

FOR LEASE

19TH & JACKSON

1763 SOUTH JACKSON, TACOMA, WA 98465

*1,786 SF available on the corner of
S 19th St and S Jackson Ave*

AVAILABLE

KRATOM

GRAND OPENING
NEW MANAGEMENT
Wine • Beer • Snack • Smokes • Many
Puff • E-Smokes • Vap
Everything
NEW

Join nearby merchants Fred Meyer, Tacoma Community College, Chick-fil-A, Ihop, Whole Foods and Trader Joe's

1,786 SF space

\$20.00 PSF, plus NNN

112' Bridgeport frontage

Large pylon signage

Freeway oriented

Situated on signalized intersection

32,310 CPD on intersection of 19th & Jackson



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DEMOGRAPHICS

POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|--------|---------|---------|
| 2024 ESTIMATED | 35,836 | 97,347 | 233,446 |
| 2029 PROJECTED | 36,224 | 97,343 | 238,696 |
| 2010 CENSUS | 35,698 | 98,369 | 222,935 |
| PROJECTED ANNUAL GROWTH | 0.2% | 0.0% | 0.4% |

MEDIAN AGE & GENDER

| | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 40.0 | 39.0 | 38.1 |
| % FEMALE | 51.8% | 50.9% | 49.6% |
| % MALE | 48.2% | 49.1% | 50.4% |

HOUSEHOLD INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------|----------|----------|----------|
| 2024 MEDIAN | \$91,686 | \$93,406 | \$89,602 |
| 2029 MEDIAN PROJECTED | \$94,013 | \$95,810 | \$91,143 |
| 2010 AVERAGE | \$50,380 | \$52,720 | \$50,482 |
| 2029 AVERAGE PROJECTED | 0.5% | 0.5% | 0.3% |

Data Source: ©2025, Sites USA



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19TH &
JACKSON

AVAILABLE

Exclusively leased by

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 **Kidder
Mathews**