

FOR LEASE

1201 S Union Avenue
Tacoma, WA 98409



12TH & UNION AVENUE

Andy Jessberger | Carrie Walker

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

12TH & UNION AVENUE located in Tacoma, the address enjoys good connectivity to various parts of the city via major roads and public transport, facilitating easy commutes. Near essential amenities such as shopping centers, restaurants, and medical facilities, enhancing the convenience for residents or businesses operating there.

AVAILABLE

1,050 SF \$24.00 PSF PLUS NNN

- Includes: Light medical build-out with exam + lab rooms + kitchen
- Well located building at lighted intersection
- Great commuter route - excellent density
- 1/2 mile from the University of Puget Sound
- Excellent exposure from both Union Ave and 12th Street



Population



Average HH Income

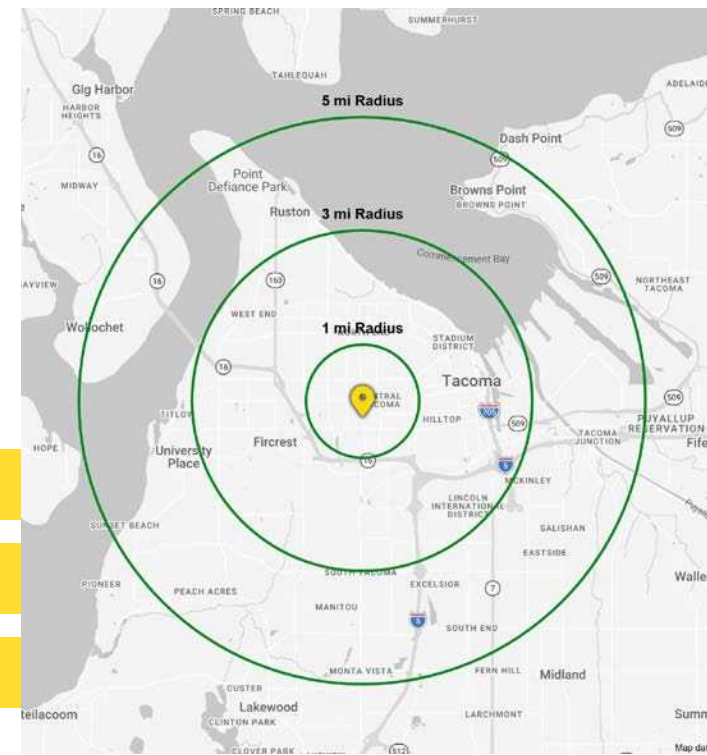


Daytime Population

Regis - 2026

	Population	Average HH Income	Daytime Population
Mile 1	18,313	\$124,065	13,128
Mile 3	141,366	\$119,107	113,918
Mile 5	258,039	\$121,876	176,789

TENANTS



LOCATION DETAILS



Located in densely populated residential area



Located 5 minutes from Interstate 5



17,700 CPD S Union Avenue



13,900 CPD S 12th Street

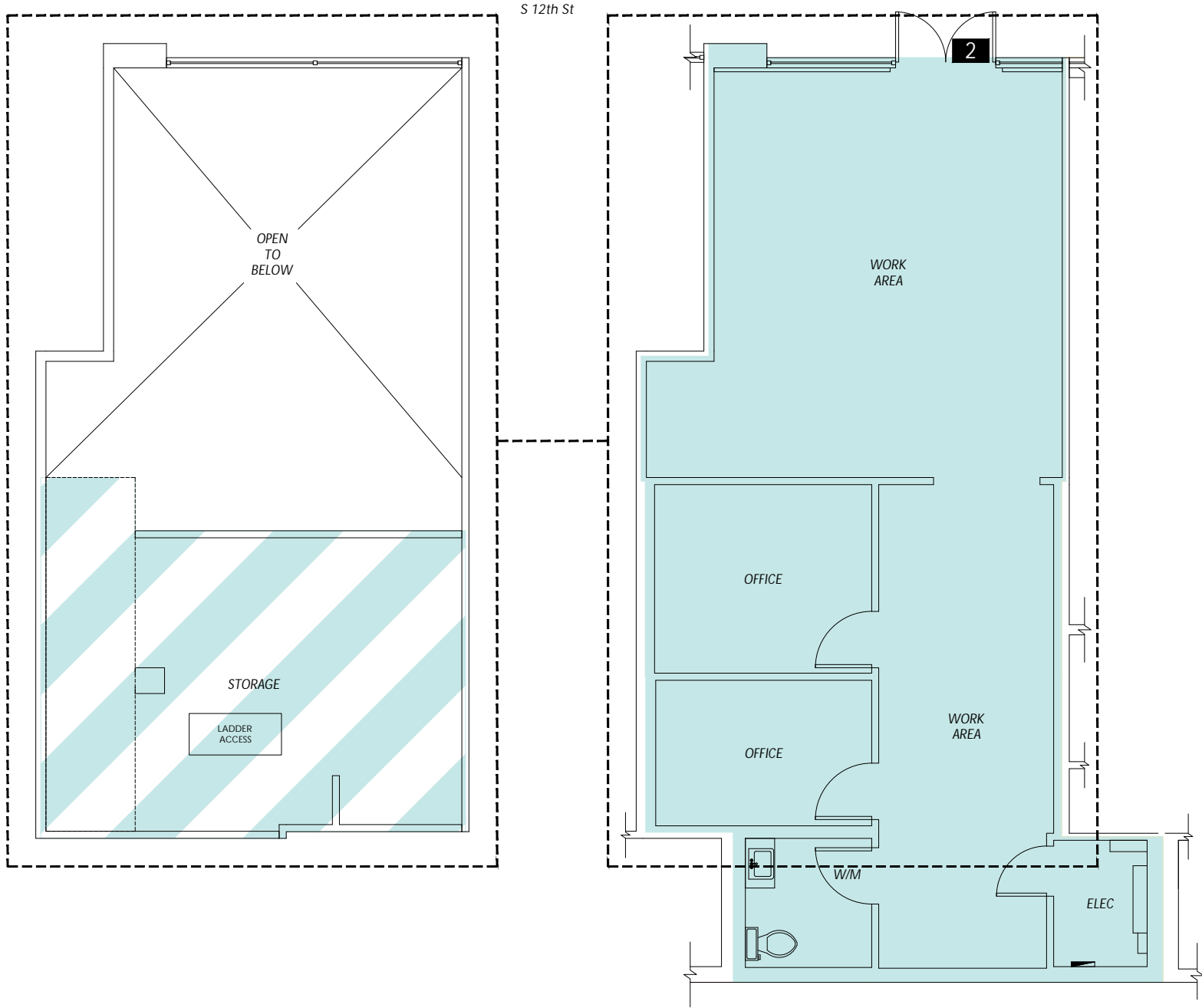
LOCATION AERIAL



SUITE 2: 1,050 SF

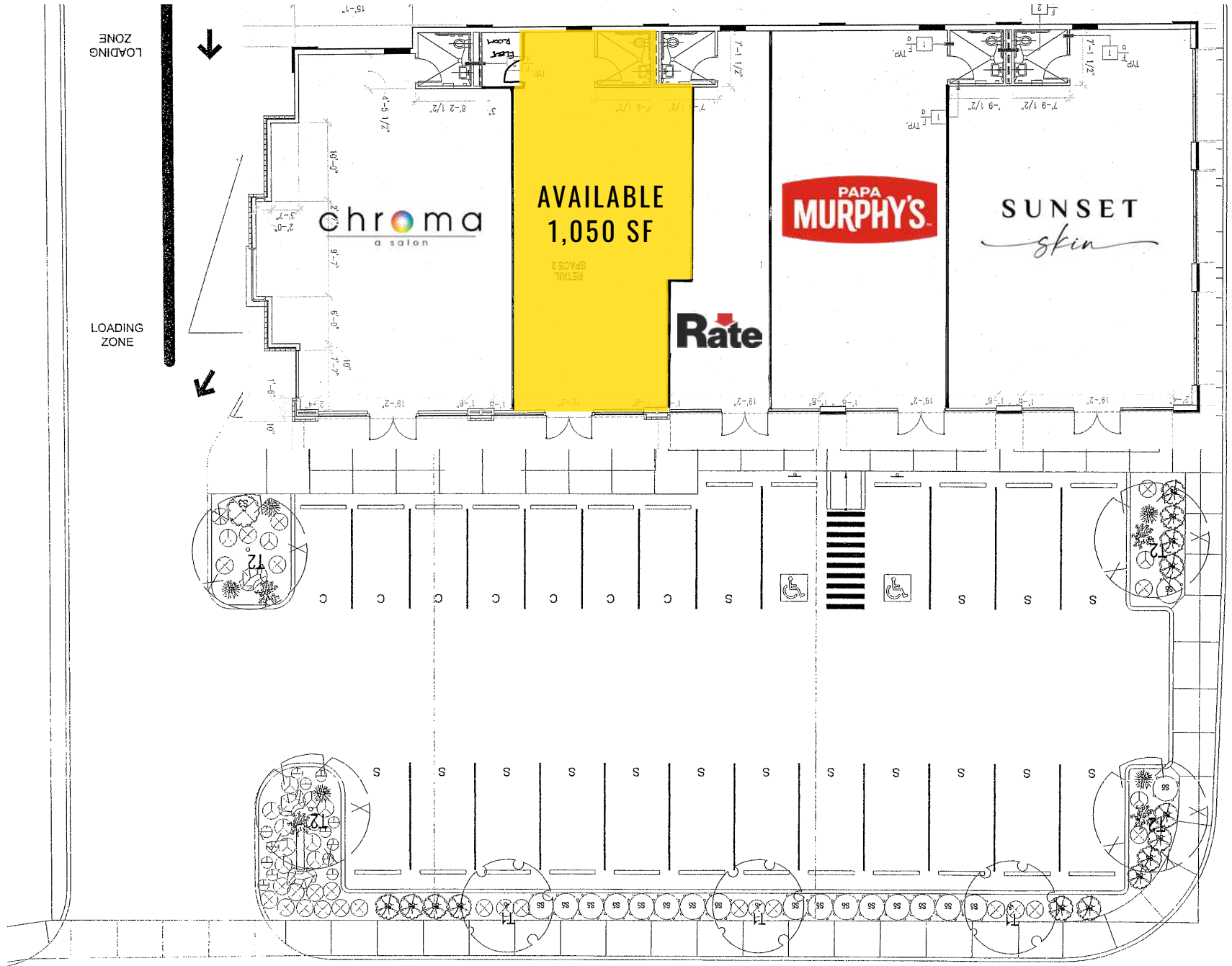


FLOOR PLAN



S 13th St


SITE PLAN



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.


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