





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



























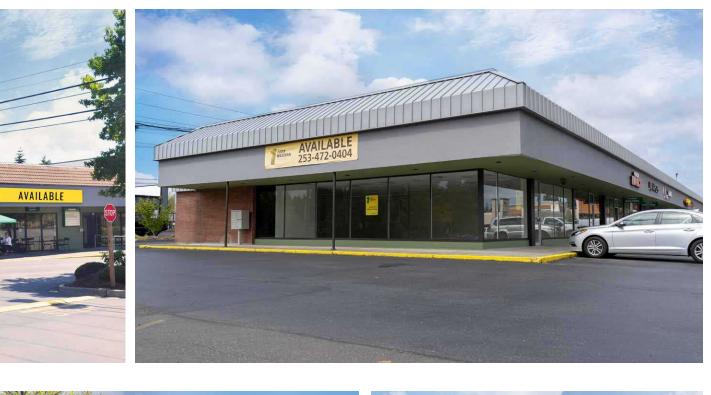
Population Average HH Income **Daytime Population** Regis - 2018 Mile 1 16,484 \$71,510 8,808 Mile 3 47,310 \$83,511 27,565 Mile 5 86,554 \$82,241 57,064

TENANTS COMING SOON:



SUMMARY

AVAILABLE









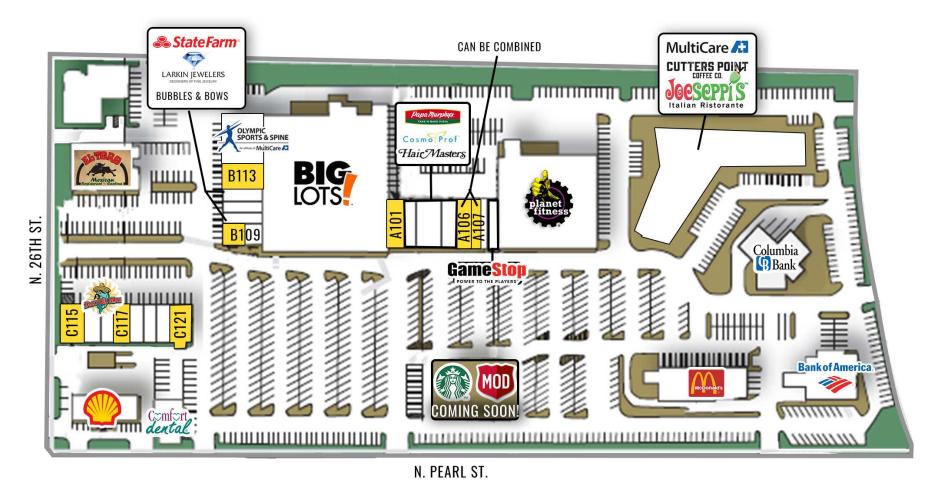






COMING SOON





SF	Rate
1,281	\$27.00/SF
1,400	\$27.00/SF
1,413	\$27.00/SF
1,210	\$30.00/SF
1,532	\$22.00/SF
1,750	\$30.00/SF
1,000	\$27.00/SF
1,750	\$30.00/SF
	1,281 1,400 1,413 1,210 1,532 1,750 1,000

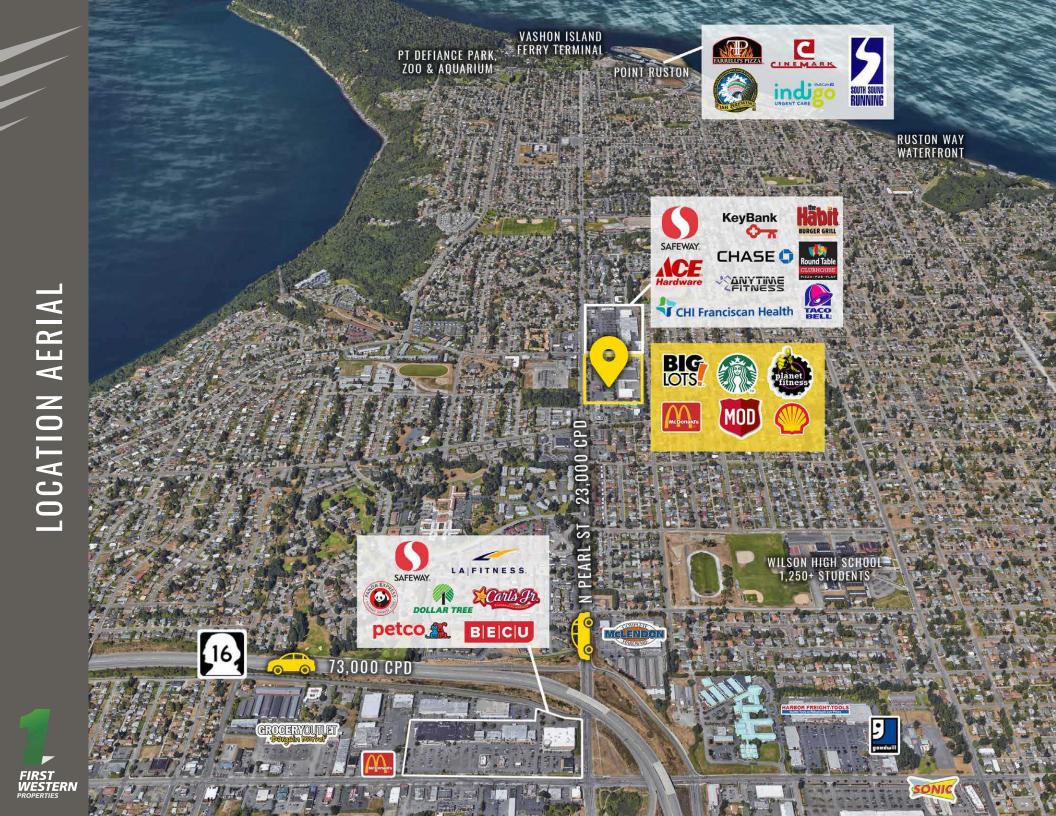


SITE PLAN

VESTERN

LOCATION AERIAL





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.



253.284.3644 carrie@firstwesternproperties.com

JUSTIN HOLMES

253.447.2282 justin@firstwesternproperties.com



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