

RETAIL FOR LEASE | 1,486 SF

1601 6th Avenue, Tacoma, WA



1,486 SF of Prime Retail on Busy 6th Avenue

PROPERTY HIGHLIGHTS

- Great Visibility and Street Frontage
- Convenient Location near Hospitals, Wright Park, and 6th Avenue Amenities
- Walk to Link Rail, on busline
- Beautifully restored to current code in Tacoma's Historic Wedge District
- Ready for your tenant's improvements!



KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



GLORIA FLETCHER

Senior Commercial Broker

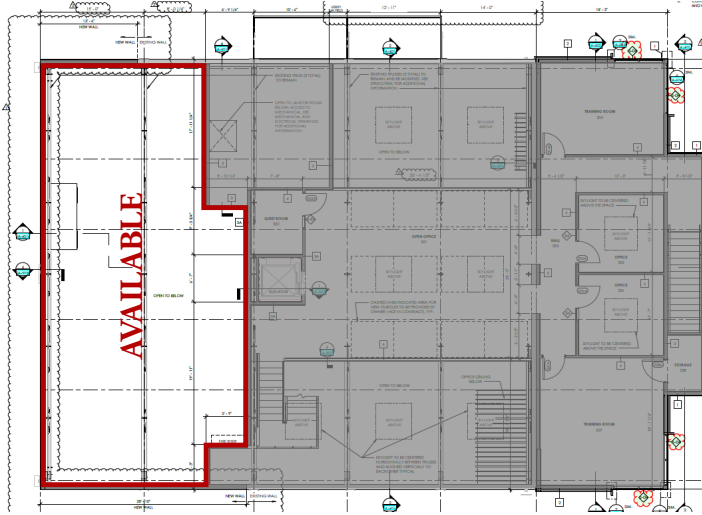
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OFFERING SUMMARY

AVAILABLE SF:	1,486
LEASE RATE:	\$25.00/SF/YR + NNN
LEASE TERM:	Negotiable
FRONTAGE:	Approx. 60 feet on 6th Avenue
YEAR BUILT:	2024 Renovation
PARKING:	Street parking plus two employee spots
ZONING:	C-2 - Commercial

LOCATION OVERVIEW

Tacoma is a port city of approximately 220,000 people, situated along the Puget Sound within the Seattle Metropolitan area. With its maritime heritage, diverse neighborhoods, and close proximity to the Pacific Northwest's natural beauty, Tacoma offers a blend of urban amenities and outdoor recreational opportunities. This property is centrally located slightly north of the downtown core between three distinct and interconnected neighborhood districts, providing a unique combination of historic homes, trendy eateries, and bustling employment centers.

DEMOGRAPHICS

	1 - MILE	3 - MILES	5 - MILES
Population	30,822	106,590	248,090
Households	14,045	45,144	98,751
Median Age	38	38	38
Median Household Income	\$73,316	\$75,178	\$75,870
Daytime Employees	32,082	94,466	135,046

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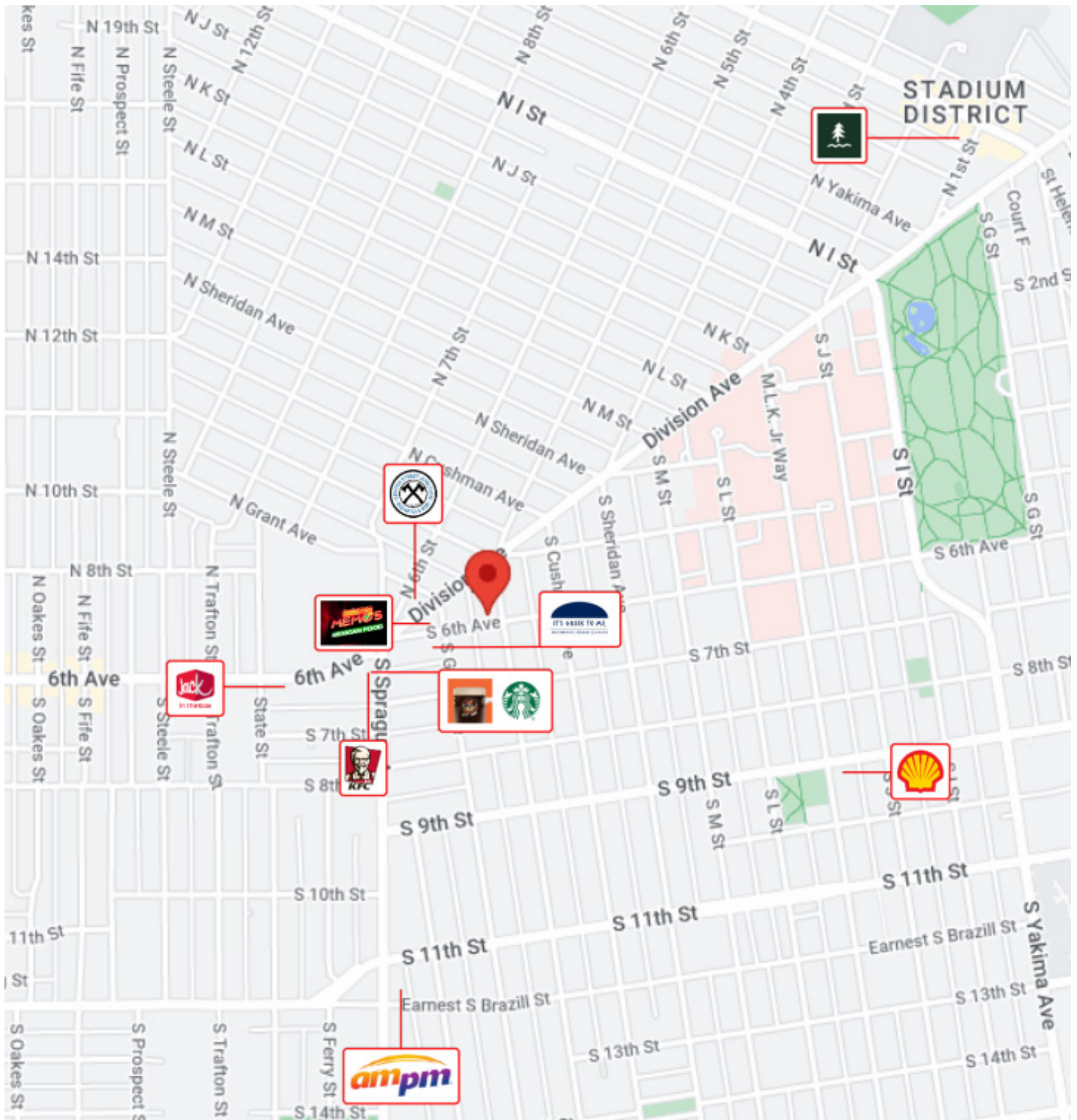
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BUSINESS MAP

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DISCLAIMER

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