



**FOR LEASE**

5401 6th Avenue  
Tacoma, WA 98406



# SIXTH AVE PLAZA

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

# 5401 6TH AVENUE

29,080 SF \*CALL FOR DETAILS

6,586 SF \$24-\$28 PSF + NNN (\$5.08) \*CAN BE DEMISED

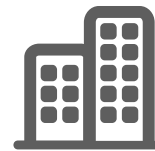
- Excellent co-tenants such as: Harbor Freight Tools, Kumon, Goodwill, Smiles 4 Kids, Curves, I Love Kickboxing!, Defiance Jiu Jitsu, Crunch Fitness and Goldfish Swim School.
- Great access and parking.
- New pylon signage.
- 18-building residential development with 408 units has been completed across the street: The 461,700-square-foot development includes 17 three-story “urban walk-up style” wood-framed residential buildings and a two-level clubhouse leasing center.



Population



Average HH Income

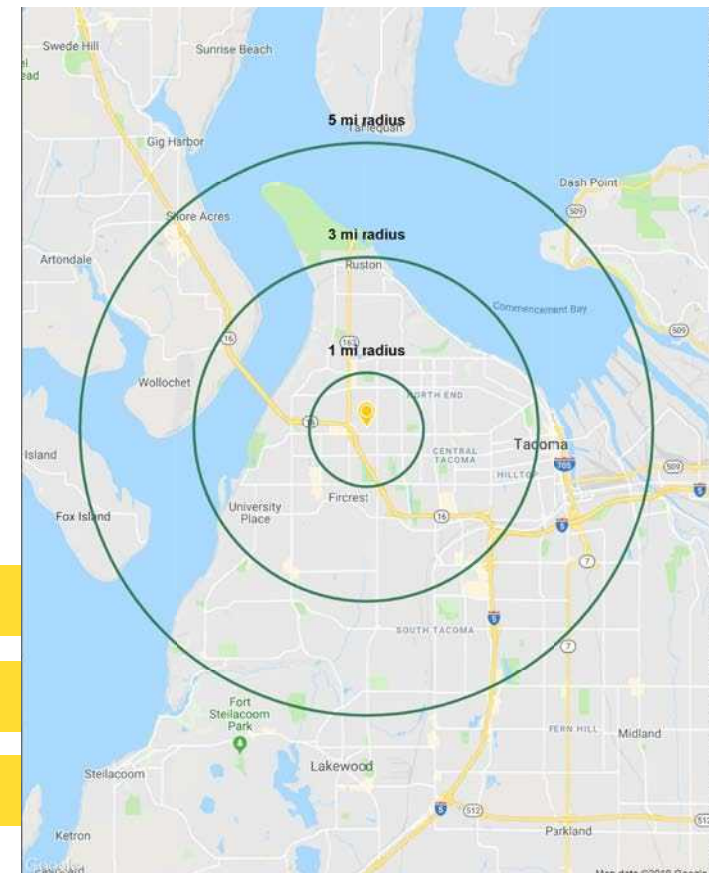


Daytime Population

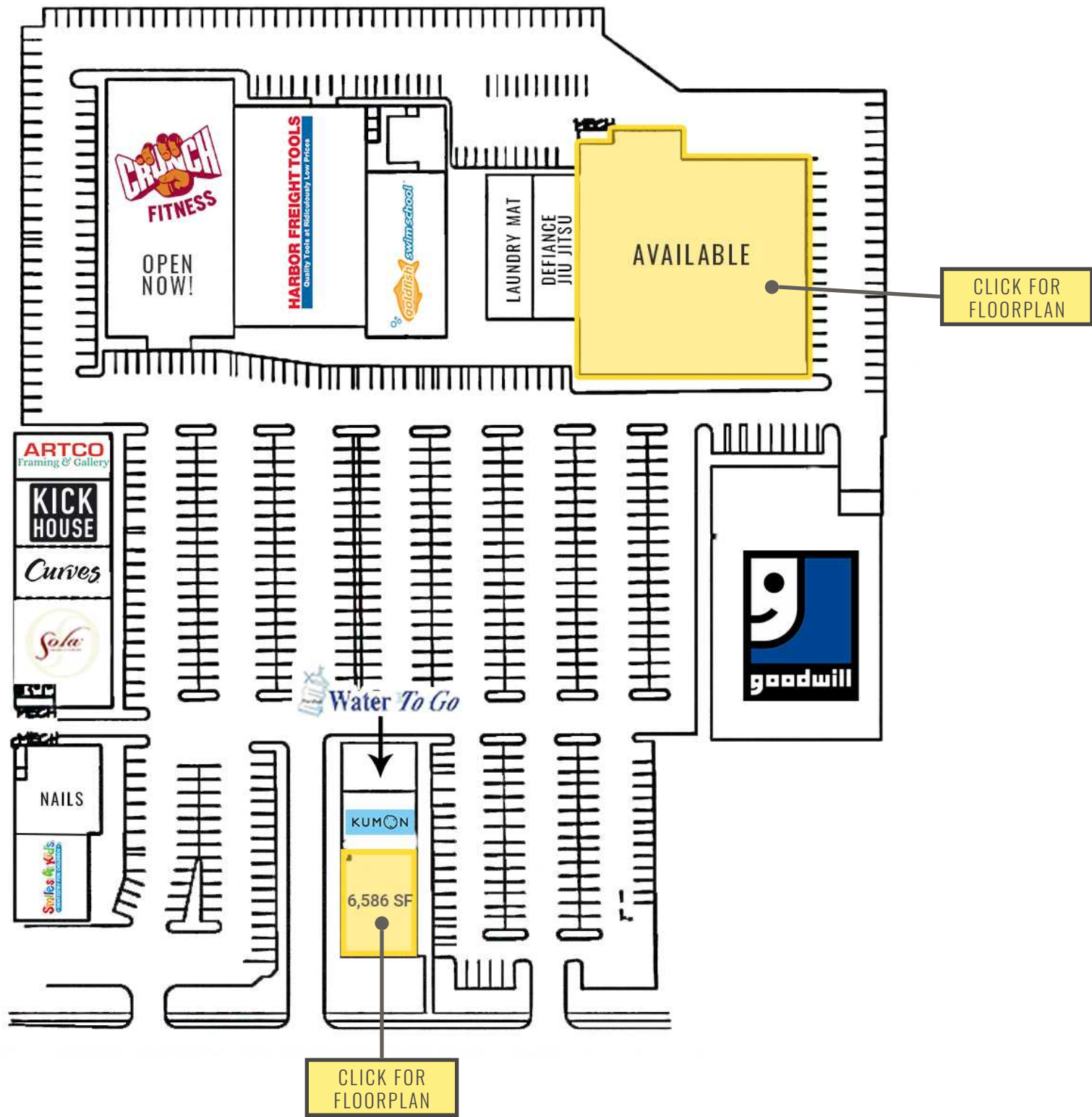
Regis - 2025

	Population	Average HH Income	Daytime Population
Mile 1	15,097	\$115,446	9,962
Mile 3	115,912	\$128,221	79,196
Mile 5	221,659	\$122,038	158,803

# TENANTS



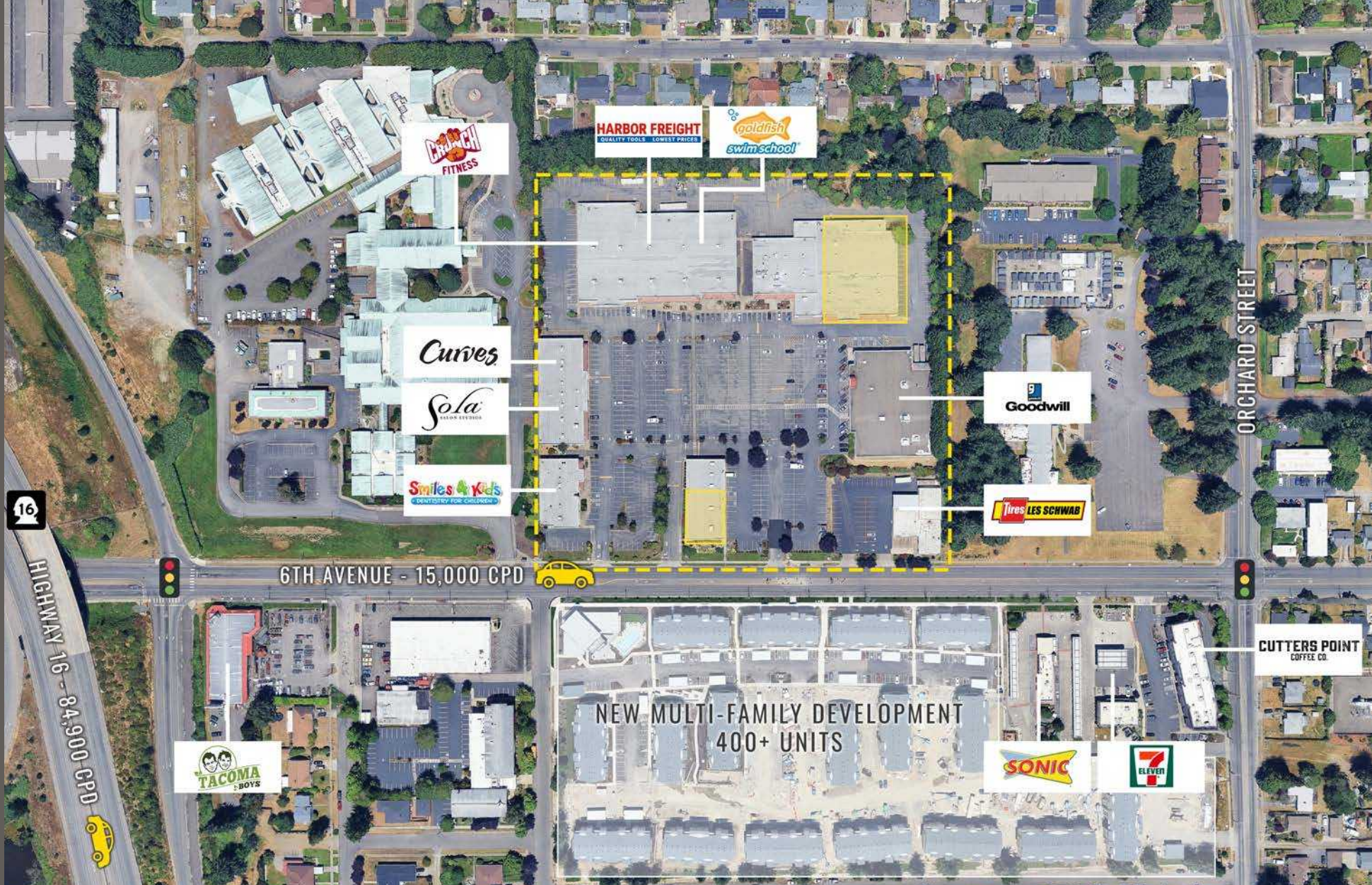
# SITE PLAN



SUMMARY



LOCATION DETAILS



Located Close to SR 16  
& Pearl Street Exit Ramp



Moments Away  
from 6th Ave District

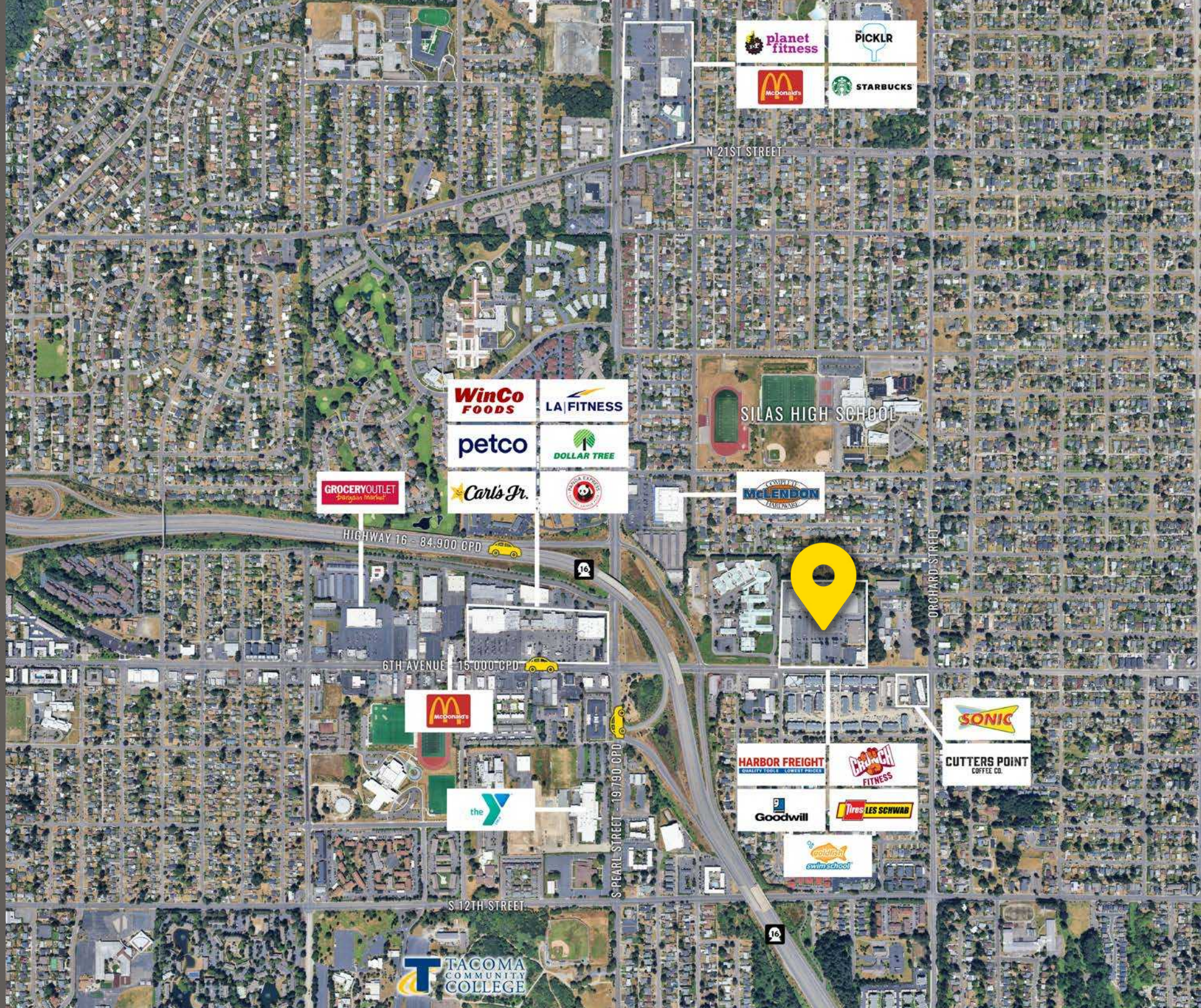


15,000 CPD  
6th Ave



84,900 CPD  
HWY 16

NEW DEVELOPMENT



planet fitness  
PICKLR  
McDonald's  
STARBUCKS

N 21ST STREET

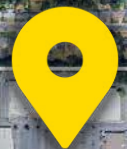
WinCo FOODS  
LA FITNESS  
petco  
DOLLAR TREE

SILAS HIGH SCHOOL

GROCERY OUTLET  
Carls Jr.  
McDonald's

McKENZIE  
KIDZ

HIGHWAY 16 - 84,900 CPD



ORCHARD STREET

6TH AVENUE - 15,000 CPD

McDonald's

HARBOR FREIGHT  
CORRECT TOOLS • LOWEST PRICES

CRUNCH  
FITNESS

SONIC

CUTTERS POINT  
COFFEE CO.

the Y

Goodwill

LES SCHWAR

goldfish  
swimschool

S PEARL STREET - 19,790 CPD

S 12TH STREET


TACOMA  
COMMUNITY  
COLLEGE






# RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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