



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



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



SUMMARY

AVAILABLE **PRICE: \$750,000**

- 2,100 SF of Retail
- Monthly Base Rent is \$5,000/month
- 8% 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.**



Population



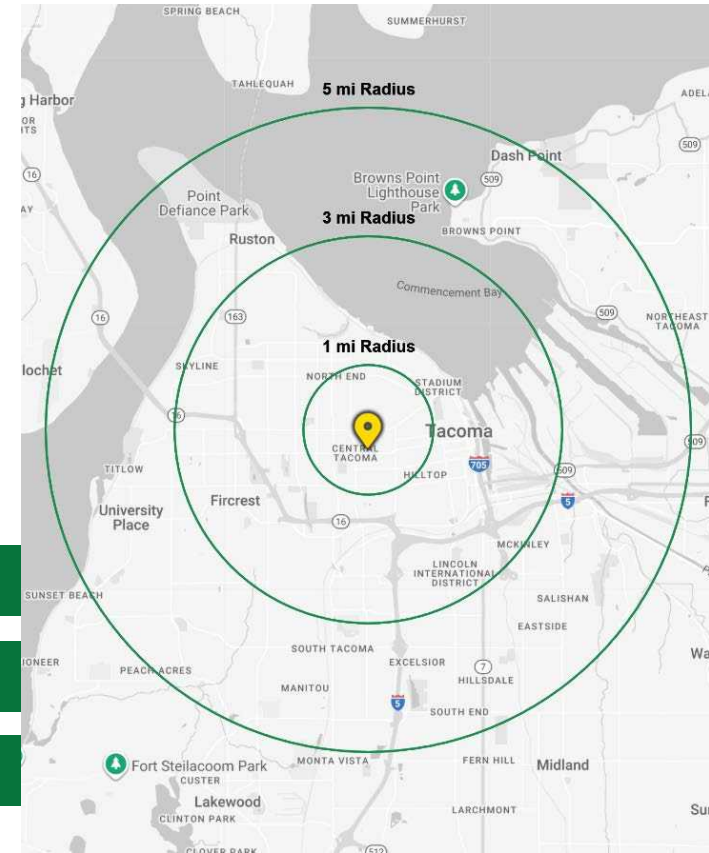
Average HH Income



Daytime Population

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 |



LOCATION DETAILS



UNIVERSITY of
**PUGET
SOUND**

*ESTIMATED 1,900+
ENROLLED STUDENTS

*SOURCE:
HTTPS://WWW.CMYSTATS.COM/COLLEGES/UNIVERSITY-OF-PUGET-SOUND/STUDENT-POPULATION/



15,386 CPD
6th Avenue

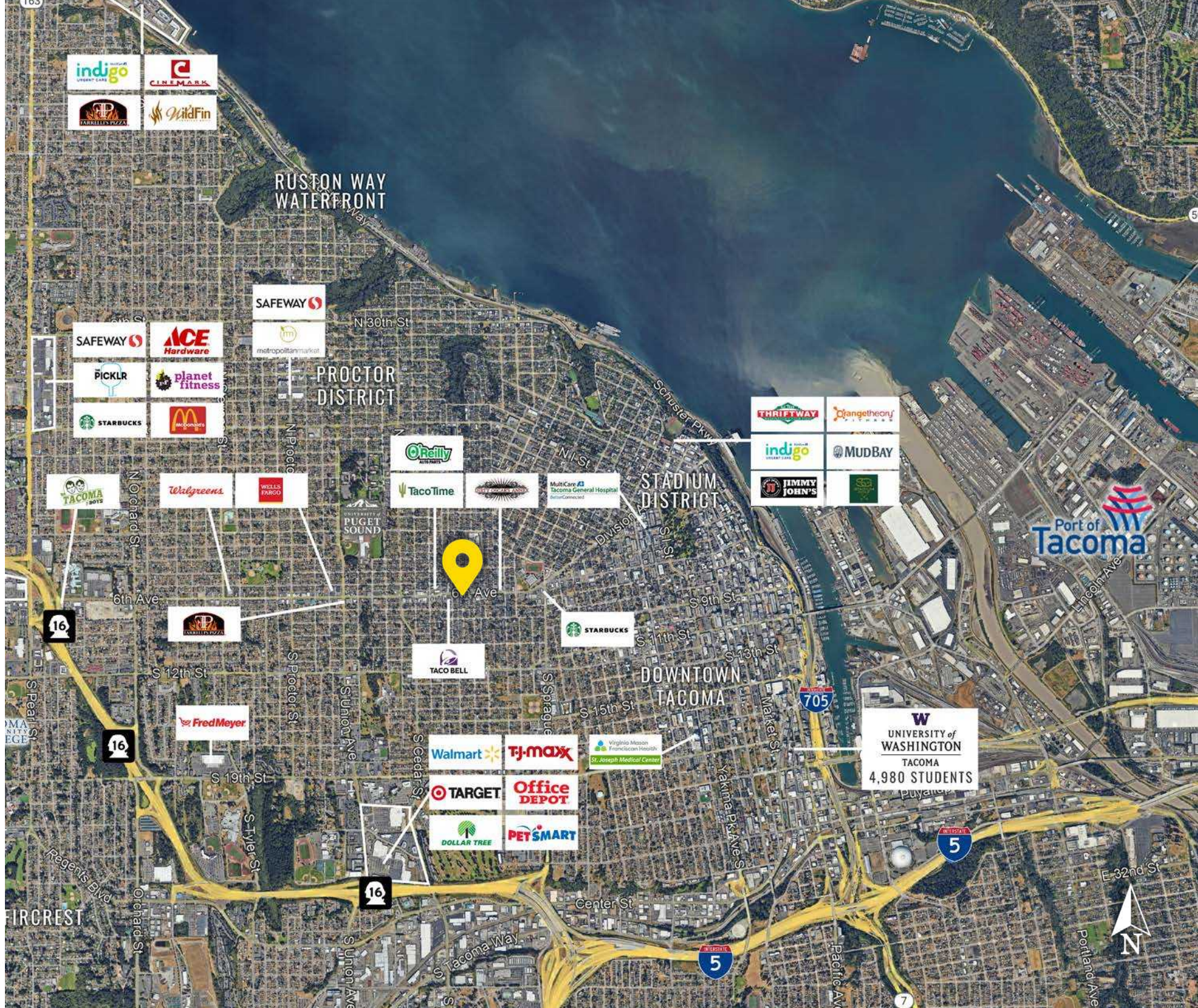


Minutes from the
University of Puget Sound



Located on the busy
6th Avenue District

LOCATION DETAILS



Logos for **indigo** (urgent care), **CINEMARK**, **Farrell's Pizza**, and **WildFin**.

RUSTON WAY WATERFRONT

Logos for **SAFeway**, **ACE Hardware**, **PICKLR**, **planet fitness**, **STARBUCKS**, **McDonald's**, **metropolitanmarkt**, and **Wells Fargo**.

PROCTOR DISTRICT

Logos for **TACOMA 1907's**, **Walgreens**, and **WELLS FARGO**.

Logos for **O'Reilly**, **Taco Time**, **MultiCare Tacoma General Hospital**, and **Best of Connected**.

STADIUM DISTRICT

Logos for **THRIFTWAY**, **OrangeTheory Fitness**, **indigo** (urgent care), **MUDBAY**, **JIMMY JOHN'S**, and **Green**.



W
UNIVERSITY of
WASHINGTON
TACOMA
4,980 STUDENTS




TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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