

FOR SALE

4020 South Steele Street
Tacoma, WA 98409



YUEN LUI SQUARE

Patric Grissom



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

PROJECT HIGHLIGHTS

Yuen Lui Square is a small strip center situated at the north entrance to the Tacoma Mall, one of the largest shopping malls in the Puget Sound region, providing excellent visibility and accessibility to a large customer base. Benefits from strong traffic counts of over 21,961 cars per day, ensuring steady exposure to potential customers. Easily accessible from 38th St, Tacoma Mall Blvd, and Interstate 5, offering convenient access for shoppers and visitors. Located in a vibrant and growing community with a mix of residential, commercial, and retail properties.

Price
\$4,200,000

Occupancy
73%

Building
12,960 sf

Price Per SF
\$325

Built
1983 (Adj 1995)

Land
32,805 sf

Parcel
4647000064



INVESTMENT HIGHLIGHTS

Stability and Rent Growth

- Average Rents 30% below Trade Area Average

NOI growth

- Every lease has annual increases

Strong Demographics

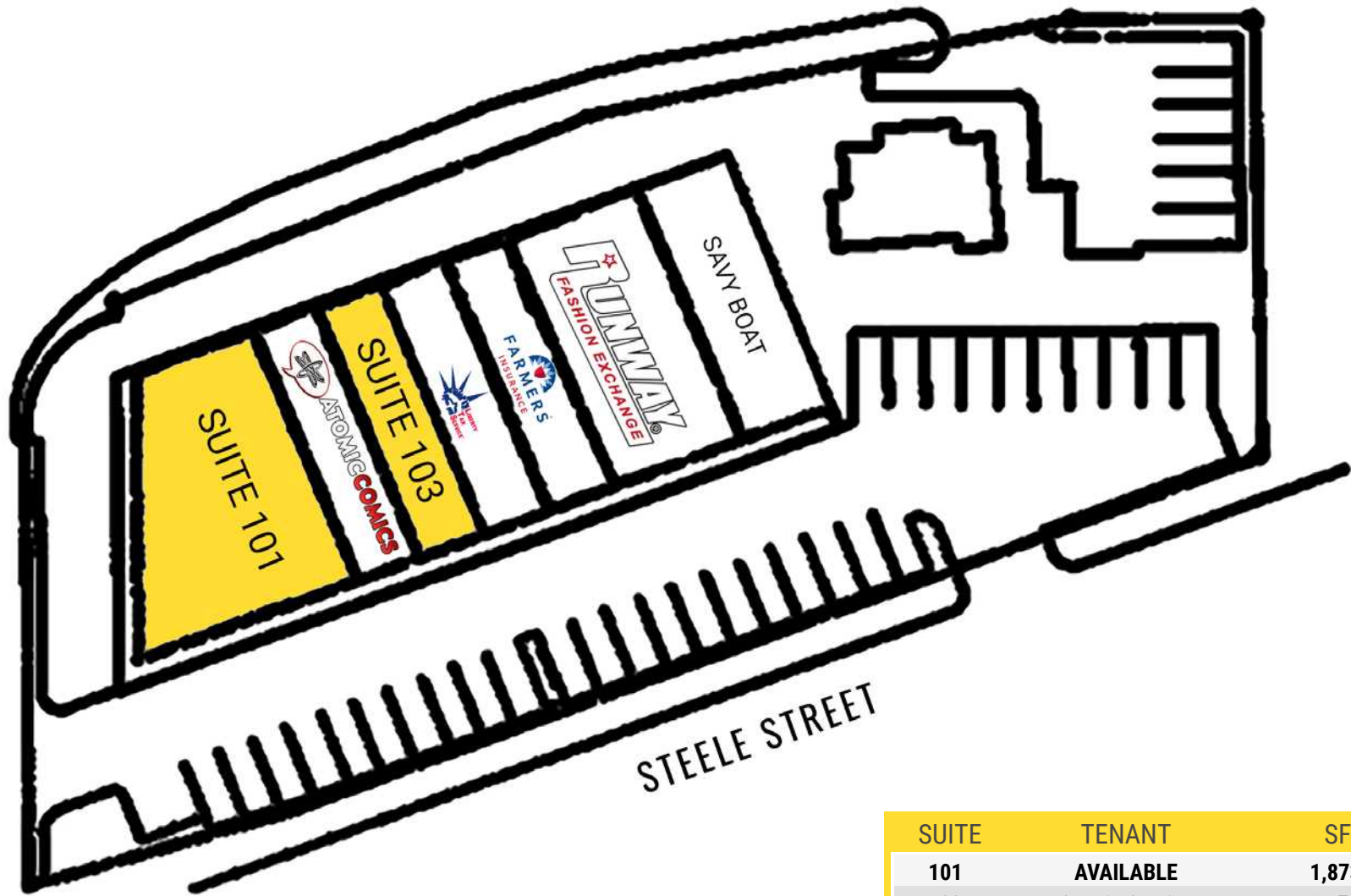
- Population of 148,000+ and \$106,992 Average Household Income in 3 mile radius

Local Anchors

- Within 1 Mile:

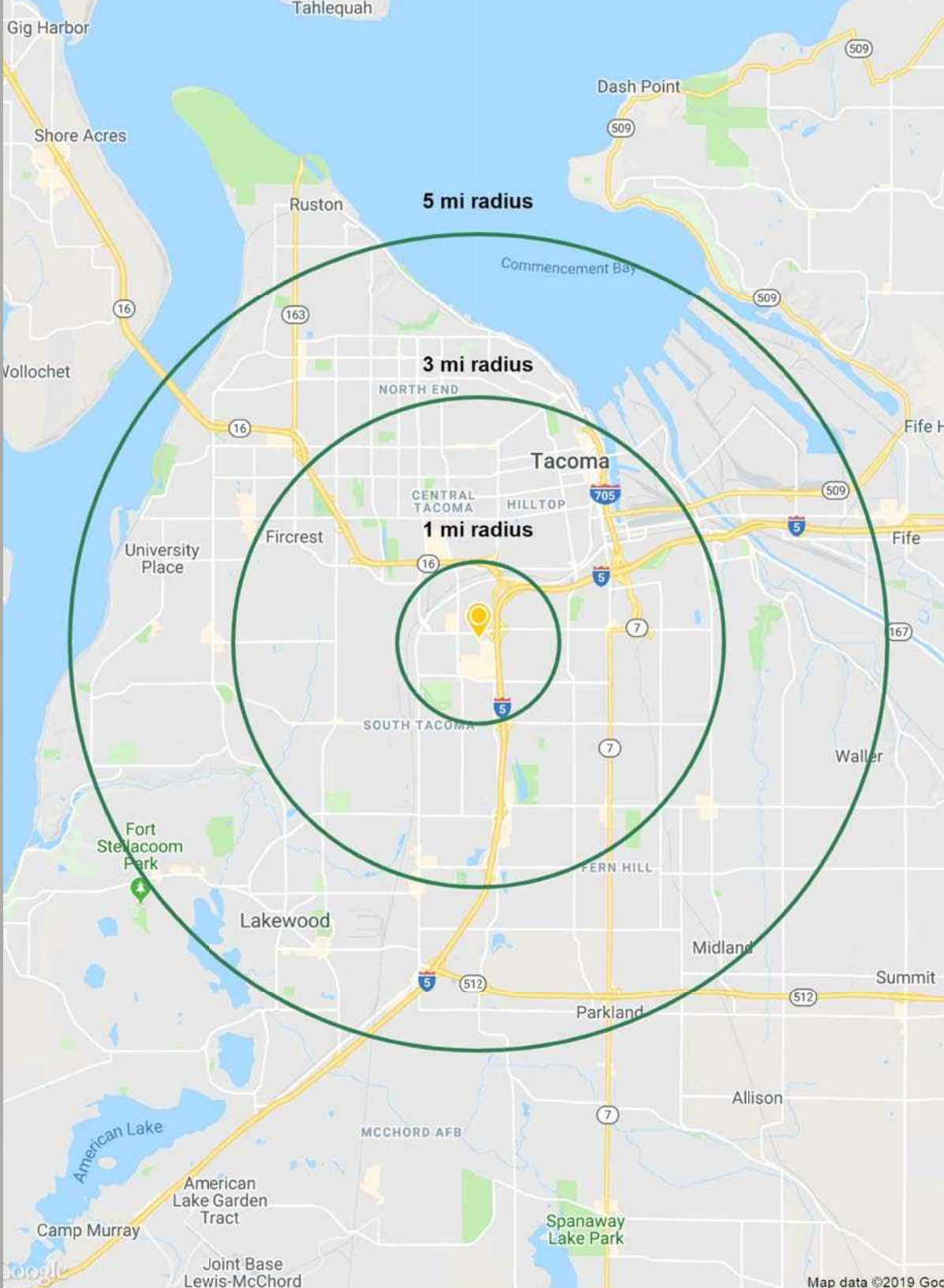


SITE PLAN



SUITE	TENANT	SF
101	AVAILABLE	1,873
102	Atomic Comics	1,171
103	AVAILABLE	1,728
104	Liberty Tax	1,368
105	Farmer Insurance	1,224
106-107	Blacksheep Resale	2,592
108	Savy Boat	2,592

DEMOGRAPHICS



POPULATION

1 Mile	3 Mile	5 Mile
14,948	143,122	308,538

DAYTIME POPULATION

13,000	109,642	211,643
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TOTAL HOUSEHOLDS 2023 ESTIMATE

1 Mile	3 Mile	5 Mile
6,634	62,666	131,507

DAYTIME EMPLOYEE COUNT

9,081	66,254	120,219
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AVERAGE HOUSEHOLD SIZE

2.5	2.4	2.4
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AVERAGE HH INCOME

1 Mile	3 Mile	5 Mile
\$91,431	\$102,001	\$106,992

EDUCATION COLLEGE DEGREE + (BACHELOR DEGREE OR HIGHER)

1 Mile	3 Mile	5 Mile
2,310 (23.3%)	29,364 (28.8%)	66,011 (31.0%)

LOCATION DETAILS



Located Moments from I-5 & HWY 16



Immediately North of the Tacoma Mall

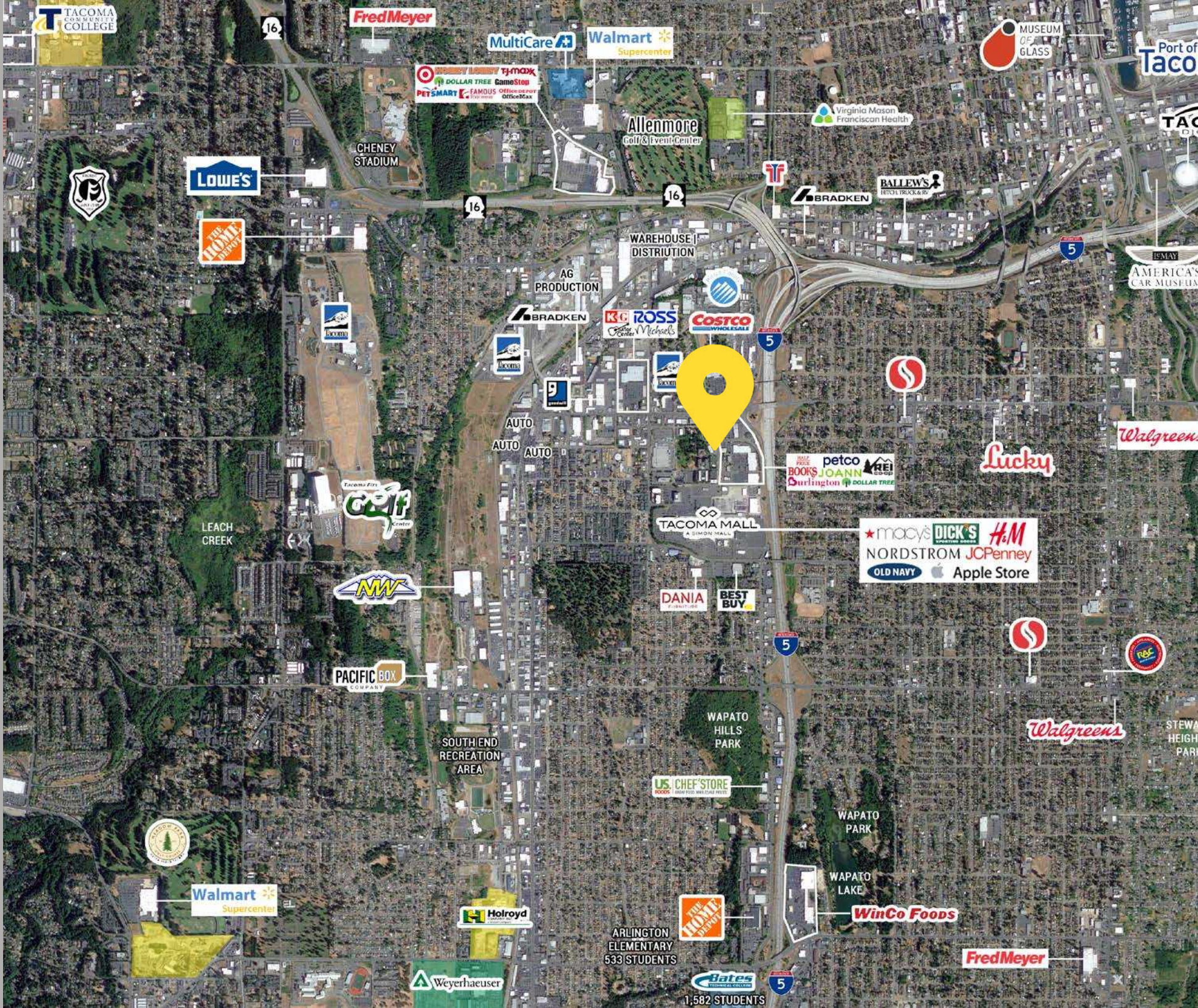


21,961 CPD
S Steele Street



149,700 CPD
Interstate 5

AERIAL





TACOMA, WA is rooted in the arts and has a vibrant urban core that is alive with culture. Situated along the Puget Sound, Tacoma is a mid-sized urban port city of Pierce County just over 30 miles south of Seattle. The museum district is home for its world-renowned Museum of Glass, while the waterfront, parks, gardens and wildlife make Tacoma a nature wonderland ready for all to explore.



RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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TACOMA | KIRKLAND | PORTLAND | SEATTLE

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