AVAILABLE

2710 6th Avenue
Tacoma, WA 98406

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

FIRST WESTERN PROPERTIES

6TH AVE RETAIL INVESTMENT PROPERTY

Andy Jessberger & Jacob Fors

2710 6TH AVENUE is ideally positioned along Tacoma's premier retail corridor, offering excellent visibility, strong traffic counts, and dense surrounding residential support. Located in the heart of the 6th Avenue District in Tacoma, the site benefits from walkable access to a vibrant mix of dining, retail, and entertainment, along with proximity to major medical centers and colleges that drive consistent daytime and evening traffic. Convenient access to SR-16 and Downtown Tacoma further enhances regional connectivity and long-term market appeal.

NEARBY TENANTS

Primo

Legendary Doughnuts

Est. 1888 UNIVERSITY of PUGET SOUND

HI-VOLTAGE Records

ASADO

THE Original PANCAKE HOUSE

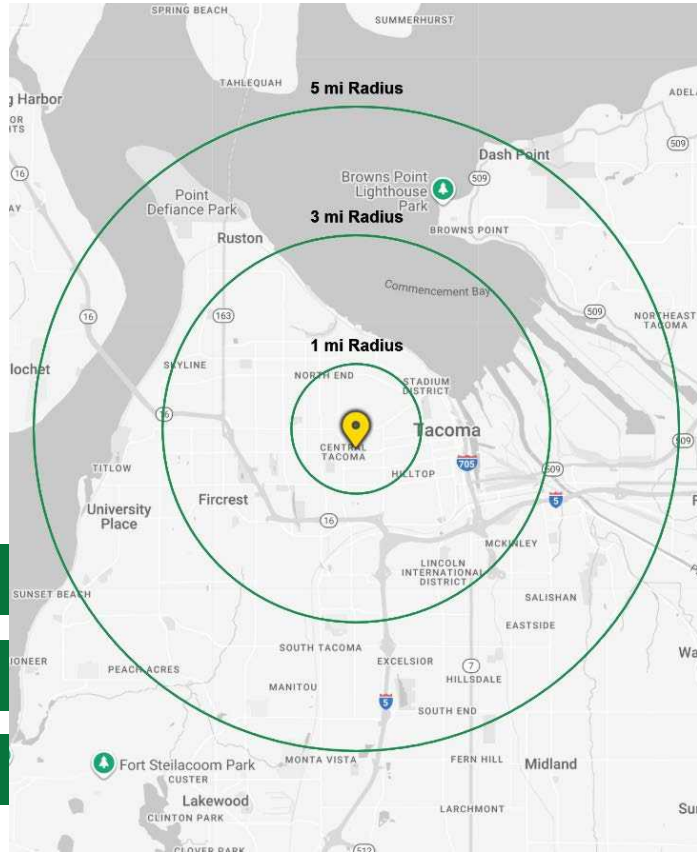
AVAILABLE | **PRICE: $799,000**

SUMMARY

- 2,100 SF of Retail
- Monthly Base Rent is $5,000/month
- 7.5% cap rate on existing rent
- A 10-year lease was signed in October of '24
- 10% increase on Base Rent after year 5 (October of '29)
- Modified Gross Lease | Tenant pays for taxes, insurance, and maintenance.

***PLEASE NOTE: THIS IS AN INVESTMENT OPPORTUNITY. THE SPACE IS CURRENTLY OCCUPIED -- PLEASE DO NOT DISTURB THE TENANT.**

Regis - 2026	Population	Average HH Income	Daytime Population
Mile 1	25,043	$127,925	18,056
Mile 3	125,068	$116,866	106,915
Mile 5	252,617	$122,543	174,532



FIRST WESTERN PROPERTIES

LOCATION DETAILS

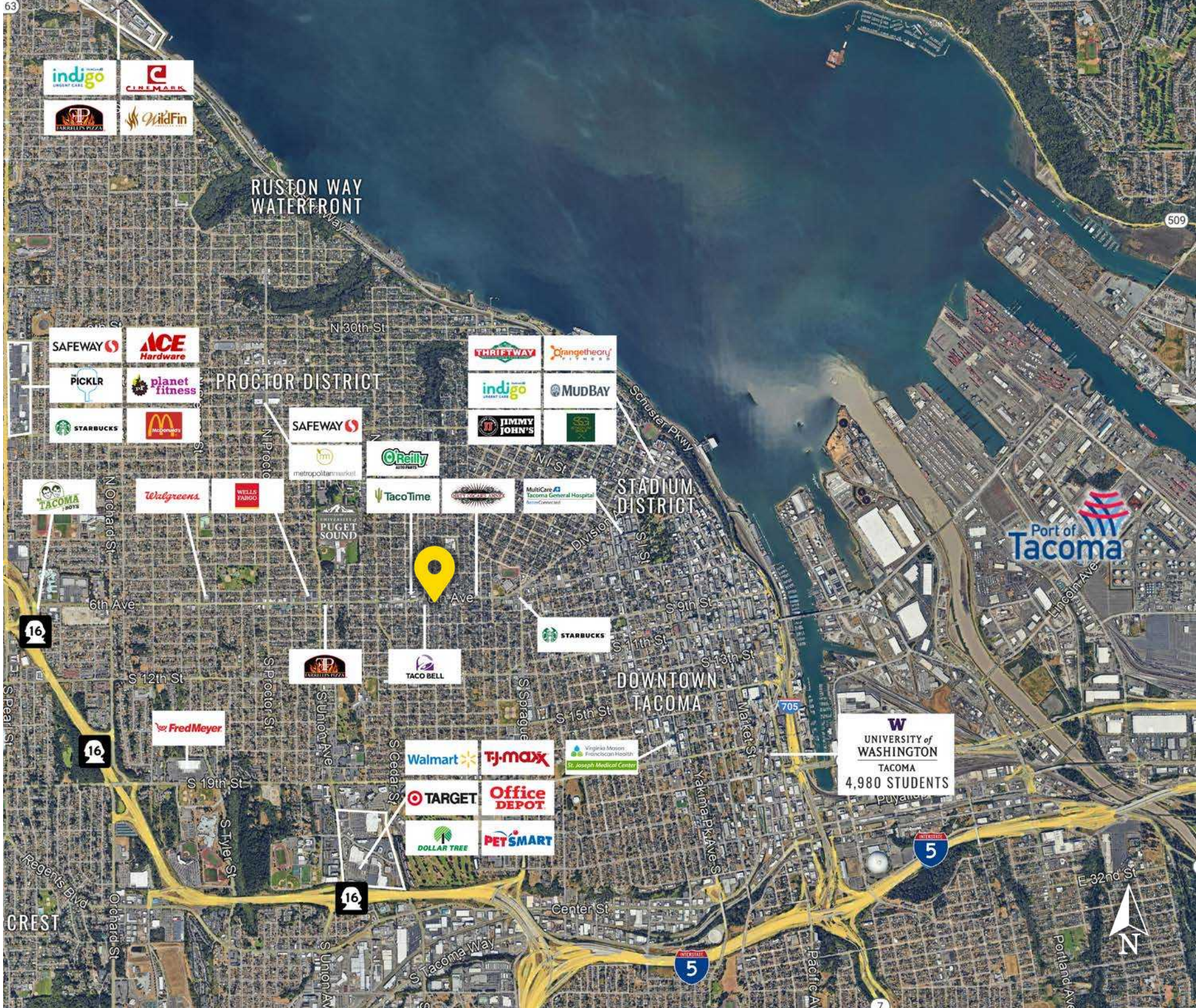
15,386 CPD
6th Avenue

Minutes from the
University of Puget Sound

Located on the busy
6th Avenue District

FIRST WESTERN PROPERTIES

LOCATION DETAILS



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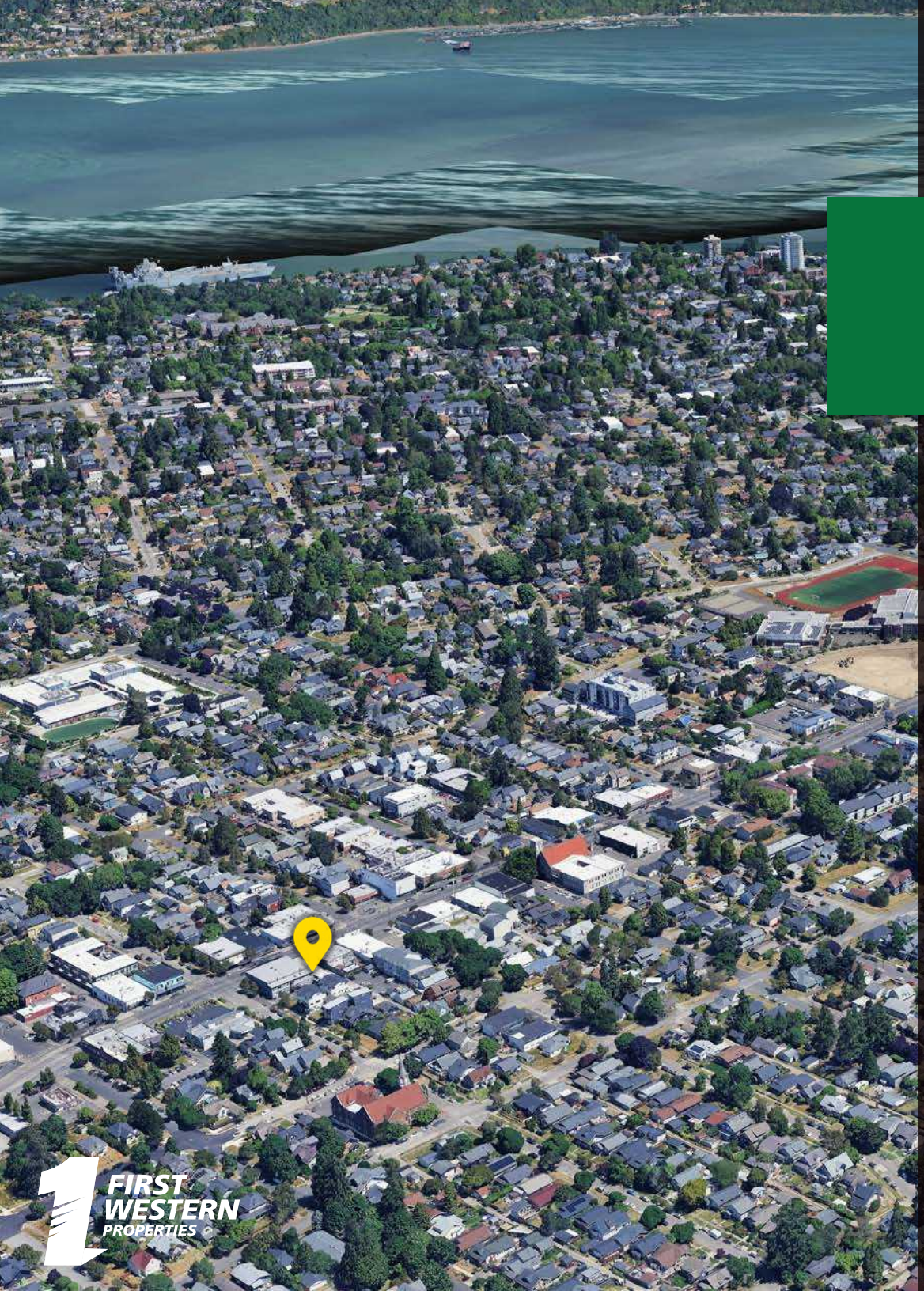

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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