

# WESTGATE NORTH SHOPPING CENTER

TACOMA, WA



## SIZE

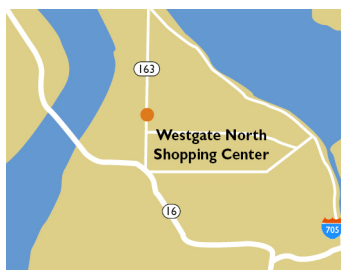
74,818 square feet

## DEMOGRAPHICS

| 1 mile                       | 3 mile | 5 mile  |
|------------------------------|--------|---------|
| <b>Population</b>            |        |         |
| 16,885                       | 87,615 | 183,280 |
| <b>Households</b>            |        |         |
| 7,776                        | 38,008 | 78,348  |
| <b>Median HH Income (\$)</b> |        |         |
| 96,326                       | 99,612 | 90,351  |

## MAJOR TENANT(S)

Chase Bank  
Subway  
Great Clips



## LOCATION

2601 N. Pearl Street | Tacoma, WA 98407

## PROPERTY HIGHLIGHTS

- 74,789-square-foot shopping center shadow-anchored by Safeway
- National tenants include Chase Bank, Taco Bell, Xfinity, Subway and Round Table Pizza
- Population exceeds 89,200 in a three-mile radius with an average household income greater than \$117,000
- Major employers in the area: Port of Tacoma, Amazon, Boeing, Joint Base Lewis - McChord, University of Washington Tacoma, CHI Franciscan Health and MultiCare Health Systems
- Located less than 2 miles from University of Puget Sound

## LEASING CONTACT

Josh O'Toole  
Mobile (801) 698-8080  
JOToole@phillipsedison.com

## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)

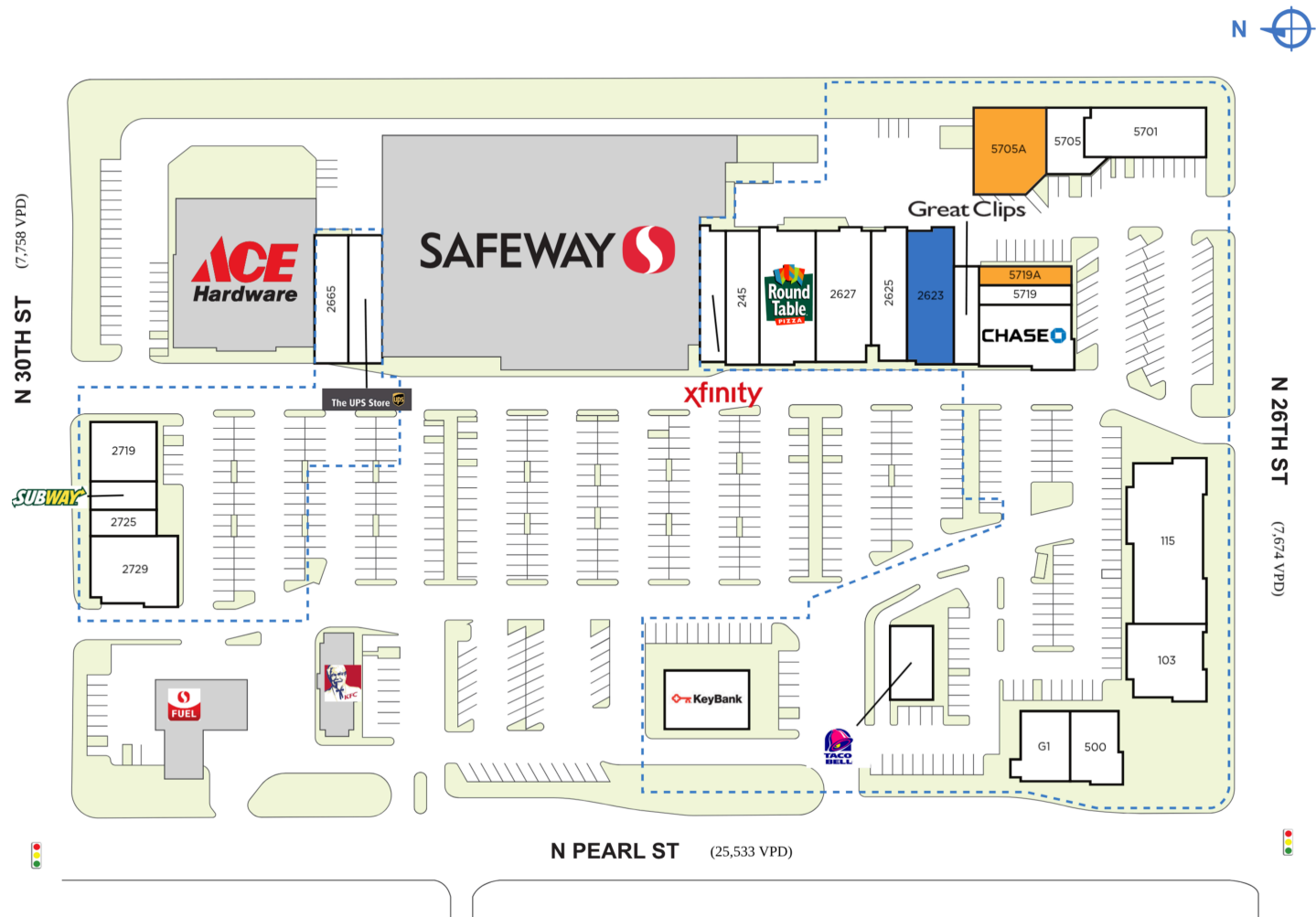


**PHILLIPS EDISON & COMPANY®**

# WESTGATE NORTH SHOPPING CENTER

2601 N. Pearl Street | Tacoma, WA 98407

| Space                | Tenant                        | SQ. FT.       |
|----------------------|-------------------------------|---------------|
| 103                  | Oddfella's Pub & Eatery       | 3,765         |
| 115                  | Franciscan Health System      | 8,683         |
| 240                  | Comcast Xfinity               | 2,400         |
| 245                  | Oscar Nail Salon And Spa      | 2,600         |
| 500                  | Big Chicken                   | 2,800         |
| 2615                 | Taco Bell                     | 2,304         |
| 2621                 | Great Clips                   | 1,072         |
| 2623                 | COMING AVAILABLE              | 4,500         |
| 2625                 | Seattle Sun Tan               | 2,020         |
| 2627                 | Westgate Liquor and Wine      | 5,238         |
| 2629                 | Round Table Pizza             | 5,000         |
| 2633                 | Key Bank                      | 3,500         |
| 2661                 | The UPS Store                 | 1,900         |
| 2665                 | Pet Pros                      | 2,904         |
| 2719                 | Soundview Veterinary Hospital | 2,500         |
| 2723                 | Subway                        | 1,250         |
| 2725                 | Souper Pho                    | 1,250         |
| 2729                 | Tacoma Smiles Dentistry       | 3,452         |
| 5701                 | Elite Physical Therapy        | 3,666         |
| 5705                 | 911 Driving School            | 1,596         |
| 5705A                | AVAILABLE                     | 3,502         |
| 5719                 | Flying Fish Sushi             | 1,400         |
| 5719A                | AVAILABLE                     | 1,546         |
| 5723                 | Chase Bank                    | 3,564         |
| G1                   | Habit Burger & Grill          | 2,406         |
| Shad1                | Safeway Fuel                  | N/A           |
| Shad2                | Ace Hardware                  | N/A           |
| Shad3                | Safeway                       | N/A           |
| Shad4                | KFC                           | N/A           |
| <b>Total SQ. FT.</b> |                               | <b>74,818</b> |



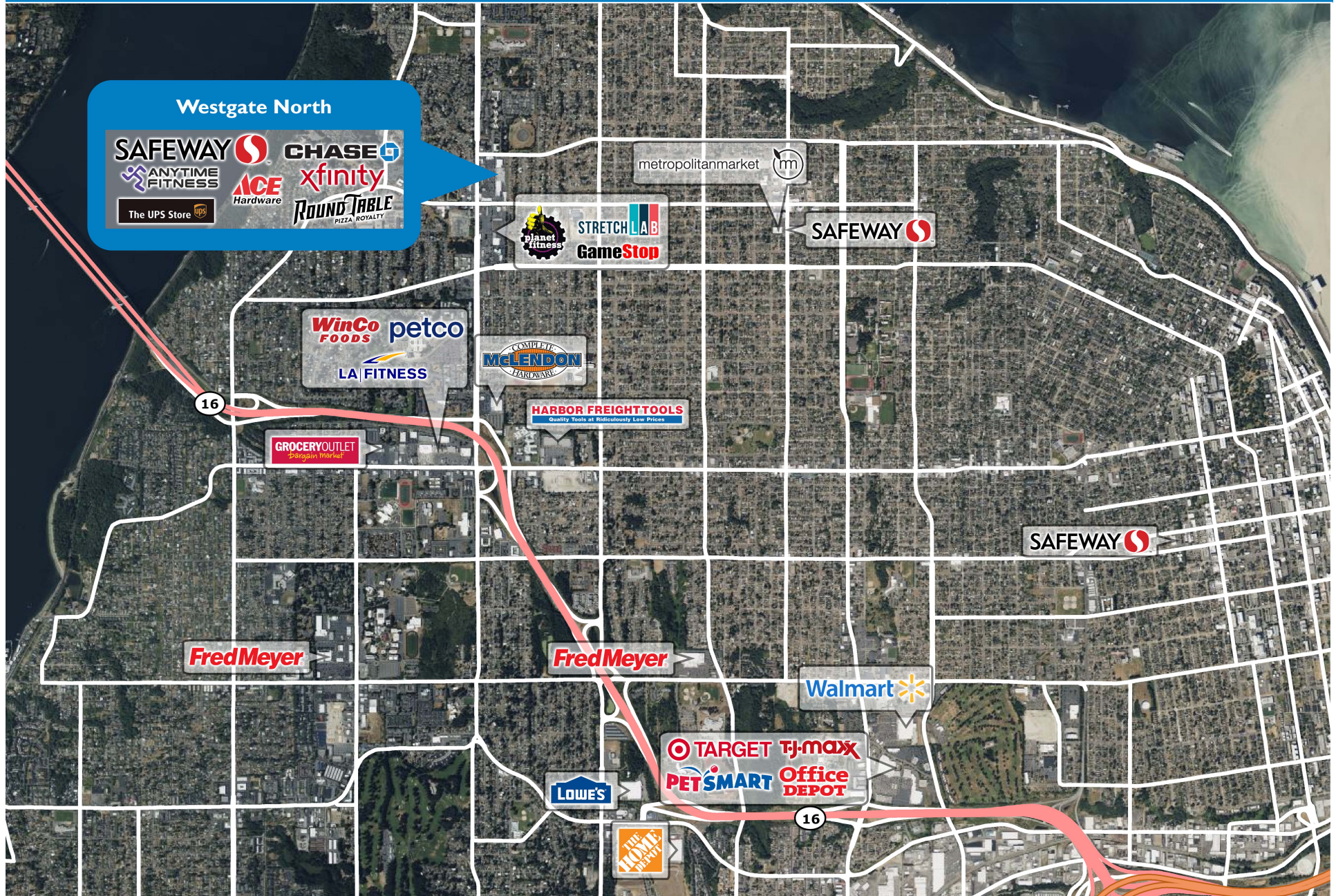
Available
  Occupied
  Coming Available
  Non-Owned
  Site Boundary

DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# WESTGATE NORTH SHOPPING CENTER

2601 N. Pearl Street | Tacoma, WA 98407





# Demographic Summary Report

1990 - 2000 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval Retrieval

Jun 2, 2025



Latitude: 47.272758

Longitude: -122.51467

| Westgate North Shopping Center<br>Tacoma, WA |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--|---------------------------------------|------------------|------------------|------------------|
| Population                                   | Q4 2024 Estimated Population          | 16,634           | 87,400           | 183,282          |
|  | 2029 Projected Population             | 17,309           | 90,043           | 188,321          |
|  | 2010 Census Population                | 16,162           | 79,278           | 163,728          |
|  | 2000 Census Population                | 16,768           | 81,280           | 159,972          |
|  | 1990 Census Population                | 16,419           | 77,657           | 147,853          |
|  | Historical Annual Growth 1990 to 2000 | 0.21%            | 0.46%            | 0.79%            |
|  | Historical Annual Growth 2000 to 2010 | -0.37%           | -0.25%           | 0.23%            |
|  | Estimated Annual Growth 2010 to 2024  | 0.20%            | 0.66%            | 0.77%            |
|  | Projected Annual Growth 2024 to 2029  | 0.80%            | 0.60%            | 0.54%            |
|  | Median Age                            | 44.6             | 41.9             | 40.5             |
| Households                                   | Q4 2024 Estimated Households          | 7,664            | 37,854           | 78,350           |
|  | 2029 Projected Households             | 7,974            | 39,015           | 80,854           |
|  | 2010 Census Households                | 7,400            | 34,790           | 69,654           |
|  | 2000 Census Households                | 7,370            | 34,933           | 66,866           |
|  | 1990 Census Households                | 7,013            | 32,755           | 61,358           |
|  | Historical Annual Growth 1990 to 2000 | 0.50%            | 0.65%            | 0.86%            |
|  | Historical Annual Growth 2000 to 2010 | 0.04%            | -0.04%           | 0.41%            |
|  | Estimated Annual Growth 2010 to 2024  | 0.24%            | 0.57%            | 0.80%            |
|  | Projected Annual Growth 2024 to 2029  | 0.80%            | 0.61%            | 0.63%            |
|  | Population per Household              | 2.14             | 2.23             | 2.25             |
| Population by Race                           | White                                 | 72.9%            | 72.5%            | 65.2%            |
|  | Black or African American             | 5.7%             | 5.4%             | 8.1%             |
|  | Asian & Pacific Islander              | 4.9%             | 4.6%             | 6.2%             |
|  | Other Races                           | 10.0%            | 10.4%            | 11.0%            |
|  | Hispanic Population                   | 6.4%             | 7.1%             | 9.4%             |
| Income                                       | Average Household Income              | \$120,492        | \$124,192        | \$117,810        |
|  | Median Household Income               | \$95,714         | \$99,798         | \$90,412         |
|  | Per Capita Income                     | \$56,115         | \$54,970         | \$51,498         |
| Education (Age 25+)                          | Elementary                            | 2.4%             | 1.2%             | 1.6%             |
|  | Some High School                      | 2.8%             | 2.7%             | 3.6%             |
|  | High School Graduate                  | 19.1%            | 19.5%            | 21.6%            |
|  | Some College                          | 24.9%            | 21.0%            | 22.0%            |
|  | Associates Degree Only                | 9.9%             | 8.6%             | 9.5%             |
|  | Bachelors Degree Only                 | 25.7%            | 27.7%            | 24.5%            |
|  | Graduate Degree                       | 15.2%            | 19.2%            | 17.1%            |
| Business                                     | Number of Businesses                  | 364              | 2,654            | 8,620            |
|  | Total Number of Employees             | 3,300            | 42,984           | 146,858          |
|  | Employees per Business                | 9.06             | 16.20            | 17.04            |
|  | Residential Population per Business   | 45.65            | 32.93            | 21.26            |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.