

# FOR LEASE



3735 S Pine St,  
Tacoma, WA 98409

Lease Rate: \$22.00/SF + NNN



■ **Chris Edwards**

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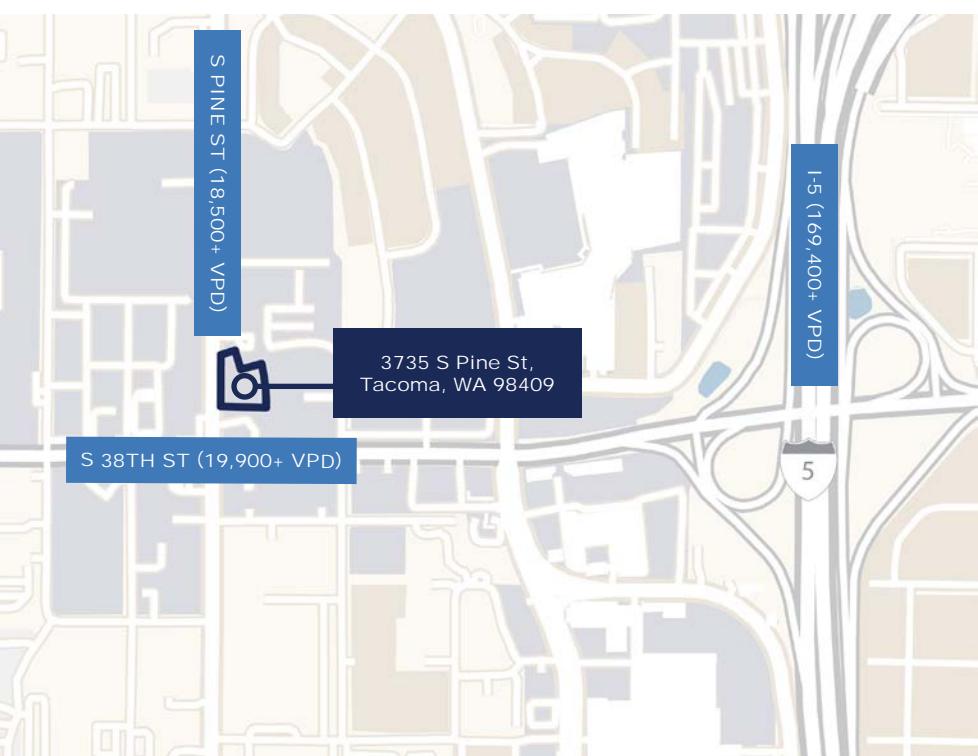


# RETAIL SPACE AVAILABLE

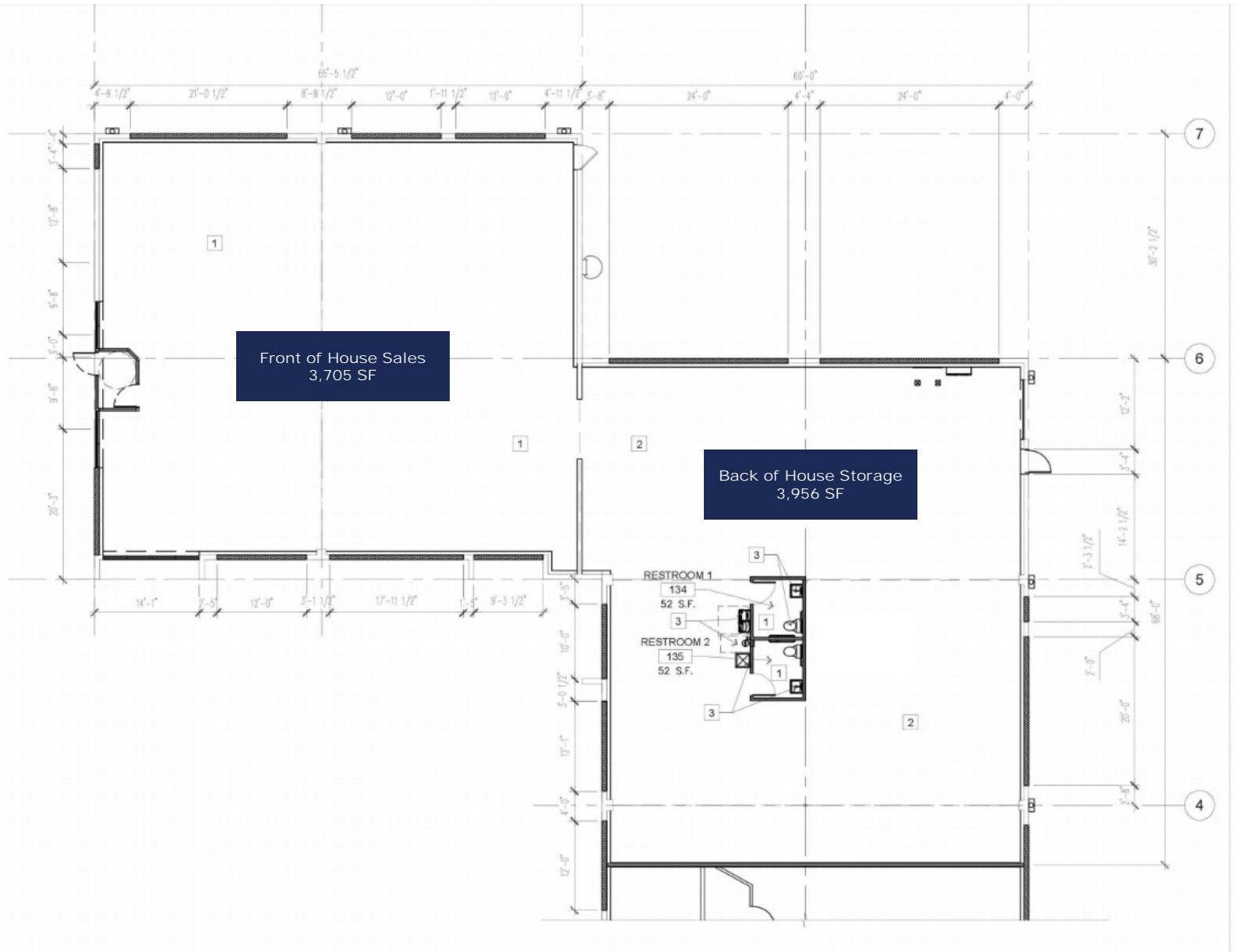


## AVAILABLE SUITE

This highly desirable 7,661 SF retail suite will be available starting April 2025, offering a prime location near the Tacoma Mall and just off an I-5 interchange. Currently occupied by Advance Auto Parts, the space features a front sales area, convenient storage, and restrooms in the back, along with a large roll-up door for efficient deliveries. Situated in a three-tenant building with Domino's Pizza and a nail salon, the suite benefits from great visibility and pylon signage. Located near the busy intersection of South Pine and 38th Street, which sees approximately 40,000 vehicles per day, the property provides excellent visibility and accessibility. This space is an outstanding opportunity for retail or service-oriented businesses seeking a vibrant and high-traffic area to establish or expand their presence.



## RETAIL SPACE AVAILABLE



## FLOOR FINISH PLAN

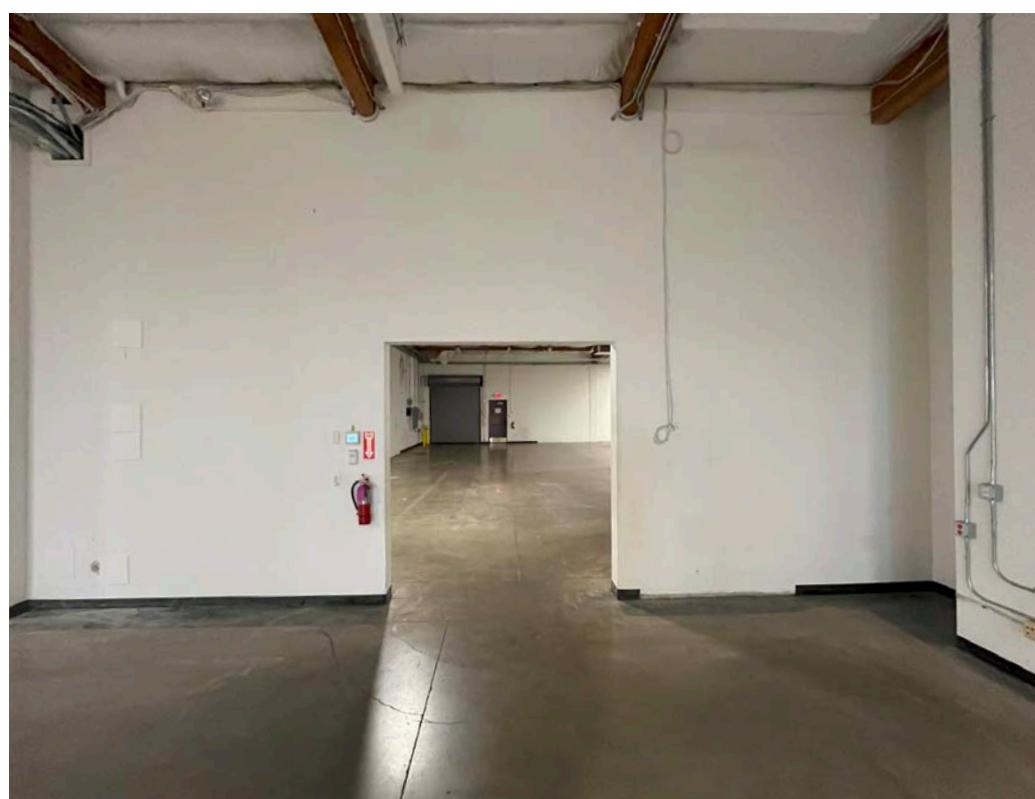
SCALE: 3/32" = 1'-0"



## PROPERTY FEATURES

- **Size and Layout:**
  - 7,661 SF Total
  - 3,705 SF Sales Floor
  - 3,956 SF Back Room Storage
- **Access and Visibility:**
  - Prominent pylon signage on S. Pine Street with over 18,500 VPD
- **Ample On-Site Parking**
- **Easy Delivery Capabilities with Roll-Up Door**

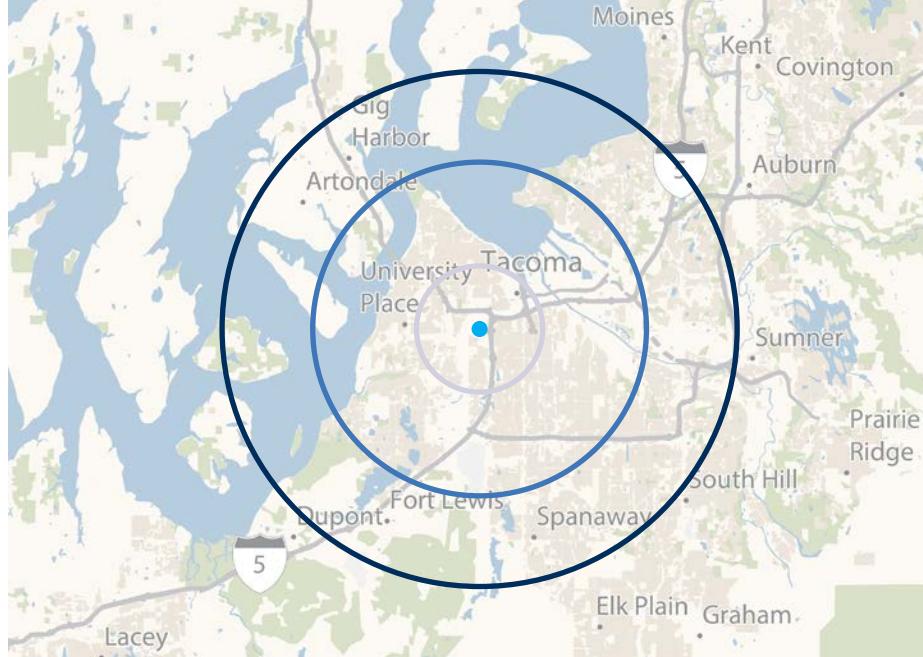




## SEATTLE/TACOMA, WA MSA

Known as the Emerald City, Seattle-Tacoma metro is situated approximately halfway between Portland, Oregon, to the south and Vancouver, British Columbia, to the north. The area's strategic location and thriving economy have made it the commercial, cultural, and advanced technology hub of the Pacific Northwest. Seattle has also earned the nickname of Cloud City and Jet City for its significant contributions to the global technology and aerospace industries.

Seattle-Tacoma MSA is a sophisticated urban center favored by shoppers and outdoorsmen alike. Surrounded on all sides by the Cascade Mountains, Mount Rainier and the Puget Sound, the region regularly tops magazine surveys of desirable places to live, work and play, a strong incentive for employers to locate in the area.



POPULATION	1 MILE	5 MILES	10 MILES
2020 Population	12,107	300,209	652,682
2024 Population	13,073	307,996	664,845
2029 Population Projection	13,630	318,264	684,517
Population Growth 2020-2024	7.98%	2.59%	1.86%
Pop Growth Forecast 2024-2029	4.26%	3.33%	2.96%
Average Age	33.6	37.5	37.8
HOUSEHOLDS	1 MILE	5 MILES	10 MILES
Median Home Value	\$350,536	\$434,267	\$459,432
2024 Total Households	5,613	123,073	254,764
2029 Household Projection	5,861	127,381	262,592
Annual Growth 2024-2029	4.42%	3.50%	3.07%
Median HH Income	\$62,075	\$71,996	\$80,781
Avg. HH Income	\$75,704	\$92,749	\$101,885
Avg. HH Vehicles	2	2	2



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