

FOR LEASE

# HIGHLAND HILL SHOPPING CENTER

5915 - 6201 6TH AVENUE, TACOMA, WA 98406



KIDDER.COM

Perform Properties

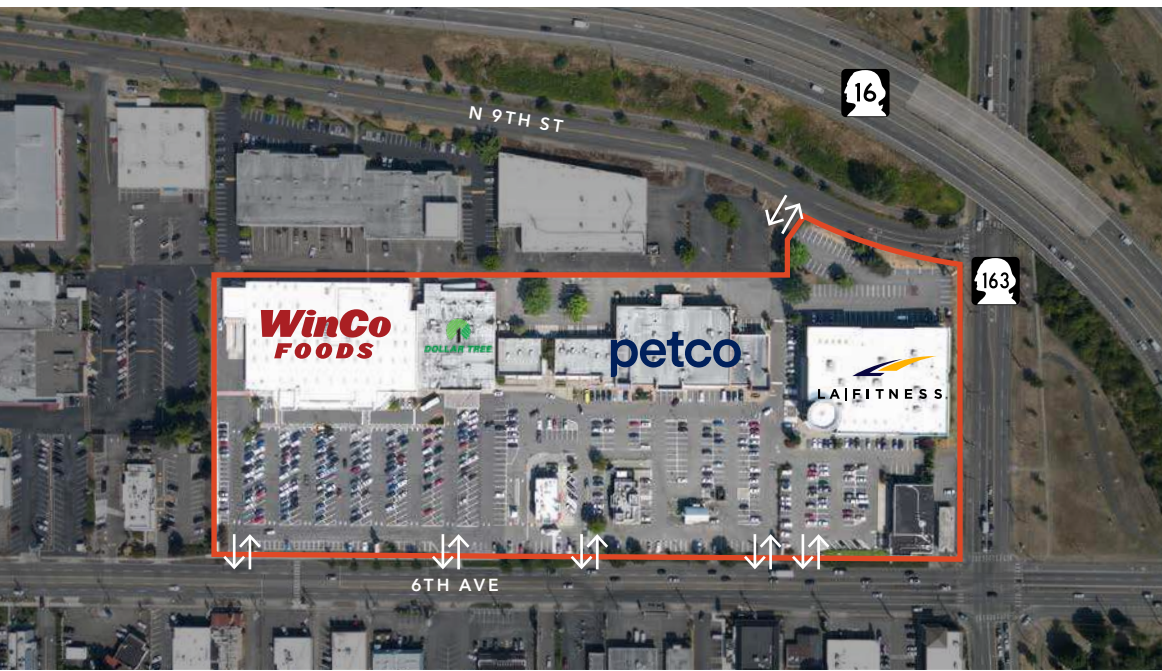
km Kidder Mathews

# HIGHLAND HILL SHOPPING CENTER



**66,278+ VEHICLES**  
Average Daily Traffic

**TESLA**  
COMING  
SOON



## PROPERTY OVERVIEW

WinCo Foods, LA Fitness, and Petco anchor the center, providing a strong daily needs retail foundation.

Situated on State-Route 16 and minutes from Interstate 5, providing convenient access to the greater Tacoma area, including nearby Seattle, enhancing both employee and customer convenience.

## AVAILABILITIES

Suite	Previous Tenant	SF	\$/SF
SUITE 5915	LA Fitness	43,103	Call for Details
SUITE 5943	Former AGA Gymnastics	6,785	Call for Details
SUITE 5955	Salon Spritz	1,600	Call for Details
SUITE 5961	Subway	1,286	Call for Details
SUITE 5973	Pur Life Medical	2,316	Call for Details
SUITE 5989	30/10 Weightloss for Life	1,847	Call for Details

## CURRENT TENANTS



# HIGHLAND HILL SHOPPING CENTER

Commencement Bay

SAFeway. TACO BELL ROUND TABLE FOOD WHOLESALE



metropolitan market SAFeway. CACTUS

## HIGHLAND HILL SHOPPING CENTER

LAIFITNESS DOLLAR TREE petco. Firestone Carl's Jr. WinCo FOODS



Fred Meyer

MultiCare Walmart

CHI Franciscan Health Providence St. Joseph Health

MATADOR

GREATER TACOMA COVENANT COLLEGE

MUSEUM OF GLASS



Fircrest

University Place

Starbucks

Lowe's

target PETSMART

E9 BREWING CO. sig

TACOMA DOME

EXCLUSIVE



WHOLE FOODS MARKET SAFeway.

THE HOME DEPOT

COSTCO WHOLESALE

NORDSTROM Rack See's CANDIES

TACOMA DOME

BERNARD QUEEN EOC CASINO & HOTEL

TRADER JOE'S Applebee's GRILL & BAR

Apple Chick-fil-A H&M



DICK'S SPORTING GOODS macy's UNIQLO

TACOMA MALL



# DEMOGRAPHICS

## POPULATION

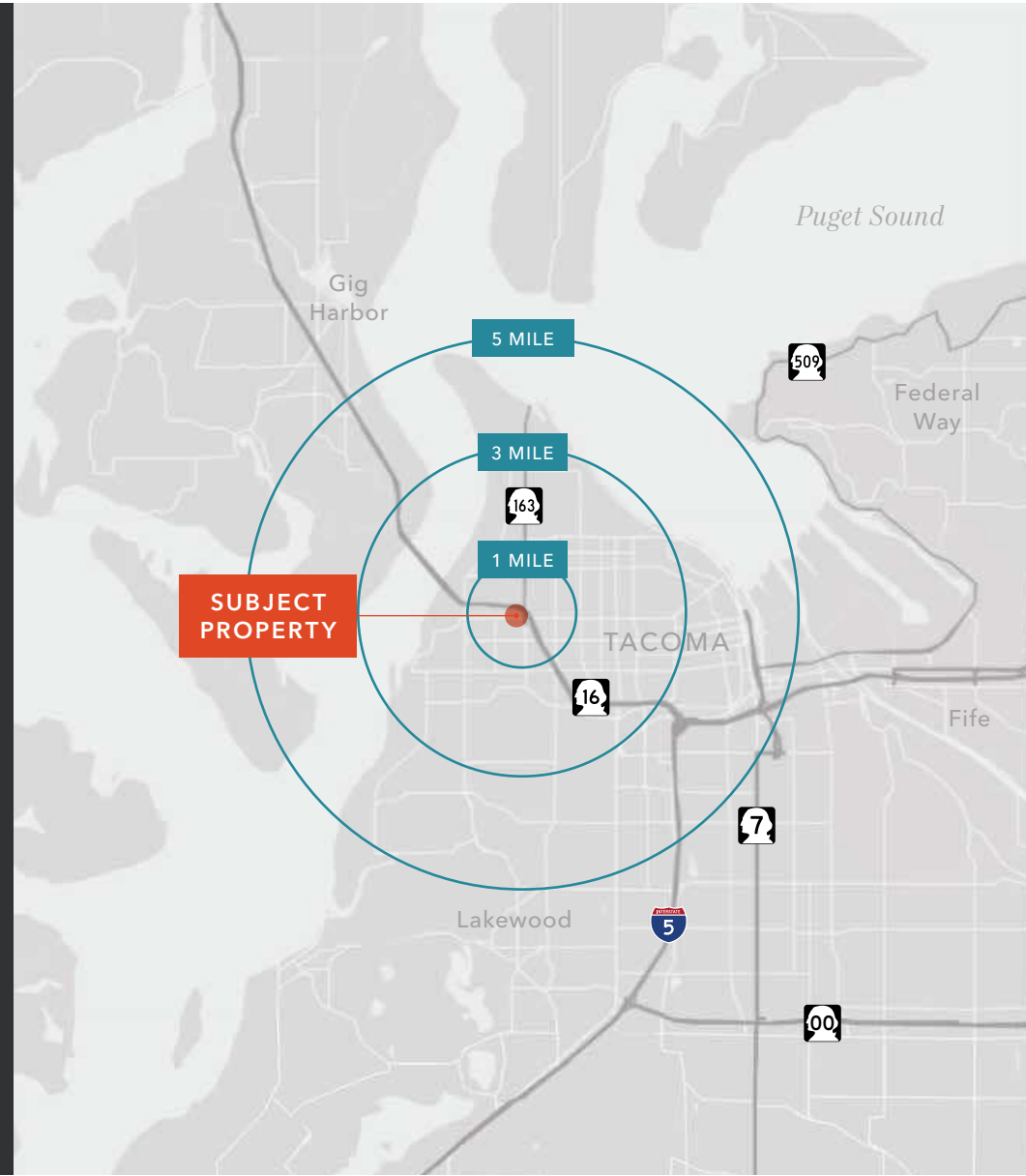
	1 Mile	3 Miles	5 Miles
2020 CENSUS	15,066	106,116	207,495
2010 CENSUS	14,242	95,835	186,889
2025 ESTIMATED	15,249	105,633	218,560
2030 PROJECTED	15,092	106,555	223,219

## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	41.6	39.7	38.6
% FEMALE	51.1%	50.7%	49.6%
% MALE	48.9%	49.3%	50.4%

## HOUSEHOLD INCOME

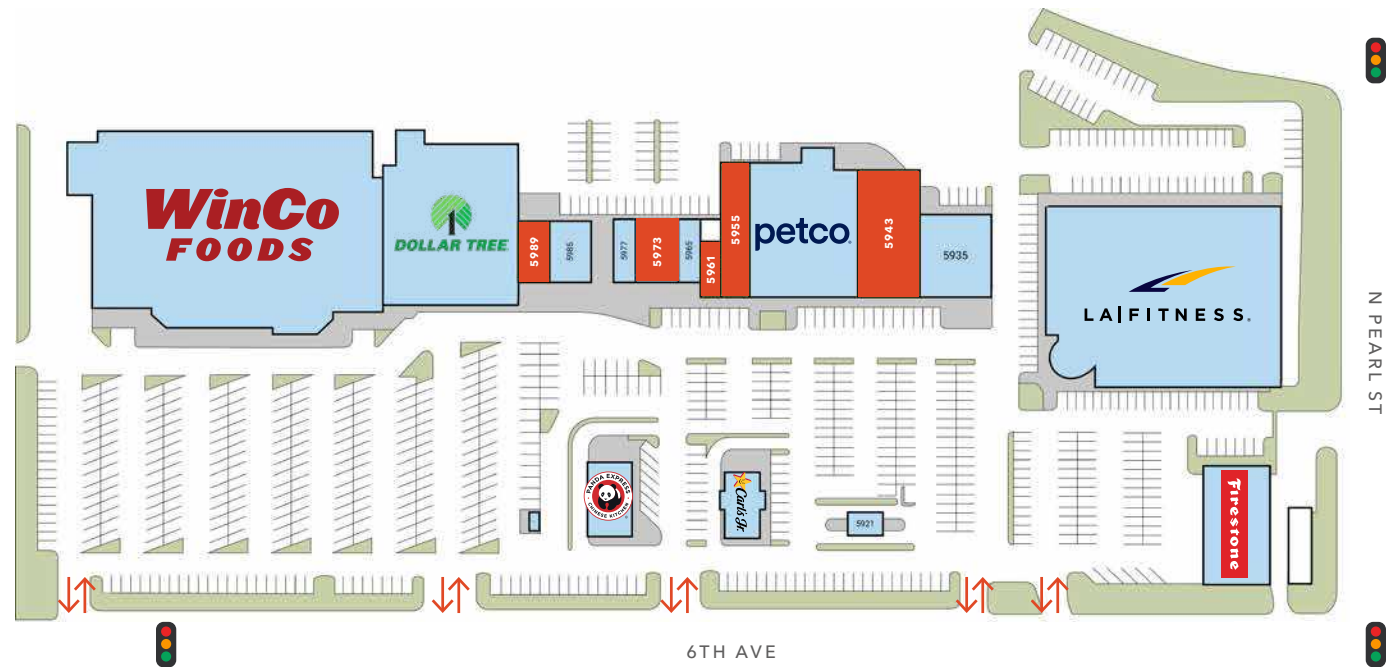
	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$80,531	\$103,377	\$95,140
2030 MEDIAN PROJECTED	\$80,564	\$103,370	\$94,229
2025 AVERAGE	\$114,588	\$137,891	\$126,030
2030 AVERAGE PROJECTED	\$114,680	\$138,130	\$125,017



# SITE PLAN

## SUITE AVAILABILITY

Suite	Tenant	GLA SF
5915	LA FITNESS (Call for Details)	43,103
5943	VACANT	6,785
5955	VACANT	1,600
5961	VACANT	1,286
5973	VACANT	2,316
5989	VACANT	1,847
6201A	WINCO FOODS (NAP)	53,175
6111	DOLLAR TREE	18,760
5951	PETCO	13,458
5907	FIRESTONE	6,820
5935	OLYMPIC HOT TUB	4,981
6101	PANDA EXPRESS	2,448
5985	BOEING EMPLOYEES CU	2,354
5925	CARL'S JR.	2,208
5977	EMERALD CITY SMOOTHIE	1,232
5965	TOP NAILS	1,041
5921	BIGFOOT JAVA	512
ATM	BANK OF AMERICA	



# HIGHLAND HILL SHOPPING CENTER

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Perform Properties

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