

FOR LEASE

4020 South Steele Street
Tacoma, WA 98409



YUEN LUI SQUARE

Patric Grissom

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

4020 SOUTH STEELE ST:

SUITE 103: 1,728 SF \$20.00 PSF, PLUS NNN

SUITE 108: 2,592 SF \$20.00 PSF, PLUS NNN

- NNN's currently \$5.49 PSF
- Great Tacoma Mall Area location
- Excellent retail synergy in the immediate area
- Adjacent to Apex Apartments



Population



Average HH Income

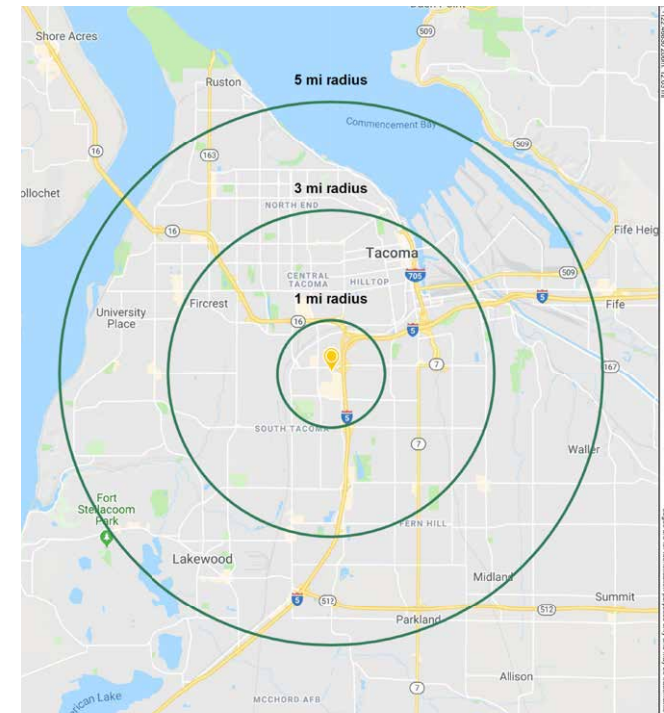


Daytime Population

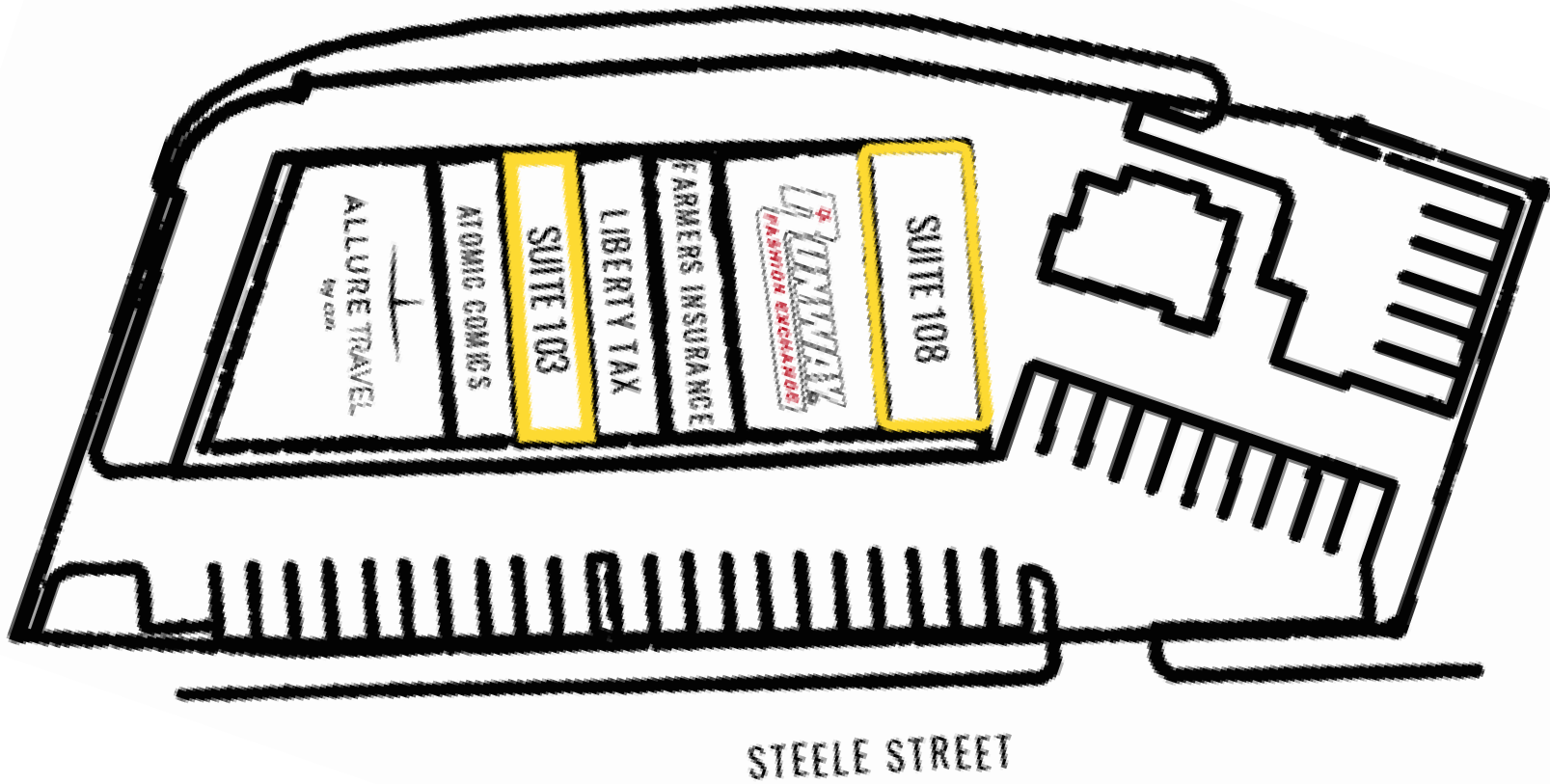
Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	13,606	\$63,376	17,230
Mile 3	142,707	\$72,894	145,480
Mile 5	296,638	\$79,081	250,800

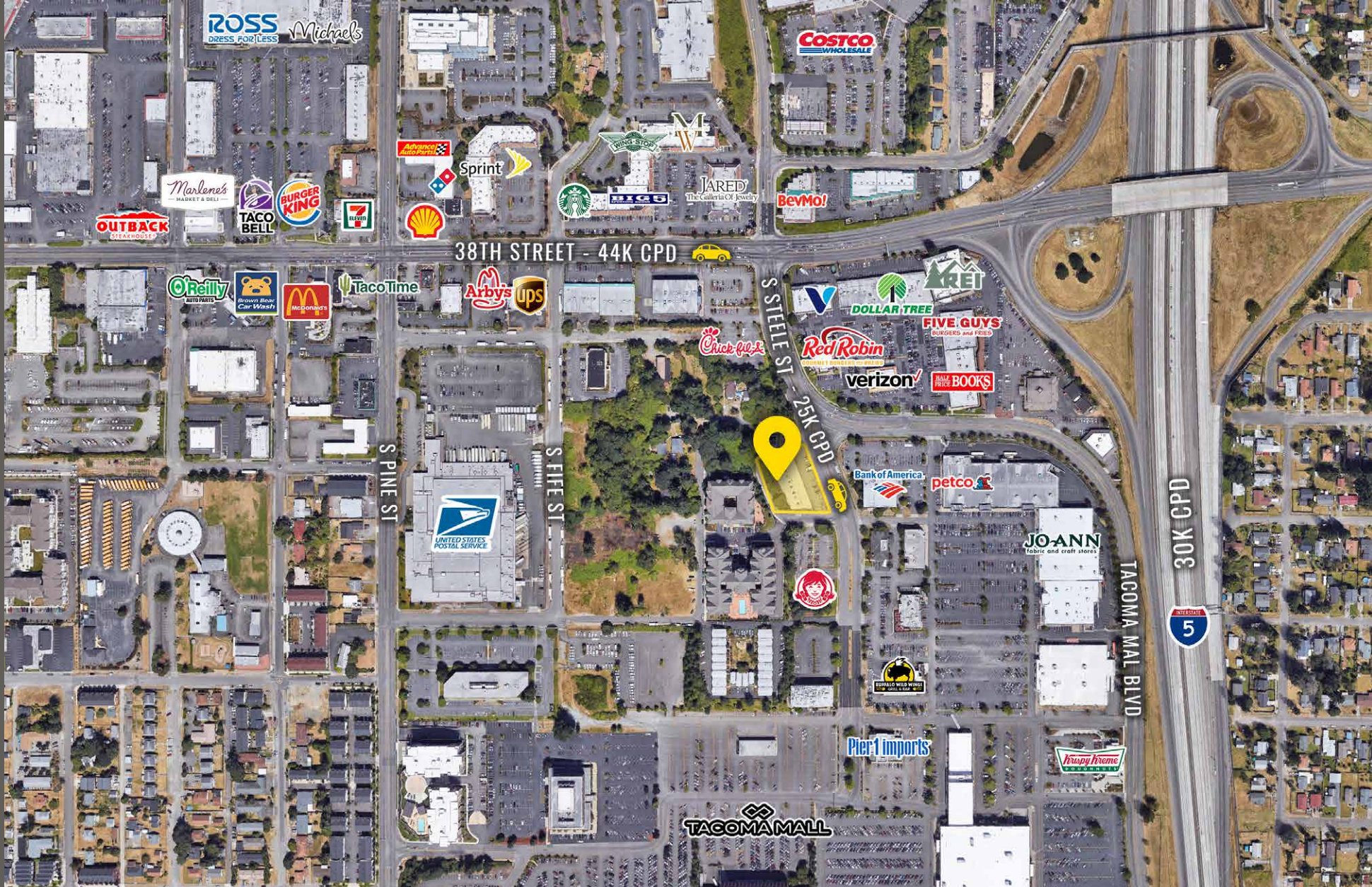
TENANTS



SITE PLAN



LOCATION DETAILS



Located moments from I-5 & HWY 16



Located close to the Tacoma Mall



25,000 CPD S Steele Street



44,000 CPD 38th Street

LOCATION AERIAL

TJ-maxx
PET SMART
Office DEPOT
TARGET
HOBBY LOBBY

Michaels
K&G FASHION SUPERSTORE
BURGER KING
TACO BELL
ROSS DRESS FOR LESS
Marlene's MARKET & DELI

Starbucks
JARED The Galleria Of Jewelry
at&t
WING STOP
BIG 5
SKECHERS

38TH STREET - 44K CPD



FedEx Kinko's
DOLLAR TREE
SAFEWAY
HALF PRICE BOOKS
Red Robin
Bright Now! DENTAL
KREI
verizon

NORDSTROM
JCPenney
macy's
FOREVER 21
H&M

TACOMA MALL

WORLD MARKET
ALBERT LEE
OfficeMax
JO-ANN fabric and craft stores
petco

47TH STREET

30K CPD





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 | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

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