

PROSSER PLAZA

5849 TACOMA MALL BLVD
TACOMA, WA 98409

Suire B1 - 2,836 SF * can be combined with B1A

Suite B1A - 1,505 SF * can be combined with B1

Suite B3 - 4,430 SF end cap with freeway visibility

Suite D - 2,000 SF available 10/2026

Great I-5 and Tacoma Mall Blvd visibility

Located just South of the Tacoma Mall & direct access from Interstate 5

Parking 5.1 stalls per 1,000 SF, 179,000 average daily traffic



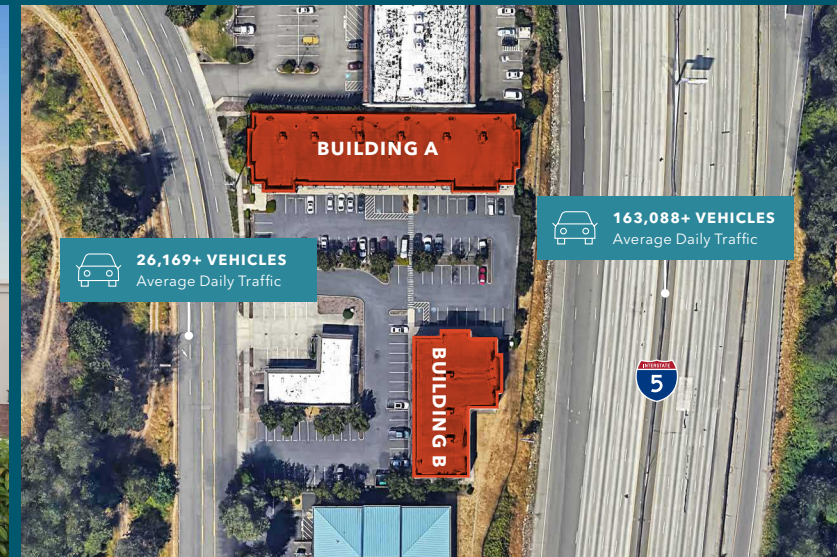
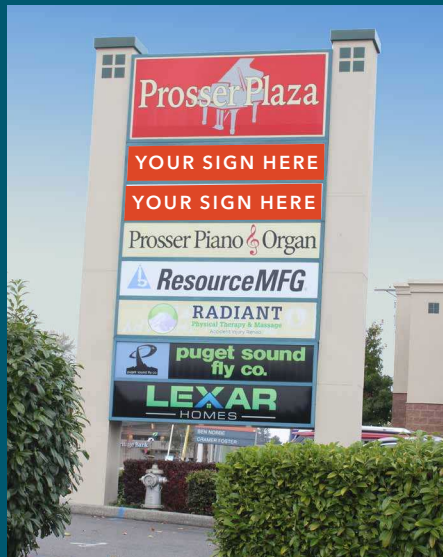
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PROSSER PLAZA



BUILDING A AVAILABILITIES

Suite	SF	Tenant	Lease Rate
A	5,388	Prosser Piano	Leased
B1*	2,836	AVAILABLE	\$25.00 SF +NNN
B1A*	1,505	AVAILABLE	\$25.00 SF +NNN
D	2,000	AVAILABLE 10/26	\$25.00 SF +NNN

E 2,350 Club Champion Leased

*can be combined for 4,341 SF

NNN's = \$8.64 PSF

BUILDING B AVAILABILITIES

Suite	SF	Tenant	Lease Rate
B	4,430	AVAILABLE	\$25.00 SF +NNN
B2	1,500	Puget Sound Fly Shop	Leased
B3	1,200	Lexar Homes	Leased

NNN's = \$8.64 PSF

DEMOGRAPHICS

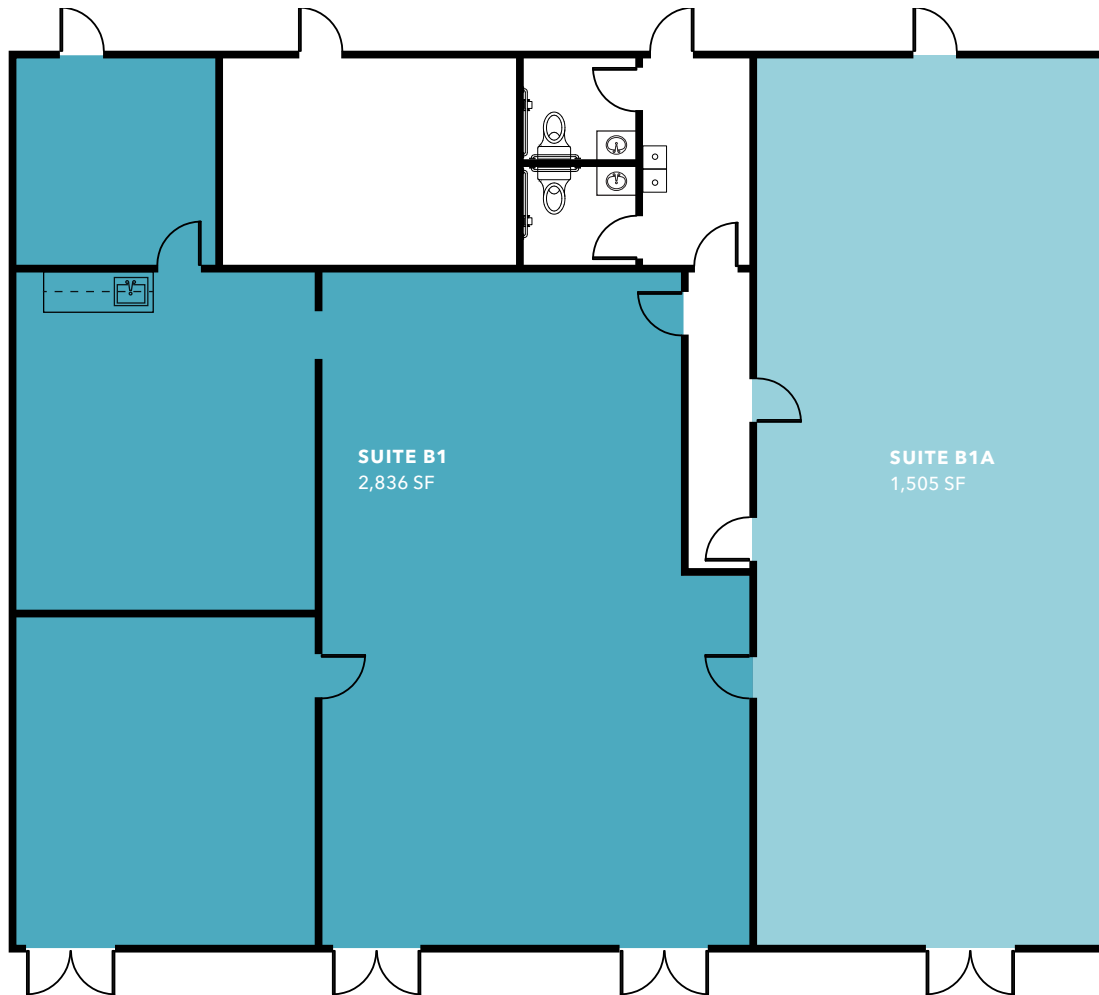
	1 Mile	3 Miles	5 Miles
POPULATION	16,809	140,360	310,713
MEDIAN AGE	35.5	34.3	36.2
AVG HH INCOME	\$116,610	\$103,622	\$109,808

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FLOOR PLAN - BLDG A



2,836 SF

BLDG A, SUITE B1

1,505 SF

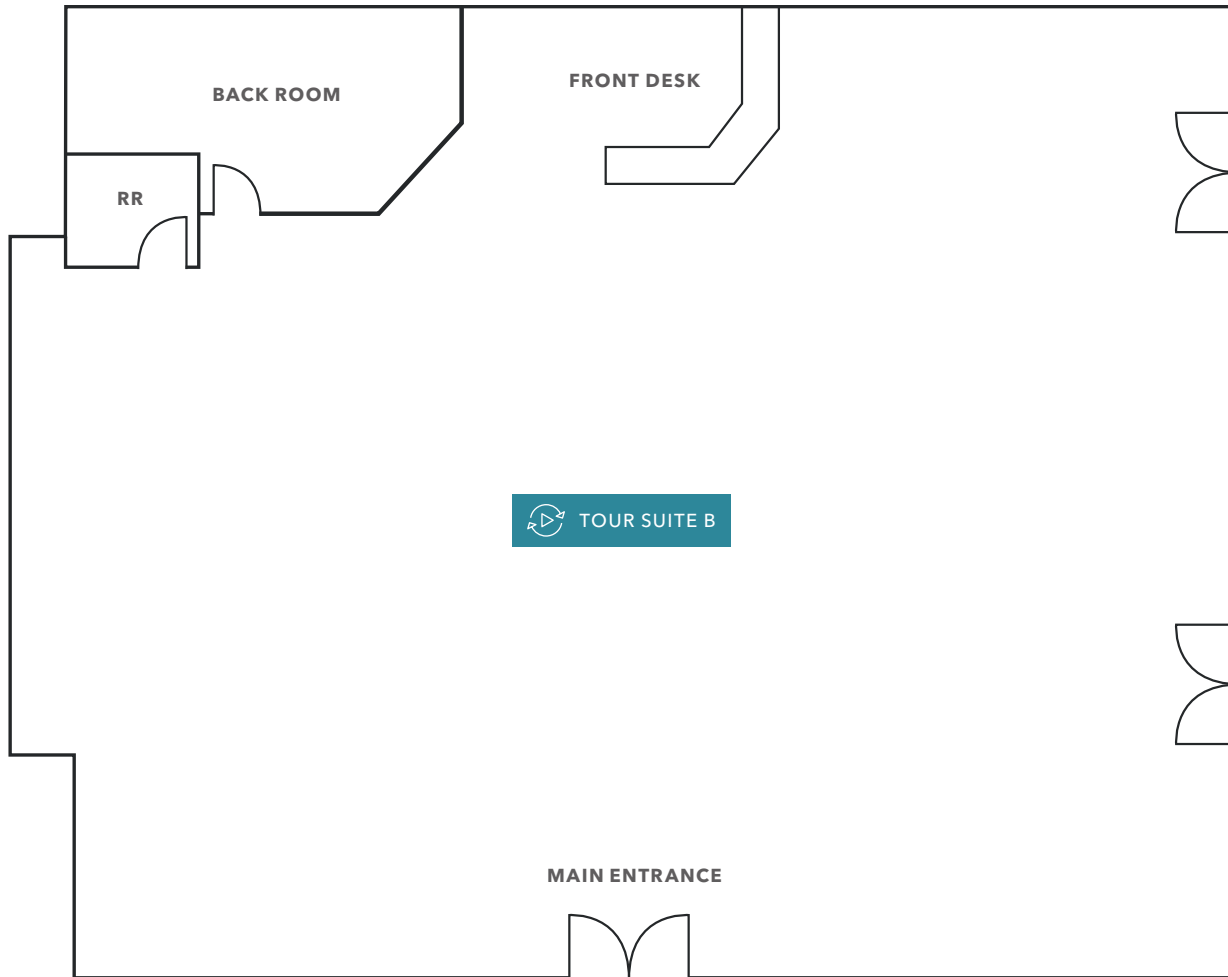
BLDG A, SUITE B1A

\$25.00

PER SF + NNN NNN (\$8.64 PSF)

Can combine suites B1 & B1A for 4,341 SF

FLOOR PLAN - BLDG B, SUITE B



4,430 SF

AVAILABLE

\$25.00

PER SF + NNN (\$8.64 PSF)

NOW

AVAILABLE

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