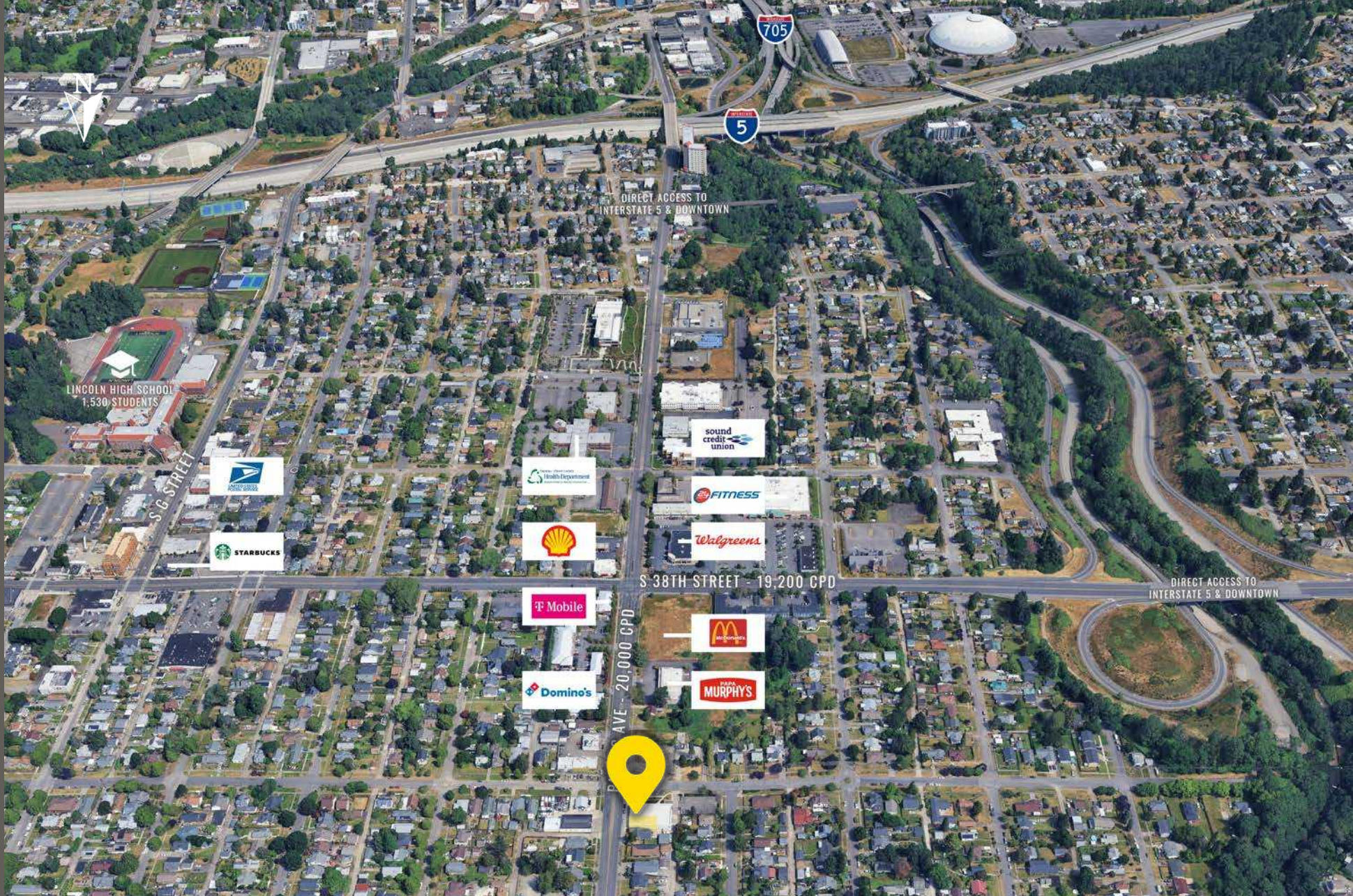
Regis - 2026

	Population	Average HH Income	Daytime Population
Mile 1	18,989	\$105,182	9,145
Mile 3	132,524	\$102,197	104,139
Mile 5	280,739	\$111,712	200,092

NEARBY TENANTS



LOCATION DETAILS



Located in the Lincoln International District



Moments from I-5 and Downtown Tacoma

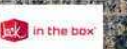
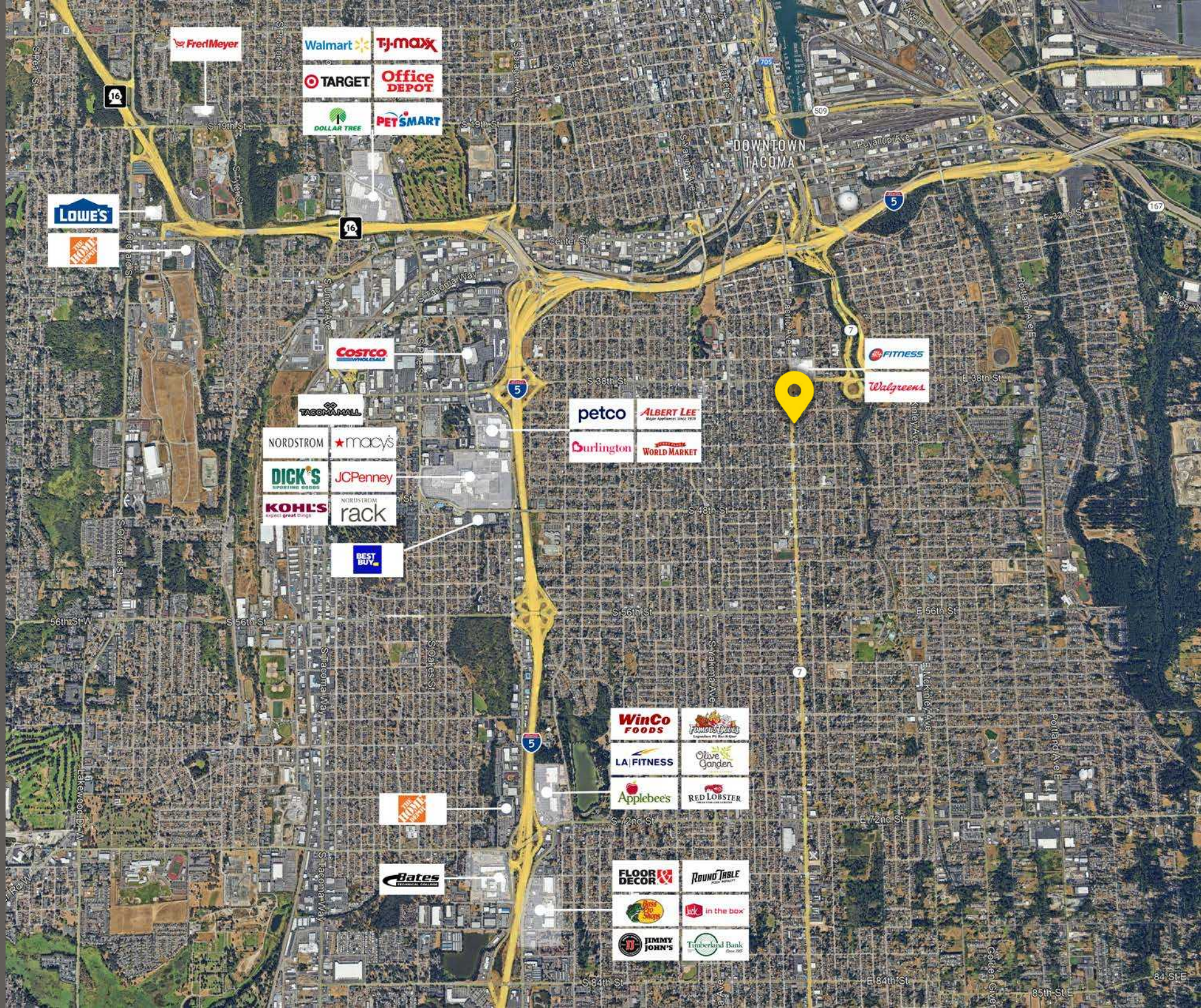


20,000 CPD Pacific Ave

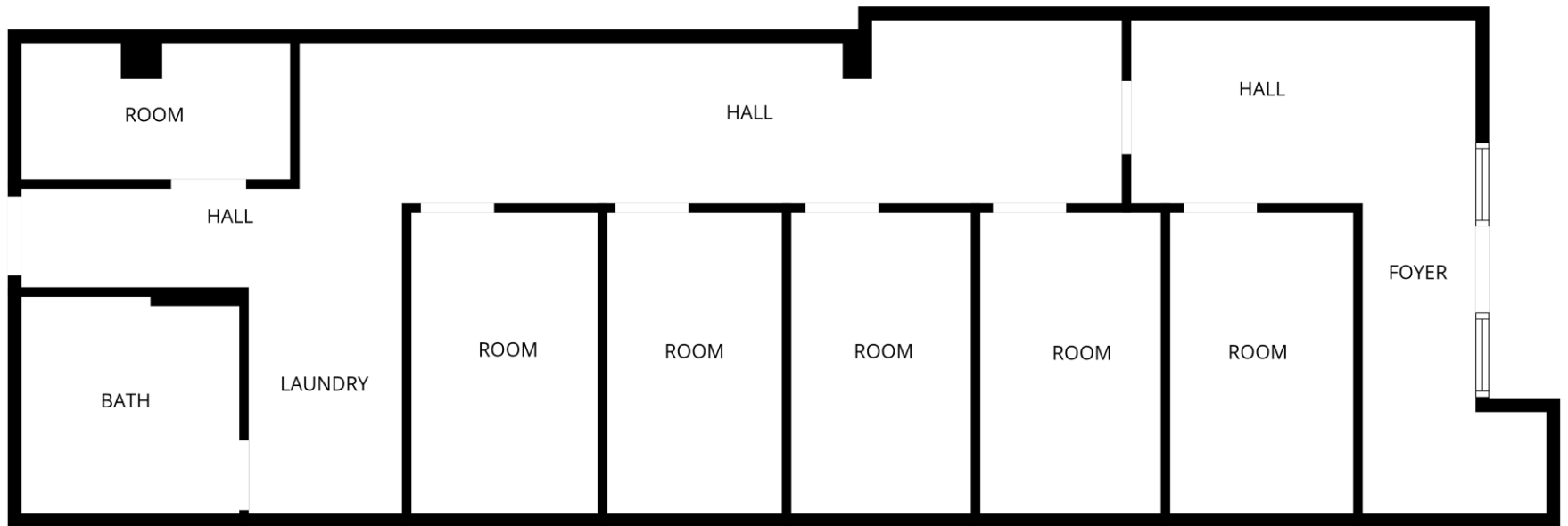


19,200 CPD S 38th Street

LOCATION AERIAL



FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.


PHOTOS



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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