

FOR LEASE

# POINT RUSTON SHOPS

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5020 MAIN STREET SUITES A-R, TACOMA, WA 98407

5058-5064 MAIN STREET, TACOMA WA 98407

5107-5109 GRAND LOOP, TACOMA, WA 98407



1,084  
RESIDENTIAL  
UNITS

WALKING  
PATH

PLAYGROUND

WATER PARK

JEWEL BOX  
C.A.F.E

WildFin

FP  
FARRELLIS PIZZA

SILVER CLOUD  
HOTELS

# EXECUTIVE SUMMARY

## PROPERTY HIGHLIGHTS

**Vision and Ownership:** Under new ownership, Point Ruston is being reimagined as a dynamic waterfront destination focused on growth, innovation, and community engagement.

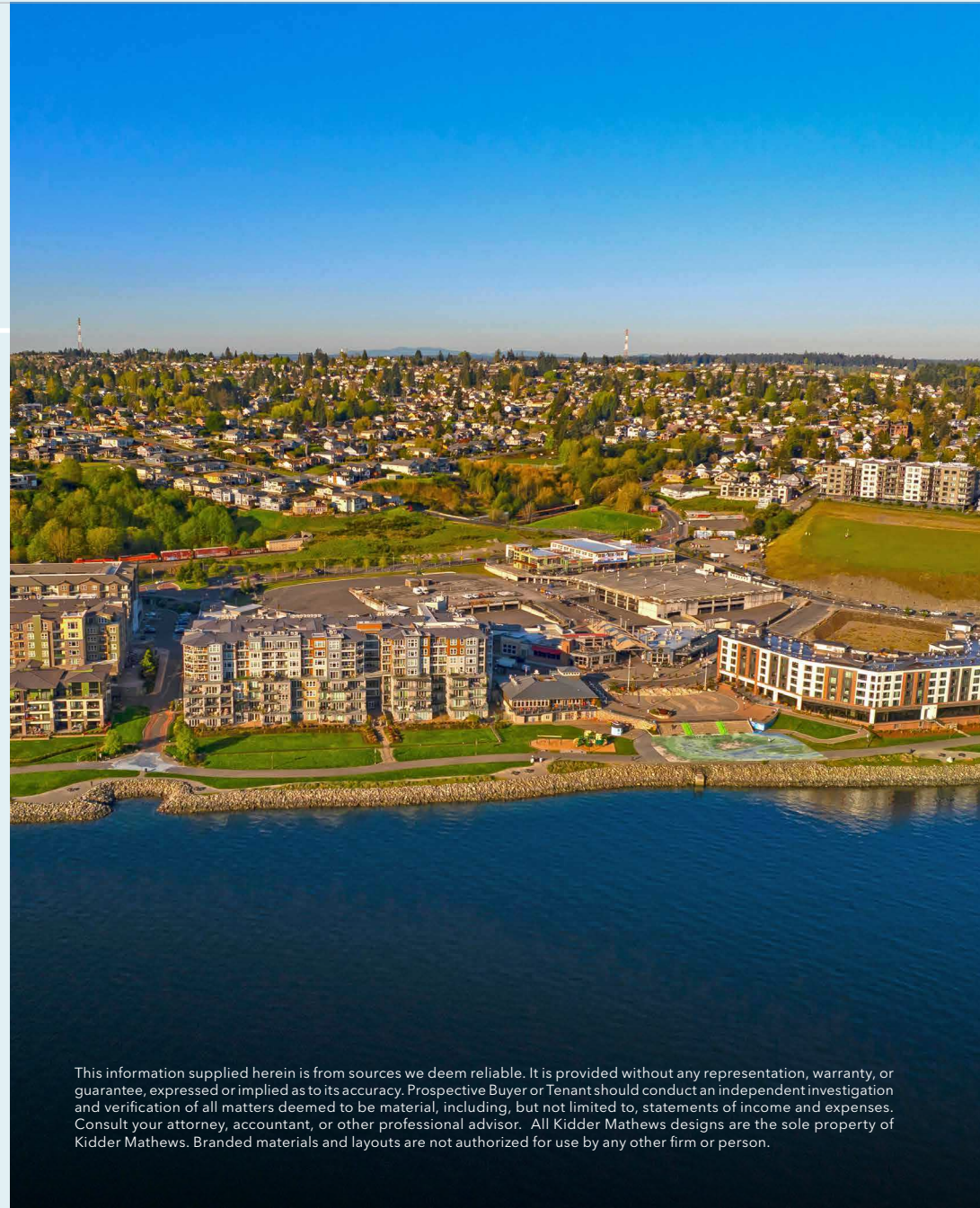
**Tourism and Demand:** A thriving tourism hub and vibrant destination, Ruston Way attracts 2.7 million annual visitors with its unique blend of natural beauty, urban amenities, and high demand for premium dining, retail, and recreation.

**High Density and Proximity:** Strategically located near densely populated neighborhoods, the property benefits from consistent foot traffic, a robust customer base, and strong economic vitality that supports sustained market opportunities.

**Affluent Demographics:** Surrounded by some of Tacoma's wealthiest communities, with households boasting a median income of \$109,891 and a preference for quality goods and services.

**Natural Beauty and Scenic Appeal:** Positioned along the breathtaking Puget Sound waterfront, Ruston Way provides a picturesque backdrop that attracts locals and tourists alike.

**Future Development Plans:** Exciting plans for further growth and enhancements ensure Ruston Way will remain a premier destination, offering long-term potential for businesses.



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# LOCATED IN *CENTER OF* POINT RUSTON

## SUITE AVAILABILITY

| Suite # | Total SF |
|---------|----------|
| 7A      | 2,294 SF |
| 7B      | 964 SF   |
| 7E-G    | 1,988 SF |
| 7H      | 1,629 SF |
| 7K      | 1,731 SF |
| 7M      | 623 SF   |
| 8-5060  | 1,775 SF |
| 8-5062  | 2,577 SF |
| 18-5103 | 1,173 SF |
| 18-5101 | 2,134 SF |



# POINT RUSTON SHOPS

## TENANTS

| Bldg | Tenant                        | Bldg | Tenant   | Bldg | Tenant                       | Bldg | Tenant                      | Bldg | Tenant                    |
|------|-------------------------------|------|--|------|------------------------------|------|-----------------------------|------|---------------------------|
| 1A   | Century Residences   95 Units | 3A/B | Baker Condominiums<br>162 Units                            | 7A   | Retail AVAILABLE             | 11B  | Proposed Future Development | 18B  | Pink Polish               |
| 1A   | Cinemark                      | 4A/B | Rainier Condominiums<br>200 Units                          | 7A   | La Maison Pilates            | 12   | Proposed future development | 18B  | Bo Ran Royal Thai Cuisine |
| 1A   | Stack 571                     | 5    | Building 5   | 7B   | Edward Jones                 | 13   | Proposed future development | 18B  | Ice Cream Social          |
| 1A   | Jewel Box                     | 6A/B | GenCare Lifestyle   159 Units                              | 8    | Rebels & Lovers              | 14A  | Proposed future development | 18B  | Guppies                   |
| 1A   | Mio Sushi                     | 7A/B | Village on Main Apartments<br>200 Units   Retail AVAILABLE | 8    | Multicare Indigo Urgent Care | 14B  | Proposed future development | 18A  | Retail AVAILABLE          |
| 1B   | Wildfin                       | 7A   | Sincere by Purpose   | 8    | Retail AVAILABLE             | 15A  | Proposed future development | 18A  | Farrelli's Pizza          |
| 2A   | Copperline   268 Units        | 7A   | Escape Hour  | 9N/S | Proposed Future Development  | 15B  | Proposed future development | 18A  | Purpose Boutique          |
| 2A   | Grit City Wellness            | 7A   | ELM Candle Bar   | 10A  | Proposed future development  | 15C  | Proposed future development | 18A  | Retail AVAILABLE          |
| 2A   | Anthem Coffee                 |      |  | 10B  | Proposed future development  | 16   | Proposed future development |      |                           |
| 2B   | Copperline Apartments         |      |  | 11A  | Ruston Market                | 17   | Silver Cloud Hotel          |      |                           |



AVAILABLE FOR LEASE

KIDDER MATHEWS



# 5062 MAIN STREET



MARKETING PLAN



AVAILABILITY | BLDG 8

| Suite #    | Size     |
|------------|----------|
| SUITE 5062 | 2,577 SF |
| SUITE 5060 | 1,775 SF |

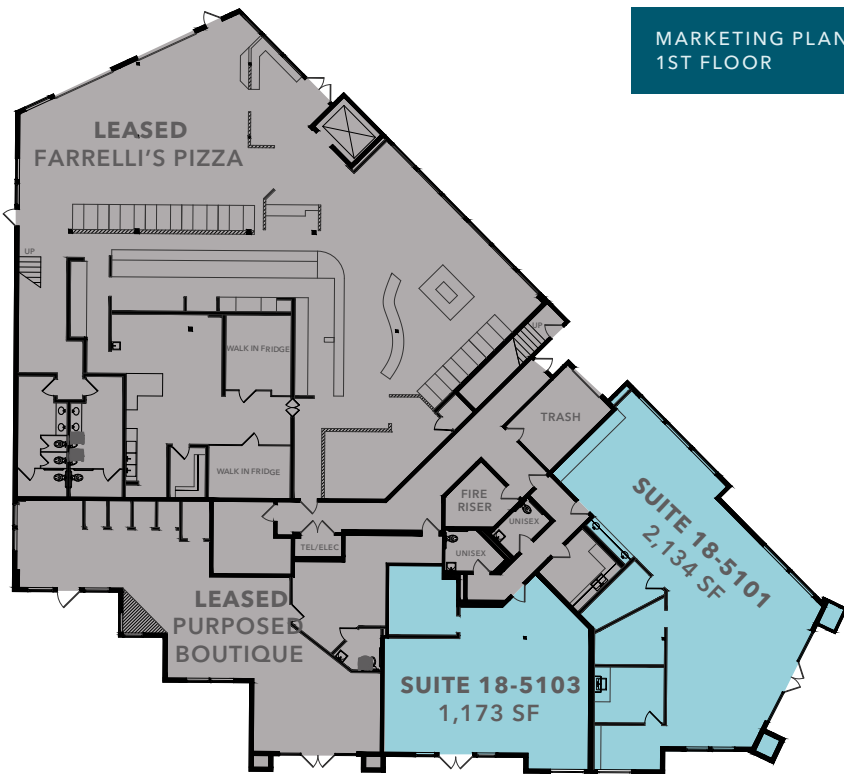
# 5108 GRAND LOOP



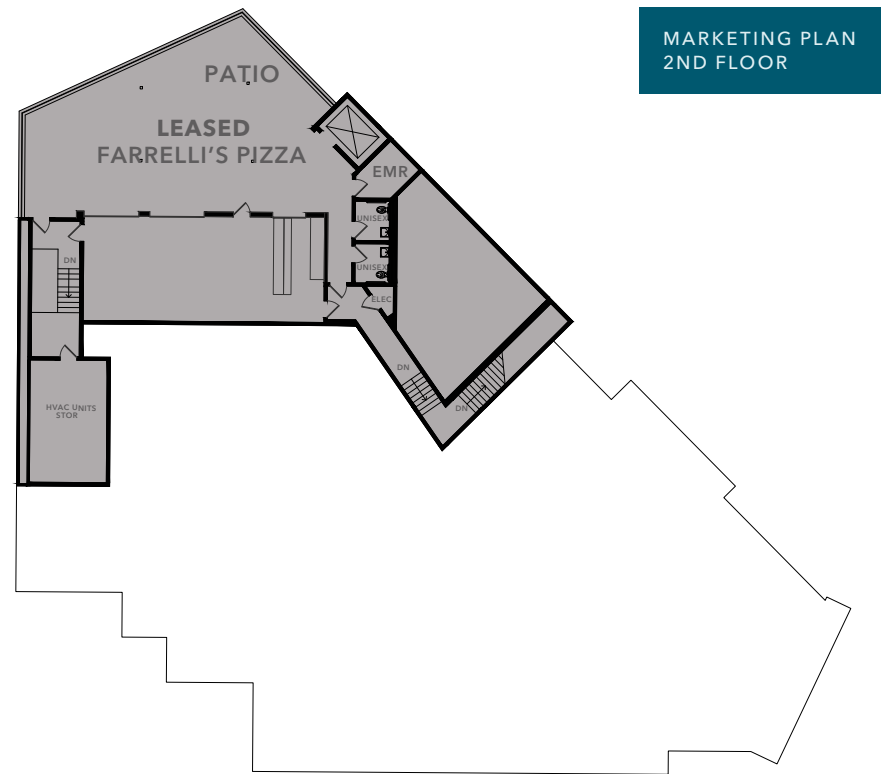
## AVAILABILITY | BLDG 18A

| Suite #       | Size     |
|---------------|----------|
| SUITE 18-5103 | 1,173 SF |
| SUITE 18-5101 | 2,134 SF |

\*Please do not disturb tenant



MARKETING PLAN  
1ST FLOOR



MARKETING PLAN  
2ND FLOOR

# COMMUNITY EVENTS & ENGAGEMENT

*Live, Work, Shop, Dine, Play — A resort inspired waterfront community on the south sound*

Point Ruston, a waterfront resort-inspired village with panoramic views of the South Puget Sound, the Olympic Mountains and Mount Rainier, will be a place to experience the best in Pacific NW living, dining, shopping, recreation, and entertainment.

Photo Sources | Parkstacoma.gov



# FUTURE DEVELOPMENTS

| Building / Type                   | Total Building SF | Total Commercial SF | Total Res Units |
|-----------------------------------|-------------------|---------------------|-----------------|
| BUILDING 10A/B - RETAIL           | 17,000            | 17,000              | -               |
| BUILDING 9 & 11 - MIXED-USE       | 314,893           | 69,646              | 253             |
| BUILDING 12 - RETAIL              | 12,000            | 12,000              | -               |
| BUILDING 14 - MULTIFAMILY         | 461,322           | -                   | 175             |
| BUILDING 15 - MULTIFAMILY & CONDO | 581,905           | -                   | 350             |
| BUILDING 16 - MULTIFAMILY         | 259,821           | 3,490               | 147             |

# POINT RUSTON SHOPS

POINT  
DEFIANCE PARK

POINT  
DEFIANCE  
ZOO

ROSE  
GARDEN

DUNE  
PENINSULA

SUBJECT  
PROPERTY

RUST PARK

*Commencement  
Bay*

N PARK AVE

N MILDRED ST

N 51ST ST

163

N 49TH ST

N VASSAULT ST

N HEARLE ST

N BATTMORE ST

N RICHARD ST

N 45TH ST

RUSTON WAY



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# DEMOGRAPHICS

## POPULATION

|                       | 5 Min  | 10 Min | 15 Min  |
|-----------------------|--------|--------|---------|
| 2024 EST. POPULATION  | 18,656 | 46,837 | 125,311 |
| 2029 PROJ. POPULATION | 19,362 | 47,680 | 130,684 |
| 2024 MED. AGE         | 34.1   | 34.1   | 34.1    |
| DAYTIME POPULATION    | 4,365  | 10,673 | 22,934  |

## HOUSEHOLD INCOME

|                             | 5 Min     | 10 Min    | 15 Min    |
|-----------------------------|-----------|-----------|-----------|
| 2024 EST. AVG. HH INCOME    | \$145,005 | \$144,360 | \$123,506 |
| 2024 EST. PER CAPITA INCOME | \$67,459  | \$64,675  | \$53,995  |

## HOUSEHOLD

|             | 5 Min | 10 Min | 15 Min |
|-------------|-------|--------|--------|
| 2024 EST HH | 8,654 | 20,827 | 54,276 |
| AVG HH SIZE | 2.1   | 2.1    | 2.2    |

## HIGHER EDUCATION DEGREE

|                  | 5 Min         | 10 Min        | 15 Min        |
|------------------|---------------|---------------|---------------|
| SOME COLLEGE     | 21.8%         | 19.6%         | 20.8%         |
| ASSOCIATE DEGREE | 9.1%          | 9.4%          | 9.1%          |
| BACHELOR DEGREE  | 26.9%         | 27.6%         | 25.4%         |
| GRADUATE DEGREE  | 19.5%         | 20.5%         | 17.1%         |
| <b>Total</b>     | <b>77.30%</b> | <b>77.10%</b> | <b>72.40%</b> |

Data Source: ©2025, Sites USA



# PROPERTY PHOTOS



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KIDDER MATHEWS



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