

WESTGATE NORTH SHOPPING CENTER

TACOMA, WA



SIZE

74,818 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
16,885	87,615	183,280
Households		
7,776	38,008	78,348
Median HH Income (\$)		
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

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MORE INFO

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PHILLIPS EDISON & COMPANY®

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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
Total SQ. FT.		74,818

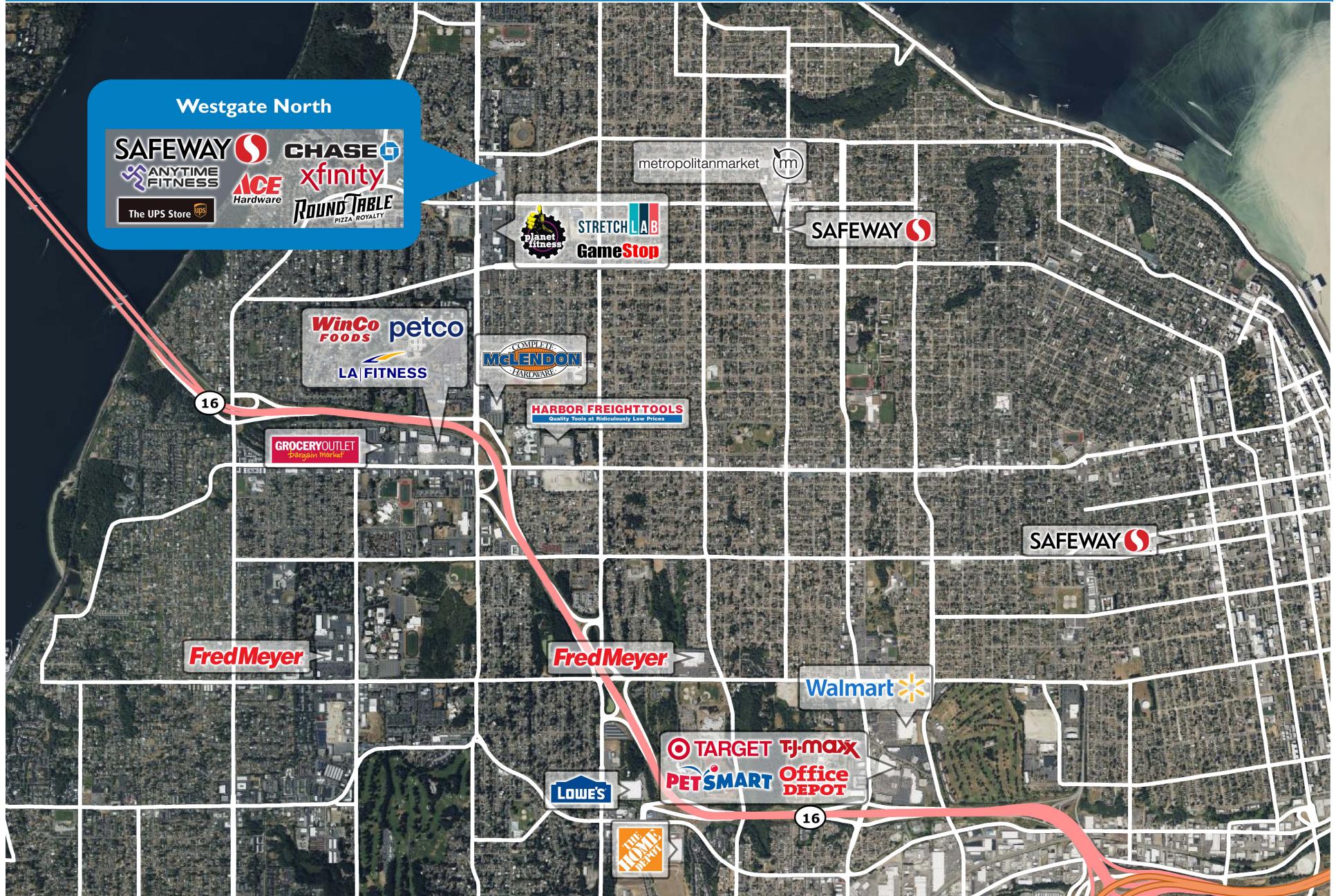


■ Available □ Occupied ■ Coming Available ■ Non-Owned ■ Site Boundary

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.

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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 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.