

# FOR LEASE

3735 South Pine Street  
Tacoma, WA 98409



## FORMER ADVANCED AUTO PARTS

Carrie Walker

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

# 3735 PINE STREET

Located in a well-established Tacoma corridor, this location offers convenient access to major commuter routes, nearby retail and dining amenities, and surrounding residential neighborhoods. The property benefits from strong connectivity, a central location within the Tacoma market, and close proximity to I-5, making it easily accessible for both customers and employees.

AVAILABLE

7,661 SF \$21.00 PSF PLUS NNN

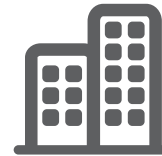
- **Convenient** central Tacoma location
- **Easy** access to I-5 and major arterials
- **Close** proximity to retail, dining, and services
- **Strong** connectivity to surrounding neighborhoods
- **Accessible** for customers and employees
- **Located** within an established commercial corridor
- **Excellent** regional access throughout Pierce County



Population



Average HH Income



Daytime Population

Regis - 2026

Mile 1

13,086

\$94,442

13,859

Mile 3

154,781

\$108,057

115,913

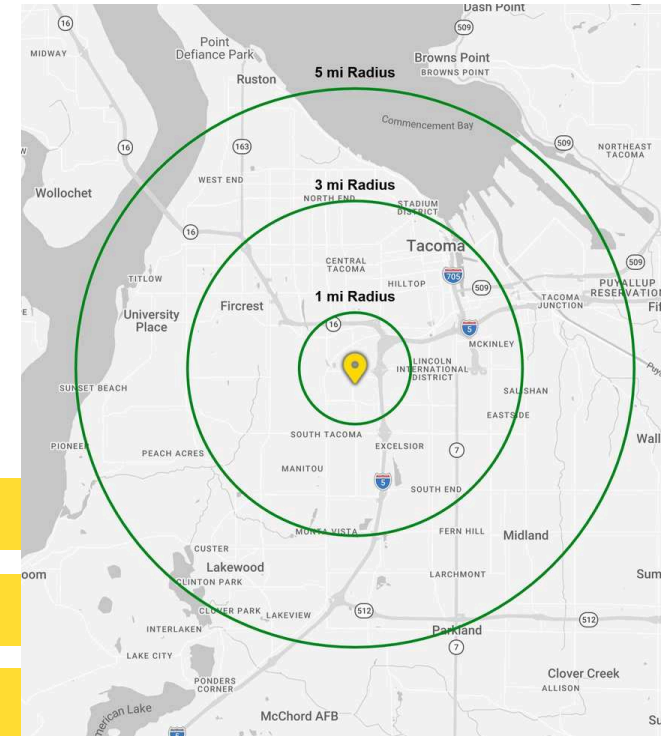
Mile 5

310,050

\$114,589

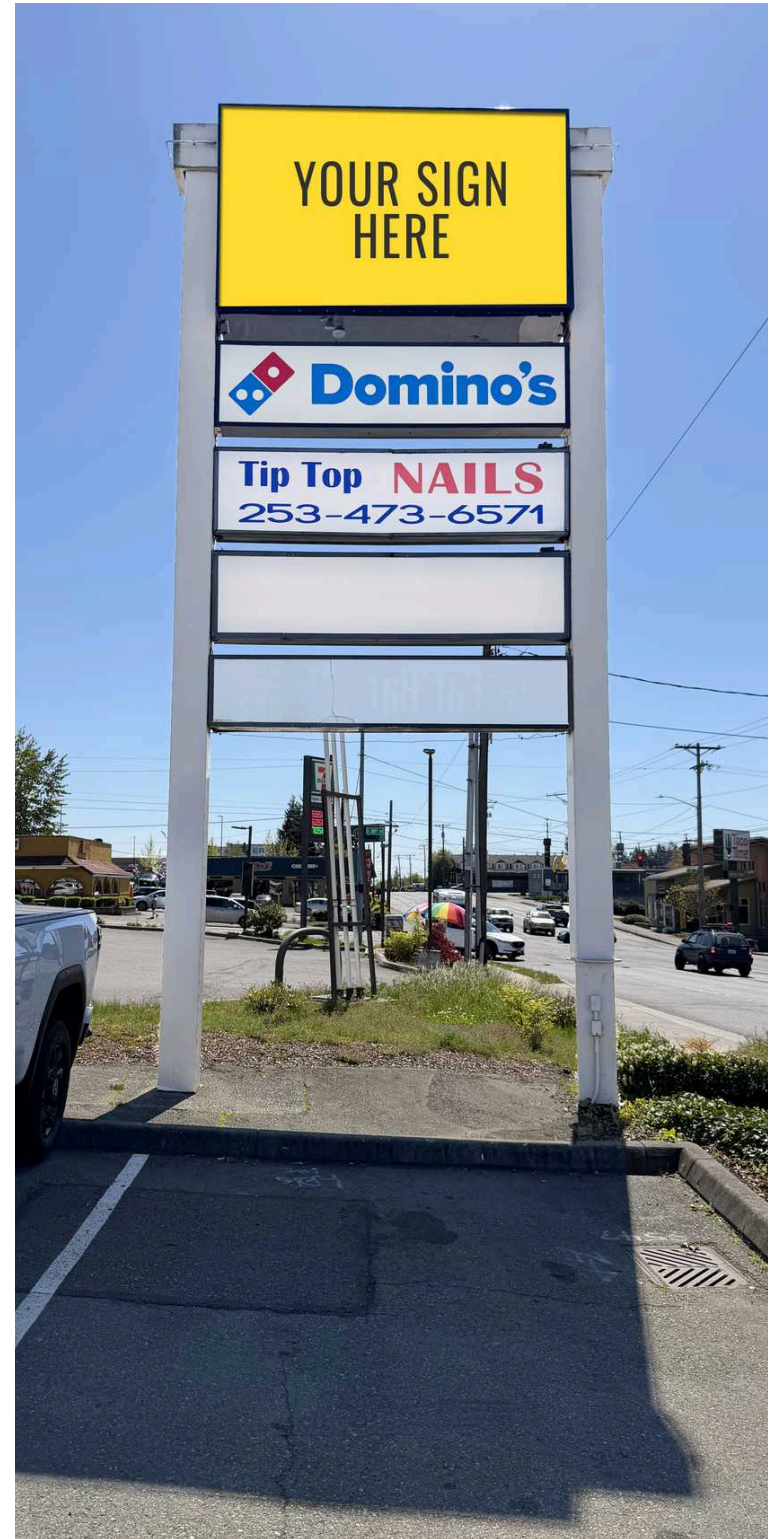
213,199

## NEARBY TENANTS





PROPERTY PHOTOS





34,236 CPD  
S 38<sup>th</sup> Street



13,336 CPD  
S Pine Street



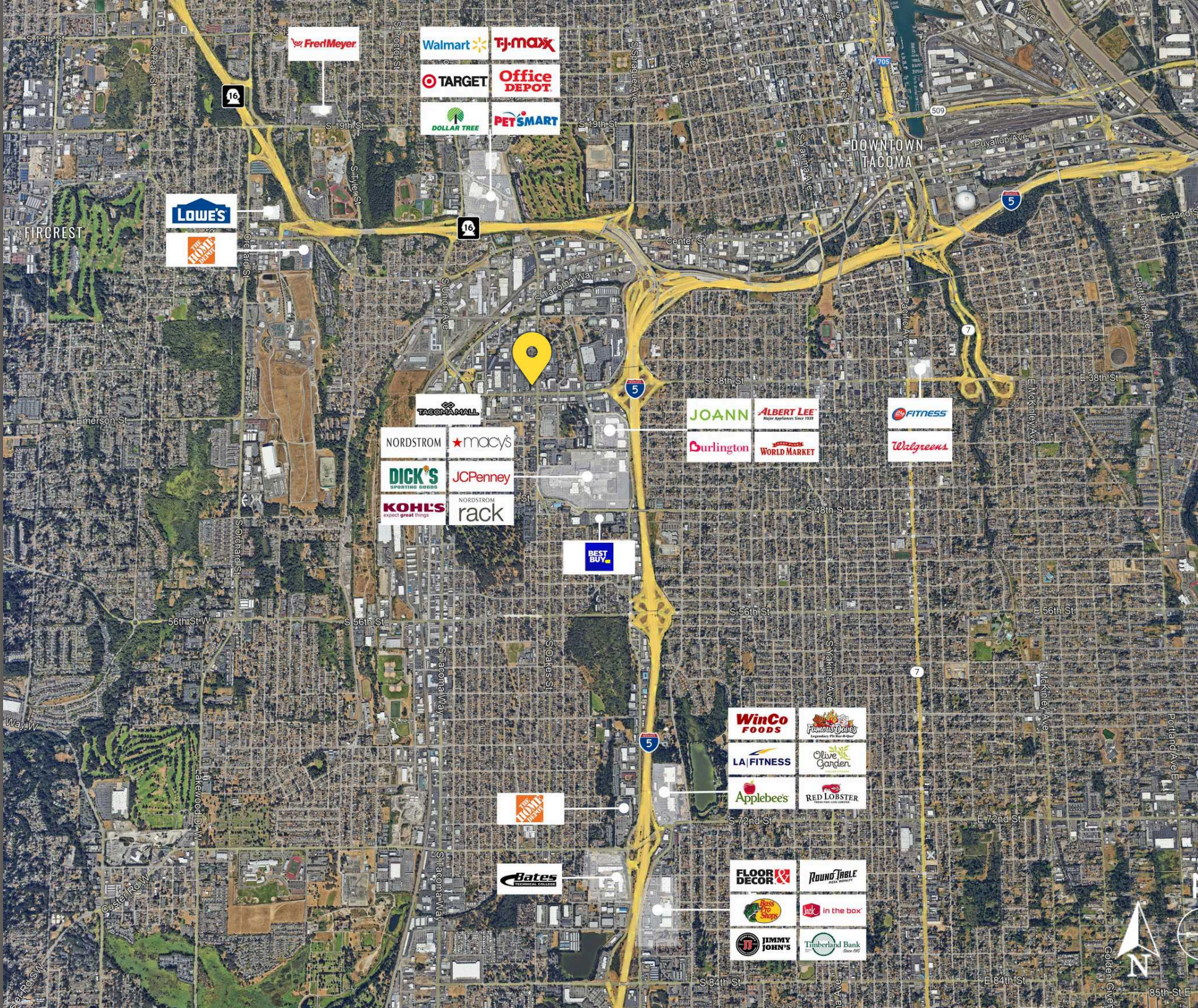
Located moments  
from I-5 & HWY 16



Located close to the  
Tacoma Mall



# LOCATION AERIAL



- Fred Meyer
- Walmart
- TJ-maxx
- TARGET
- Office DEPOT
- DOLLAR TREE
- PETSMART

- LOWE'S
- THE HOME DEPOT

- TACOMA MALL
- NORDSTROM
- ★ macys
- DICK'S SPORTING GOODS
- JCPenney
- KOHL'S expect great things
- NORDSTROM rack

- JOANN
- ALBERT LEE Major Appliances Since 1938
- FITNESS
- Burlington
- WORLD MARKET
- Walgreens

- BEST BUY

- WinCo FOODS
- Famous Dave's
- LA FITNESS
- Olive Garden
- Applebees
- RED LOBSTER

- Bates TECHNICAL COLLECTOR

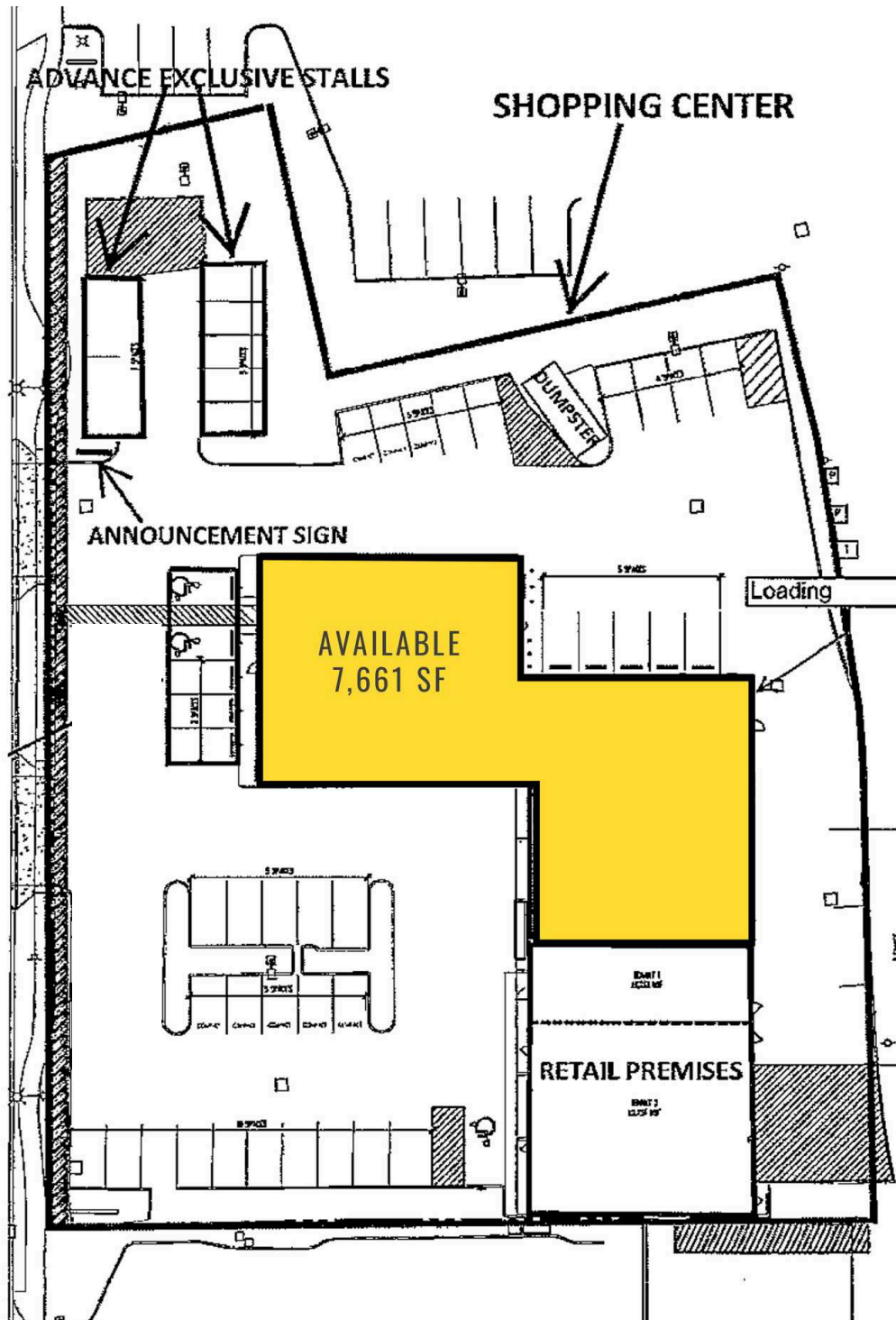
- FLOOR DECOR
- ROUND TABLE PIZZA RESTAURANT
- Pass It On
- Jack in the box
- JIMMY JOHN'S
- Timberland Bank



Golden Grove

85th St E

# SITE PLAN



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

CARRIE WALKER

 253.284.3644

 [carrie@firstwesternproperties.com](mailto:carrie@firstwesternproperties.com)



First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | [fwp-inc.com](http://fwp-inc.com)

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.