

FOR LEASE

2303-2502 N Pearl Street
Tacoma, WA 98406

BIG LOTS!

COMING SOON:



WESTGATE SOUTH

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

WESTGATE SOUTH is a neighborhood retail shopping center located in Tacoma's North End neighborhood which boasts high density and significantly above average household income. Prominent frontage on Pearl Street, close to Highway 16 access, provides visibility to over 23,000 cars per day. Also located near the Point Defiance Park and Zoo & Aquarium that has 700,000 visitors per year.

2303-2502 N PEARL STREET:

1,000 - 2,813 SF \$22.00 - 30.00 PSF PLUS NNN
 INLINE AND END CAP SPACE AVAILABLE



Population



Average HH Income



Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	16,484	\$71,510	8,808
Mile 3	47,310	\$83,511	27,565
Mile 5	86,554	\$82,241	57,064

TENANTS



TENANTS COMING SOON:



SUMMARY



COMING SOON!



COMING SOON

SITE PLAN



Available Suites	SF	Rate
A101	1,281	\$27.00/SF
A106	1,400	\$27.00/SF
A107	1,413	\$27.00/SF
B109	1,210	\$30.00/SF
B113	1,532	\$22.00/SF
C115	1,750	\$30.00/SF
C117	1,000	\$27.00/SF
C121	1,750	\$30.00/SF



LOCATION AERIAL



WESTGATE NORTH

N 26TH ST

N PEARL ST - 23,000 CPD

N 21ST ST

KeyBank
SAFeway.
ACE Hardware
CHASE
ANYTIME FITNESS
CHI Franciscan Health
the Habit BURGER GRILL
Round Table CLUBHOUSE
TACO BELL

Shell
Dunkin'
Starbucks
MOD
COMING SOON!
McDonald's
Bank of America
planet fitness
MultiCare
Columbia Bank

Papa Murphy's
CosmoProf
HairMasters
GameStop

BIG LOTS!

LOCATION AERIAL



PT DEFIANCE PARK, ZOO & AQUARIUM

VASHON ISLAND FERRY TERMINAL

POINT RUSTON

RUSTON WAY WATERFRONT

N PEARL ST - 23,000 CPD



73,000 CPD

WILSON HIGH SCHOOL
1,250+ STUDENTS

GROCERY OUTLET
Bargain Market



HARBOR FREIGHT TOOLS



CITY SUMMARY



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.

TACOMA | KIRKLAND | SEATTLE | PORTLAND



RETAIL FOCUSED. RESULTS DRIVEN.

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