



# WESTGATE SOUTH

2303-2502 N. Pearl Street, Tacoma, WA 98406

# FOR LEASE



### CARRIE WALKER

(253) 284-3644

carrie@firstwesternproperties.com

### JOSH PARNELL

(253) 284-3630

josh@firstwesternproperties.com

### JUSTIN HOLMES

(253) 447-2282

justin@firstwesternproperties.com

**First Western Properties - Tacoma, Inc.**

6402 Tacoma Mall Blvd, Tacoma, WA 98409

© First Western Properties - Tacoma, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

[www.fwp-inc.com](http://www.fwp-inc.com)

# WESTGATE SOUTH

2303-2502 N. Pearl Street, Tacoma, WA 98406

# FOR LEASE

## LOCATION DETAILS

- 1 Mile North of Highway 16
- Just 1.3 Miles From Tacoma's Proctor District
- Traffic Counts  
N. Pearl Street: 24,000 CPD
- Pylon Signage Available



## AVAILABLE

- Pad Available - 3,909 SF Existing Building (\$24.00 PSF) or Ground Lease
- In-Line and End-Cap Space Available
- 1,000 +- to 3,909 +- SF Available Immediately
- \$16.00 - \$30.00 PSF, Plus NNN
- Planet Fitness Coming Soon!

## PROPERTY HIGHLIGHTS

- Join Starbucks, Comfort Dental, Taco Del Mar, Papa Murphy's, Big Lots, McDonalds, Liberty Tax, and More!
- Located in the Desirable North Tacoma Neighborhood
- Easy Access to Highway 16
- Abundant Parking On Site
- Other Neighborhood Tenants Include: Safeway, Ace Hardware, and Anytime Fitness
- Close Proximity to Pt. Defiance Zoo, Vashon Ferry, Tacoma Yacht Club, and Ruston Way

## TENANTS



DEMOGRAPHICS 2018	Mile 1	Mile 3	Mile 5
Population	16,104	91,640	184,316
Average HH Income	\$85,455	\$93,609	\$85,956
Daytime Population	10,592	62,577	180,059



First Western Properties - Tacoma, Inc.  
 6402 Tacoma Mall Blvd, Tacoma, WA 98409  
 P (253) 472-0404 F (253) 472-0541

www.fwp-inc.com

# WESTGATE SOUTH

2303-2502 N. Pearl Street, Tacoma, WA 98406

FOR  
LEASE



First Western Properties - Tacoma, Inc.  
6402 Tacoma Mall Blvd, Tacoma, WA 98409  
P (253) 472-0404 F (253) 472-0541

[www.fwp-inc.com](http://www.fwp-inc.com)

# WESTGATE SOUTH

2303-2502 N. Pearl Street, Tacoma, WA 98406

FOR  
LEASE



SUITE	SQ FT	RATE
A 101	1,281	\$27.00/SF
A 106	1,400	Lease Pending!
A 107	1,413	\$27.00/SF
B 108	1,240	Just Leased!
B 110	880	Just Leased!
B 113	3,870	\$22.00/SF
B 114	1,528	\$18.00/SF
C 115	1,750	\$30.00/SF
C 117	1,000	\$27.00/SF Available 5/1
C 121	1,750	\$28.00/SF
E 301	3,909	Lease Pending!



First Western Properties - Tacoma, Inc.  
 6402 Tacoma Mall Blvd, Tacoma, WA 98409  
 P (253) 472-0404 F (253) 472-0541

www.fwp-inc.com