



SPANAWAY PLAZA

17415 Pacific Avenue S, Spanaway, WA 98387

FOR
LEASE



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First Western Properties - Tacoma, Inc.

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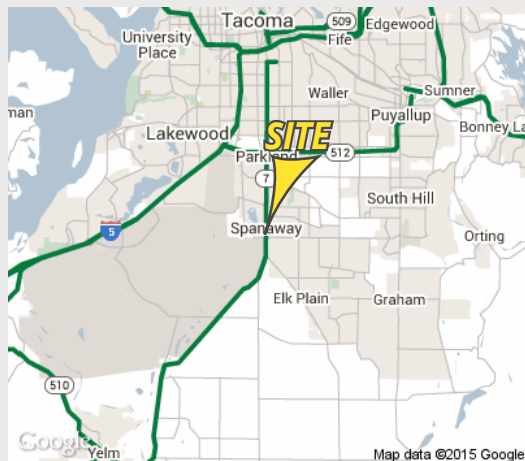
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LOCATION DETAILS

- Great visibility on Pacific Avenue
- 29,000 cars per day on Pacific Avenue
- 20,000 cars per day on 176th/704



AVAILABLE

- 7,000 SF end cap along Pacific Ave available with designated pylon. Excellent opportunity for food user, auto parts, or pet supply
- 500 square foot office/interum space (call for details)
- 1,632 square feet
- 1,960 sf - previously occupied by Nail/Tanning Salon (can be demised to create 980 sf)
- 3,592 square feet (combined)
- 3,100 square feet previously occupied by Electronic Store
- Drive thru opportunity available!

PROPERTY DESCRIPTION

- Near proposed Cross Base Highway
- Excellent signage possibilities
- Parking Ratio: 5 stalls per 1,000 square feet
- Well lit shopping center with ample parking
- Great opportunity for gym or health facility

DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	8,705	48,134	115,618
Average HH Income	\$63,165	\$68,684	\$62,828
Daytime Population	4,285	23,022	60,554

TENANTS



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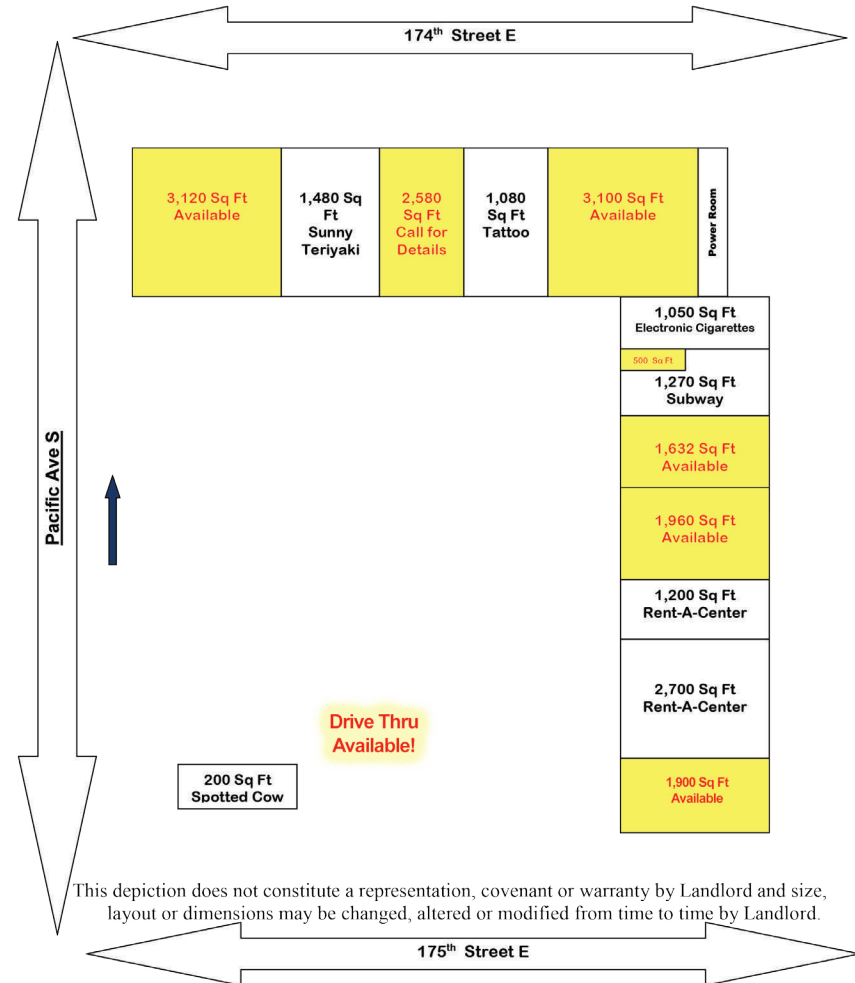
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TENANT	SF	RATE
Available	3,120	\$20.00 per sf, NNN
Sunny Teriyaki	1,480	Leased
Curves (Available)	2,580	\$18.00 per sf, NNN
Tattoo	1,080	Leased
Available	3,100	\$14.00 per sf, NNN
Cherry Vape		Leased
Available	500W	\$18.00 per sf, NNN
Subway	1,770	Leased
Available	1,632	\$18.00 per sf, NNN
Available	1,960	\$18.00 per sf, NNN
Combined	3,592	\$16.00 per sf, NNN
Rent A Center	3,900	Leased
Available	1,900	Call for rates
Spotted Cow	200	Leased

SPANAWAY PLAZA Shopping Center Site Plan



This depiction does not constitute a representation, covenant or warranty by Landlord and size, layout or dimensions may be changed, altered or modified from time to time by Landlord.



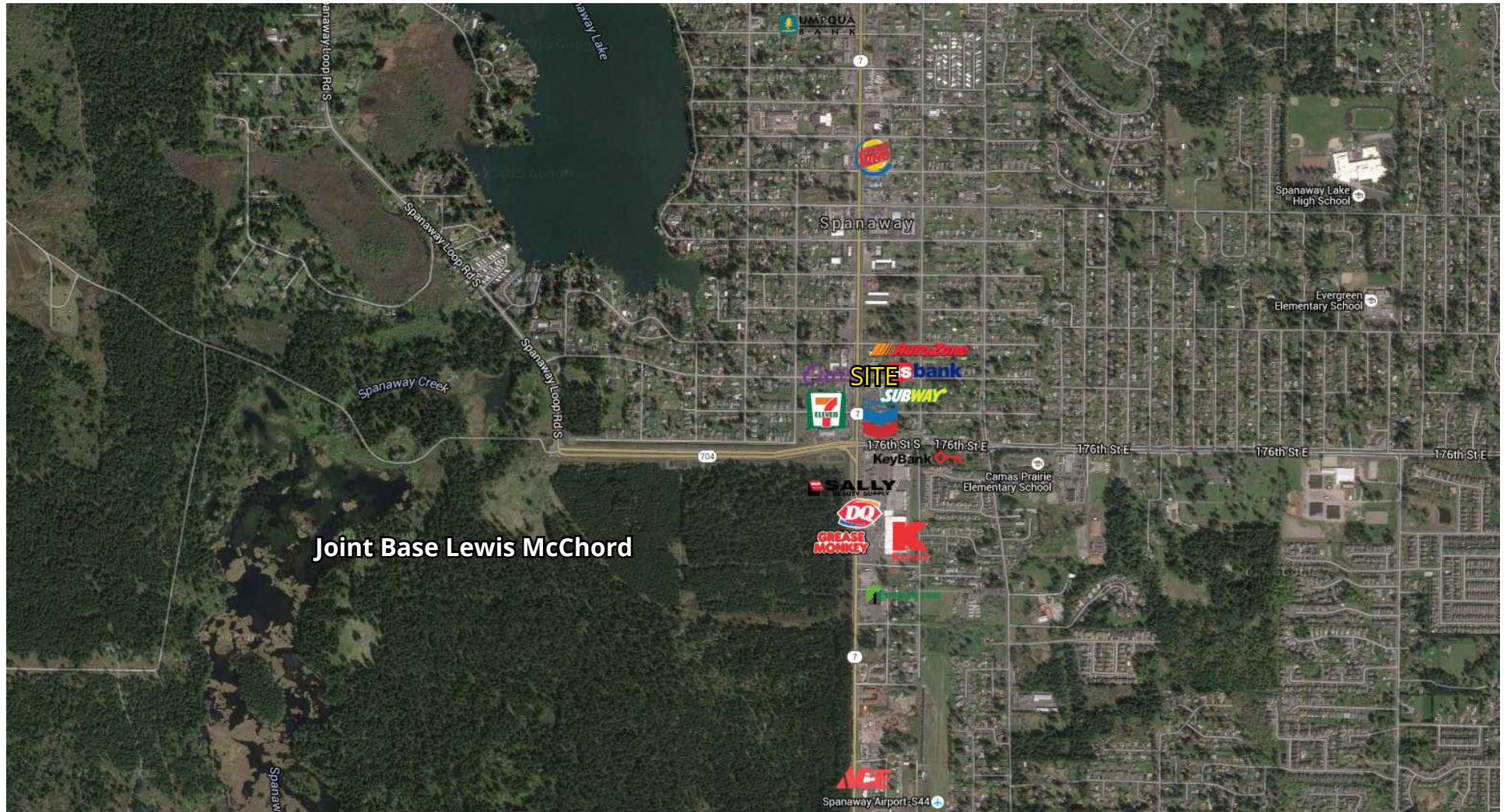
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