

FOR LEASE

# HIGHLAND HILL SHOPPING CENTER

5915 - 6201 6TH AVENUE, TACOMA, WA 98406




KIDDER.COM

Perform Properties

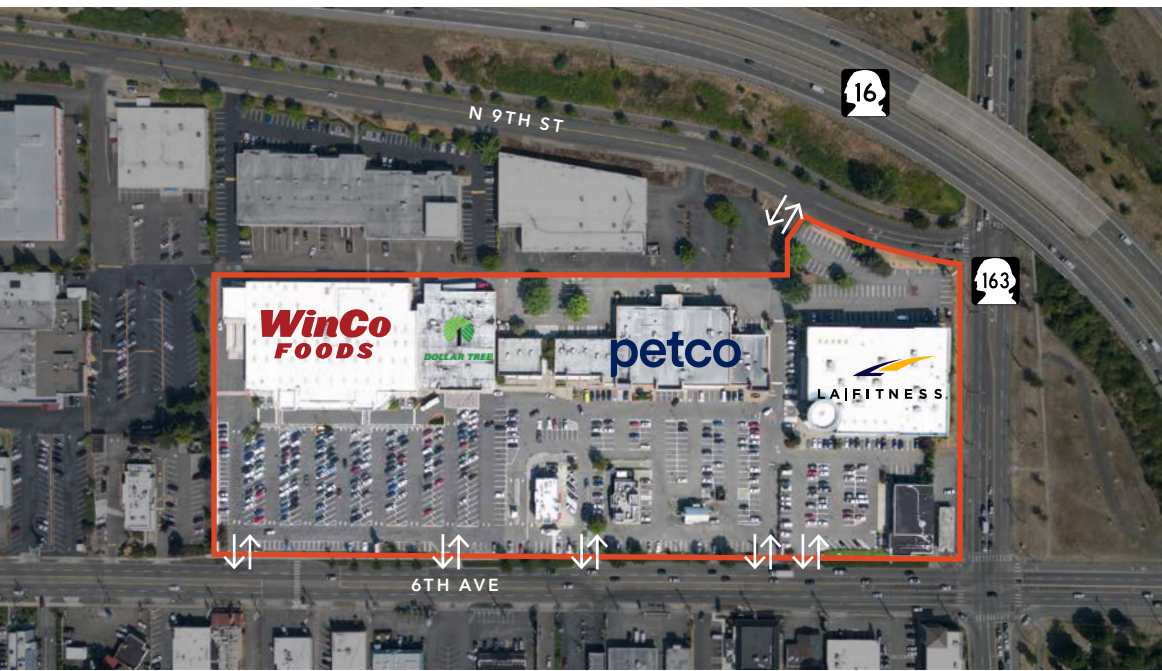
km Kidder Mathews

# HIGHLAND HILL SHOPPING CENTER



 **66,278+ VEHICLES**  
Average Daily Traffic

**TESLA**  
COMING  
SOON



**WinCo FOODS**  
**DOLLAR TREE**  
**petco**  
**LAIFITNESS**

## PROPERTY OVERVIEW

WinCo Foods, LA Fitness, and Petco anchor the center, providing a strong daily needs retail foundation.

Situated on State-Route 16 and minutes from Interstate 5, providing convenient access to the greater Tacoma area, including nearby Seattle, enhancing both employee and customer convenience.

## AVAILABILITIES

| Suite      | Previous Tenant           | SF    | \$/SF            |
|------------|---------------------------|-------|------------------|
| SUITE 5943 | Former AGA Gymnastics     | 6,785 | Call for Details |
| SUITE 5955 | Salon Spritz              | 1,600 | Call for Details |
| SUITE 5961 | Subway                    | 1,286 | Call for Details |
| SUITE 5973 | Pur Life Medical          | 2,316 | Call for Details |
| SUITE 5989 | 30/10 Weightloss for Life | 1,847 | Call for Details |

## CURRENT TENANTS



# HIGHLAND HILL SHOPPING CENTER

Commencement Bay

SAFeway TACO BELL ROUND TABLE FOOD SERVICE



metropolitan market SAFeway CACTUS

## HIGHLAND HILL SHOPPING CENTER

LA FITNESS DOLLAR TREE petco  
Firestone Carl's Jr. WinCo FOODS



Fred Meyer

MultiCare Walmart

CHI Franciscan Health  
Providence St. Joseph Health

MATADOR

GREATER TACOMA  
COMMUNITY COLLEGE

MUSEUM OF GLASS



Fircrest

target PET SMART

E9 BREWING CO. sig



ACQUEDUCTO



University Place

Starbucks

Lowe's

TACOMA DOME

EMERALD QUEEN  
CASTLE HOTEL

WHOLE FOODS MARKET SAFeway

COSTCO WHOLESALE

NORDSTROM Rack See's CANDIES



TRADER JOE'S Applebee's GRILL & BAR

Apple Chick-fil-A H&M

DICK'S SPORTING GOODS macy's UNIQLO

TACOMA MALL



# DEMOGRAPHICS

## POPULATION

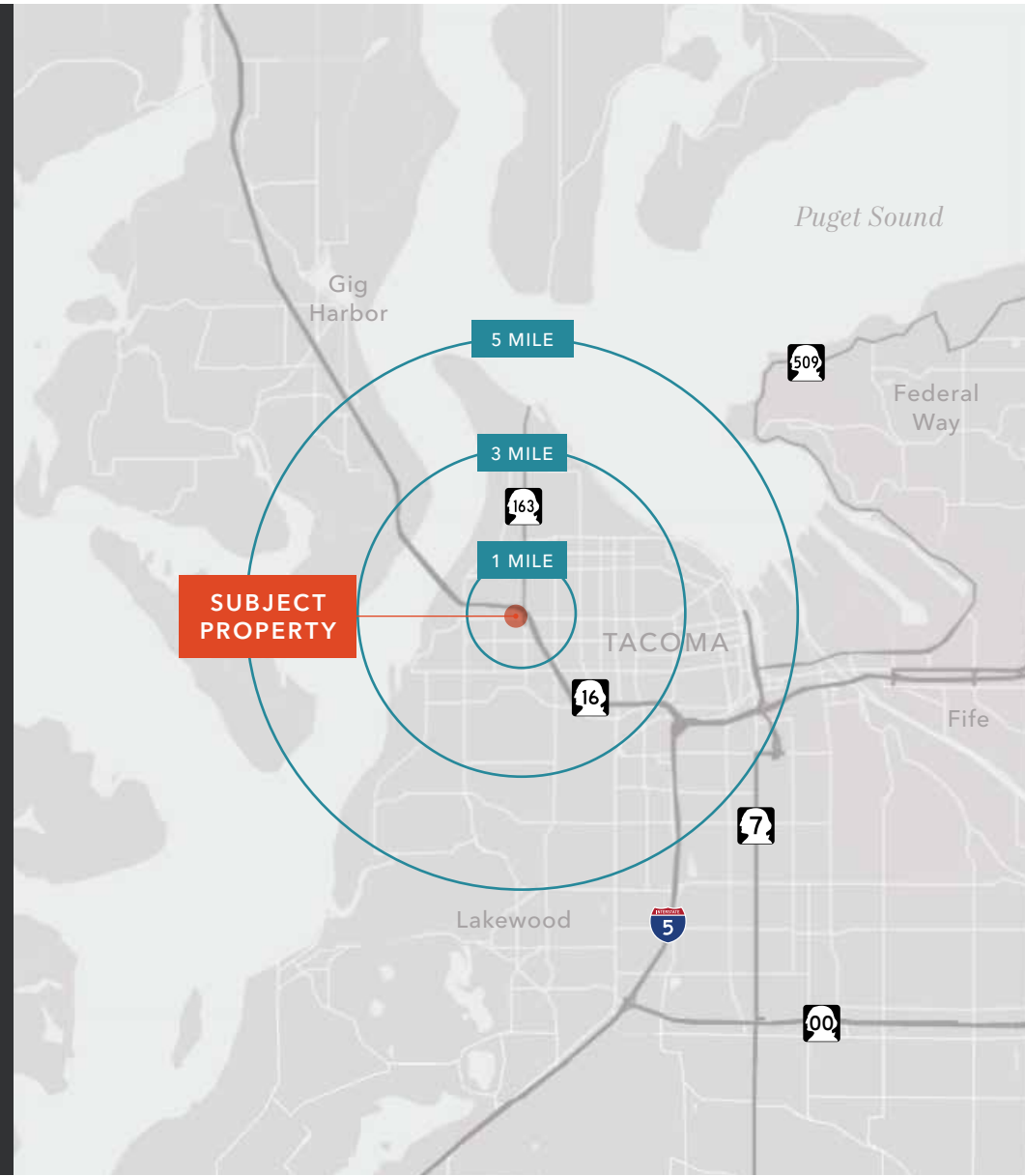
|                | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| 2020 CENSUS    | 15,066 | 106,116 | 207,495 |
| 2010 CENSUS    | 14,242 | 95,835  | 186,889 |
| 2025 ESTIMATED | 15,249 | 105,633 | 218,560 |
| 2030 PROJECTED | 15,092 | 106,555 | 223,219 |

## MEDIAN AGE & GENDER

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 41.6   | 39.7    | 38.6    |
| % FEMALE   | 51.1%  | 50.7%   | 49.6%   |
| % MALE     | 48.9%  | 49.3%   | 50.4%   |

## HOUSEHOLD INCOME

|                        | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------------|-----------|-----------|-----------|
| 2025 MEDIAN            | \$80,531  | \$103,377 | \$95,140  |
| 2030 MEDIAN PROJECTED  | \$80,564  | \$103,370 | \$94,229  |
| 2025 AVERAGE           | \$114,588 | \$137,891 | \$126,030 |
| 2030 AVERAGE PROJECTED | \$114,680 | \$138,130 | \$125,017 |



# SITE PLAN

## SUITE AVAILABILITY

| Suite | Tenant                | GLA SF |
|-------|-----------------------|--------|
| 5943  | VACANT                | 6,785  |
| 5955  | VACANT                | 1,600  |
| 5961  | VACANT                | 1,286  |
| 5973  | VACANT                | 2,316  |
| 5989  | VACANT                | 1,847  |
| 6201A | WINCO FOODS (NAP)     | 53,175 |
| 5915  | LA FITNESS            | 43,103 |
| 6111  | DOLLAR TREE           | 18,760 |
| 5951  | PETCO                 | 13,458 |
| 5907  | FIRESTONE             | 6,820  |
| 5935  | OLYMPIC HOT TUB       | 4,981  |
| 6101  | PANDA EXPRESS         | 2,448  |
| 5985  | BOEING EMPLOYEES CU   | 2,354  |
| 5925  | CARL'S JR.            | 2,208  |
| 5977  | EMERALD CITY SMOOTHIE | 1,232  |
| 5965  | TOP NAILS             | 1,041  |
| 5921  | BIGFOOT JAVA          | 512    |
| ATM   | BANK OF AMERICA       |        |



# HIGHLAND HILL SHOPPING CENTER

*Exclusively leased by*

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Perform Properties

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Mathews