

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

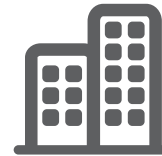
- **Convenient** central Tacoma location
- **Easy** access to I-5 and major arterials
- **Close** proximity to retail, dining, and services
- **Strong** connectivity to surrounding neighborhoods
- **Accessible** for customers and employees
- **Located** within an established commercial corridor
- **Excellent**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

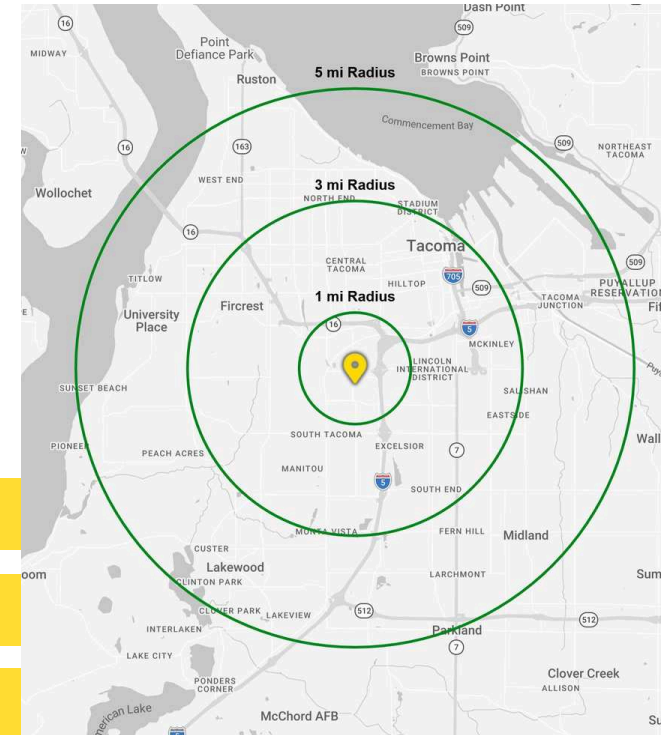
Mile 5

310,050

\$114,589

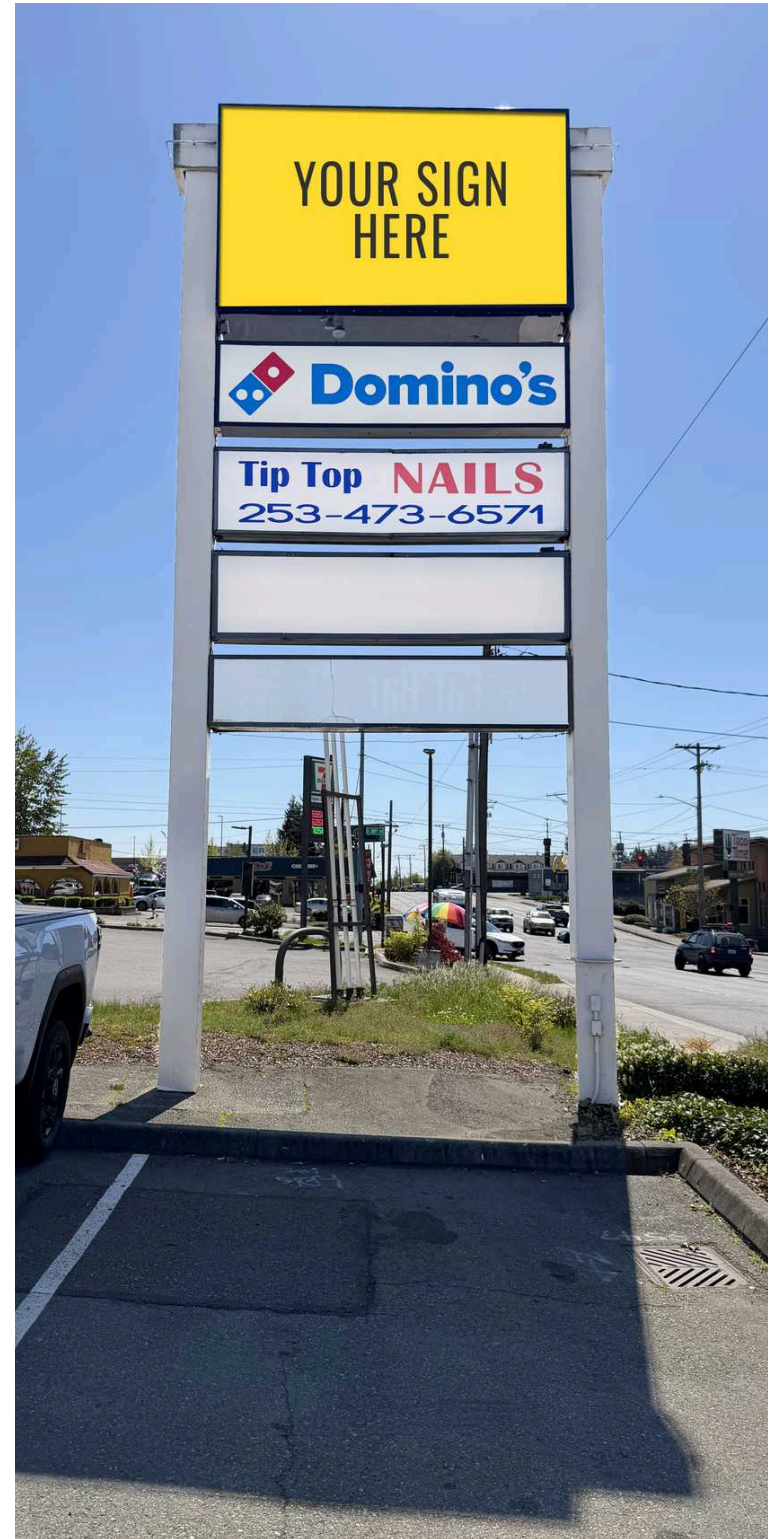
213,199

NEARBY TENANTS





PROPERTY PHOTOS





SITE AERIAL



34,236 CPD
S 38th Street



13,336 CPD
S Pine Street



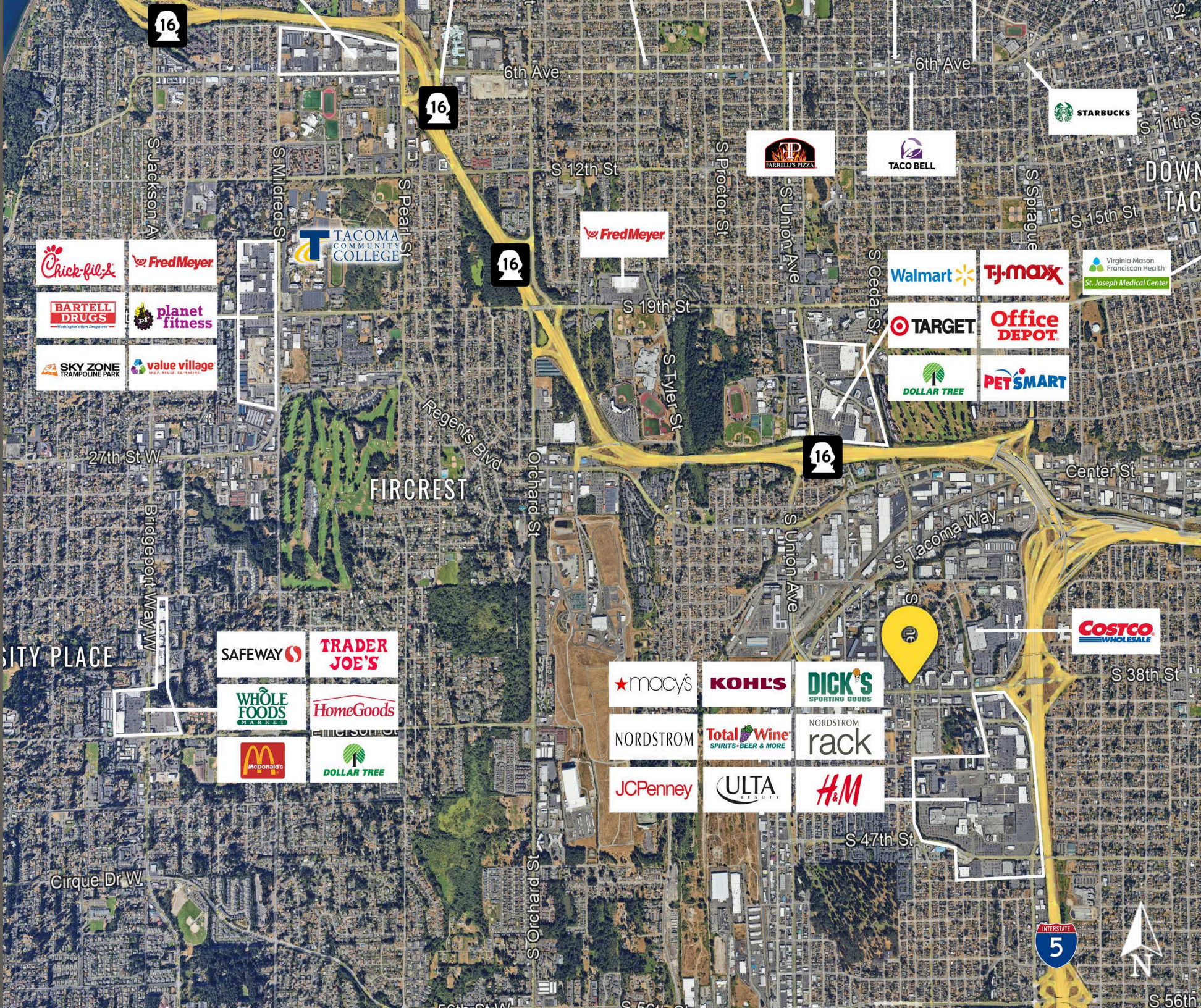
Located moments
from I-5 & HWY 16



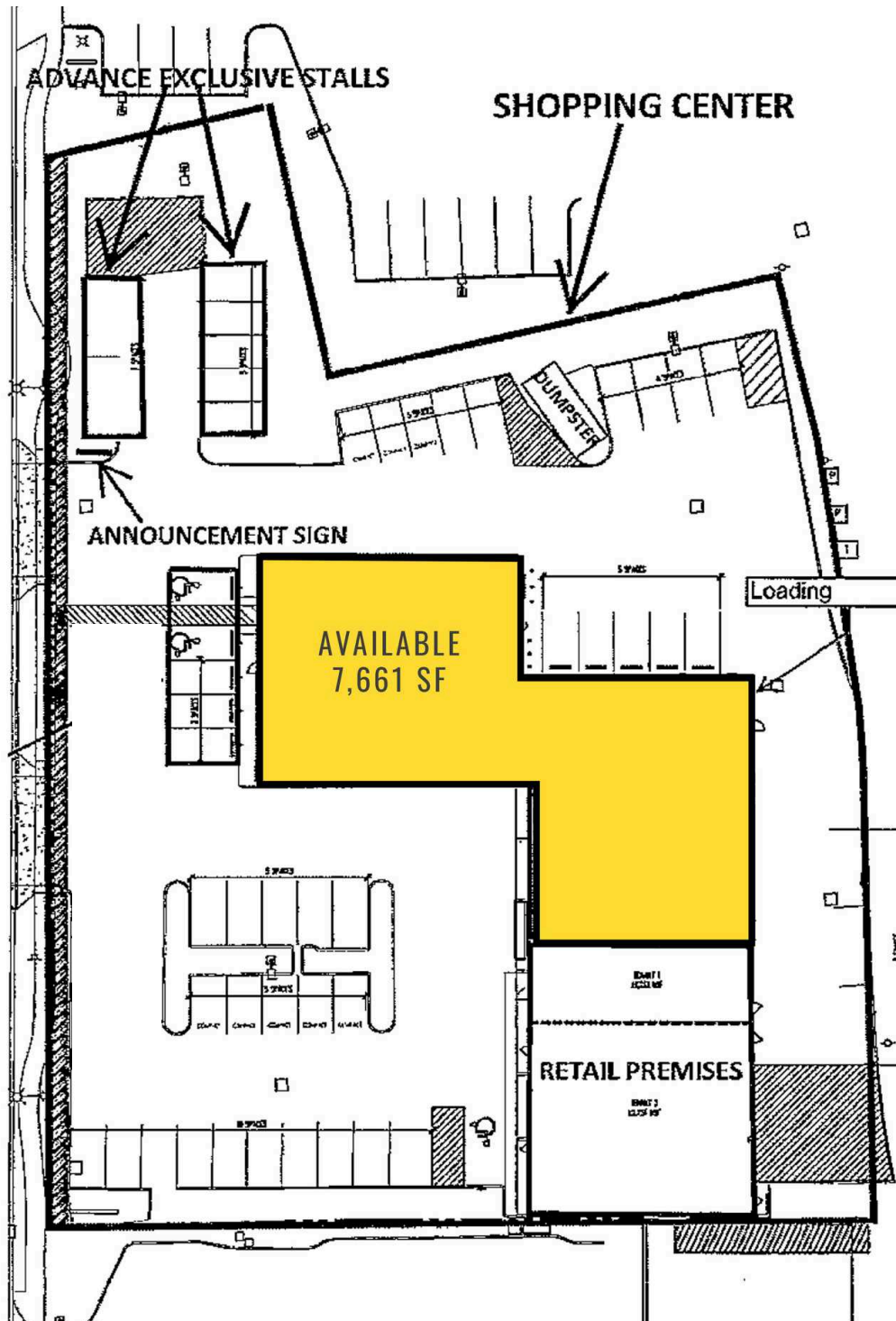
Located close to the
Tacoma Mall



LOCATION AERIAL



SITE PLAN



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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