

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



## PROPERTY OVERVIEW

Estimated NNN Expenses: \$11.08 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

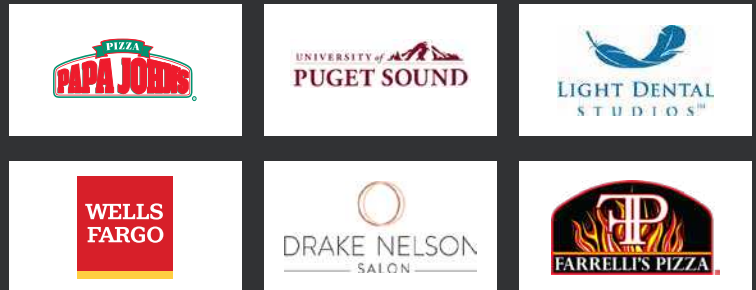
Located within a well-established residential neighborhood, offering a strong local customer base

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

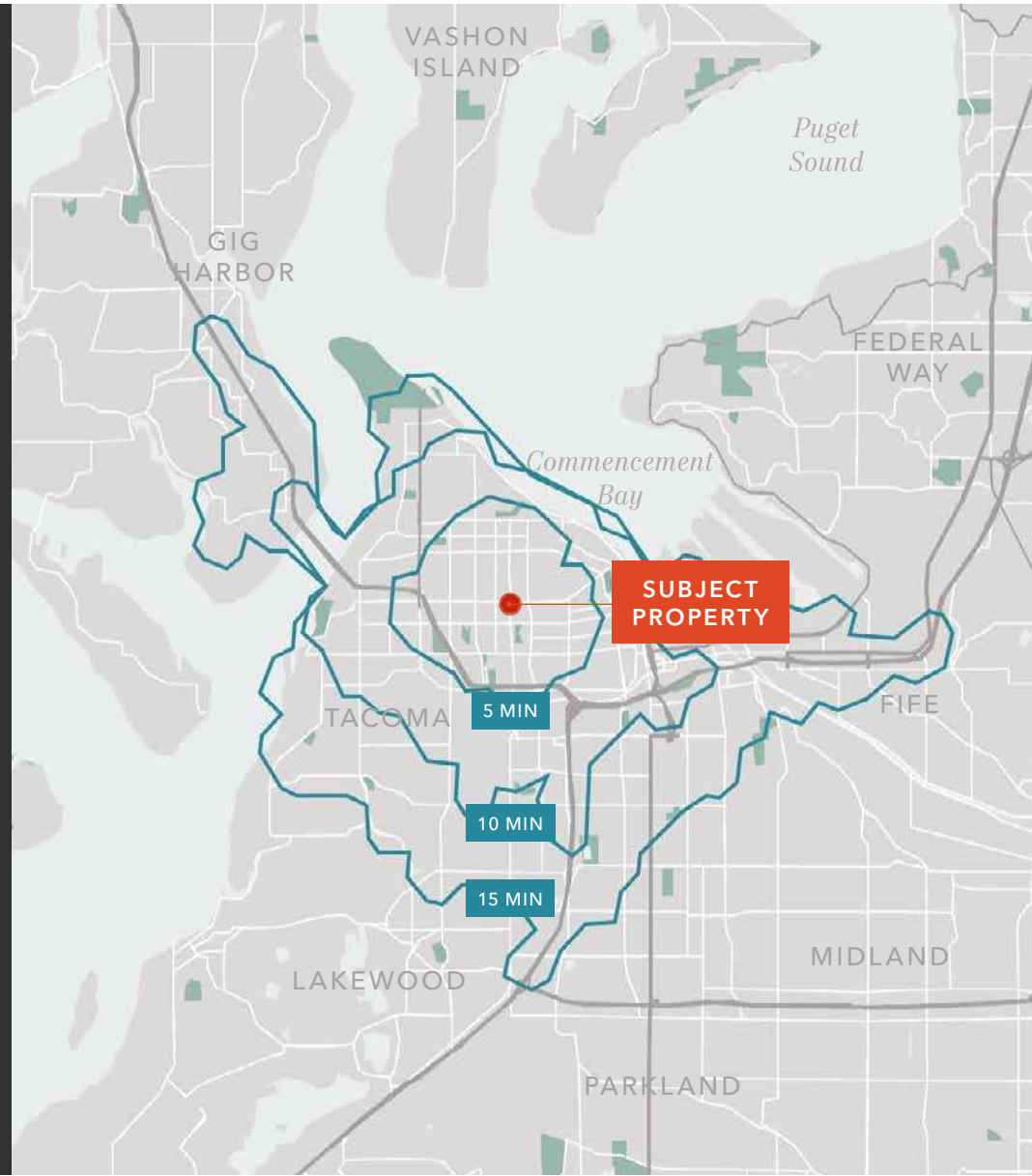
|                | 5 Minutes | 10 Minutes | 15 Minutes |
|----------------|-----------|------------|------------|
| 2020 CENSUS    | 46,561    | 125,977    | 233,305    |
| 2010 CENSUS    | 42,302    | 112,709    | 209,919    |
| 2025 ESTIMATED | 45,367    | 136,945    | 245,435    |
| 2030 PROJECTED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