



STAND-ALONE
PAD BUILDING

AVAILABLE

JAMES CENTER

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ROSEN HARBOTTLE
COMMERCIAL REAL ESTATE



STAND ALONE PAD SITE WITH DRIVE-THRU

16,750 SF Available

CALL AGENT FOR RATES

PROPERTY FEATURES:

- Fred Meyer Anchored Center
- Strong Tenant Mix Including U.S. Bank, IHOP, Taco Bell, Subway, Multicare and FedEx
- Monument Signage Available
- Directly Across from Tacoma Community College & Transit Center
- Proposed 550 Multi-Family Housing Next Door
- Abundant Parking

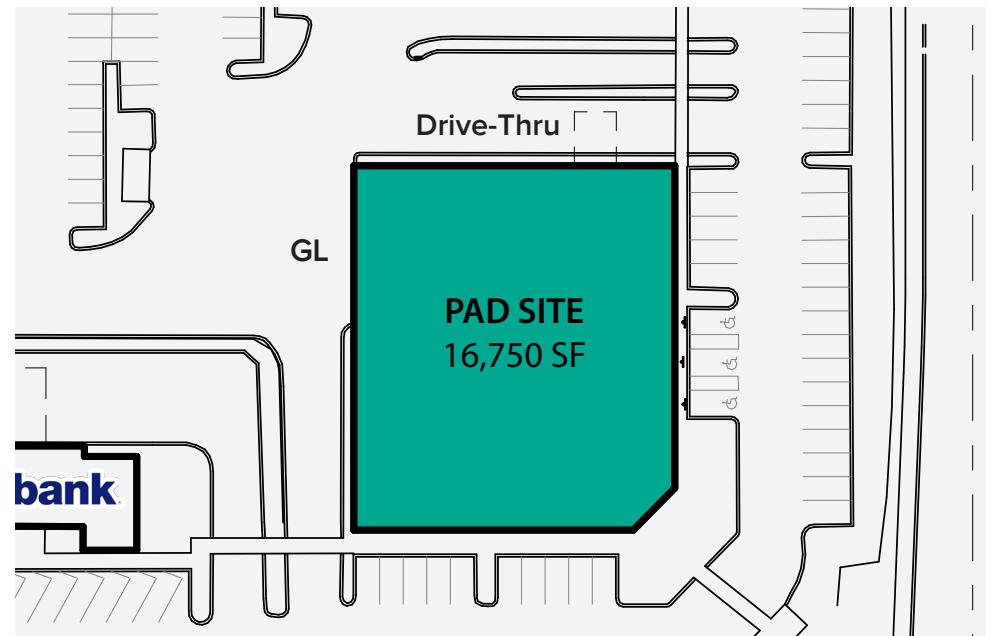
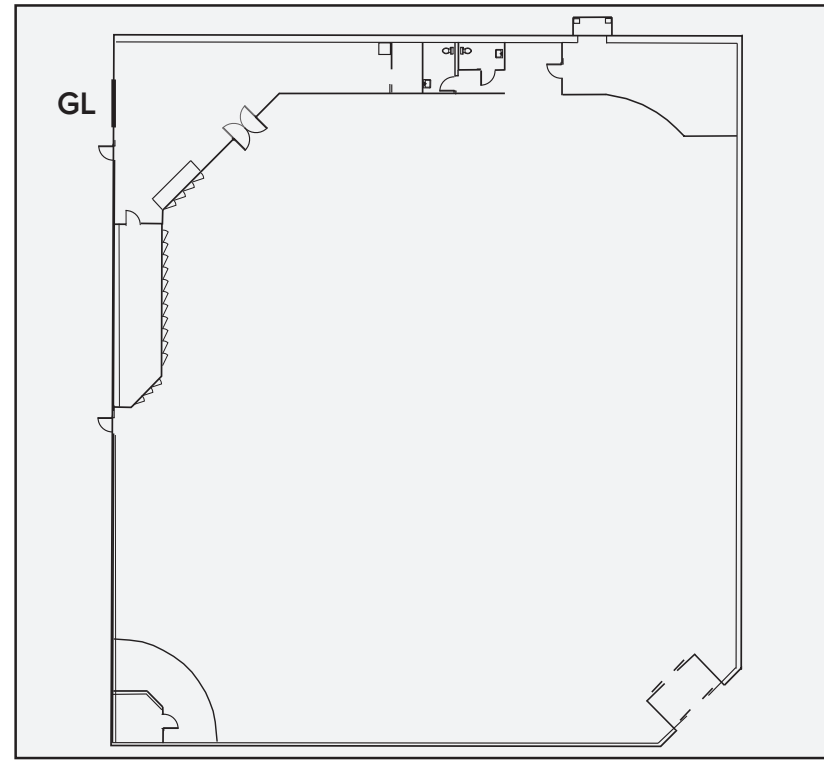
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AMENITIES & FEATURES:

- **16,750 SF**
- **Call for Rates**
- Existing Drive-Thru
- GL Loading Door
- Corner Visibility from South 19th Street and South Mildred Street
- Across from Fred Meyer
- Near US Bank & Ivars
- Abundant Parking

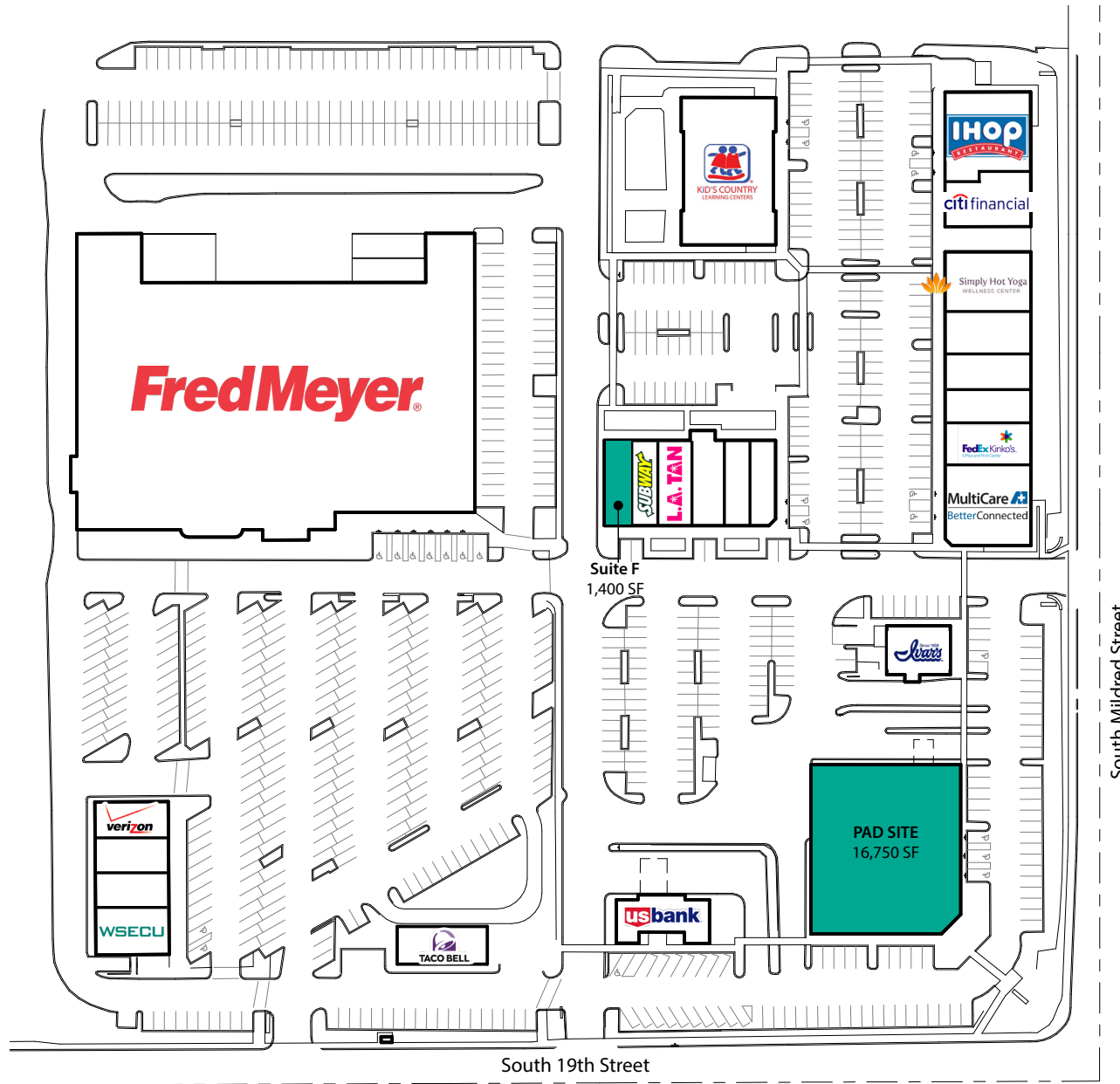


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SITE PLAN



AREA MAP

