



**FOR LEASE**

2303-2502 N Pearl Street  
Tacoma, WA 98406



**WESTGATE SOUTH**

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

**WESTGATE SOUTH** is a neighborhood retail shopping center located in Tacoma's North End neighborhood which boasts high density and significantly above average household income. Prominent frontage on Pearl Street, close to Highway 16 access, provides visibility to over 23,000 cars per day. Also located near the Point Defiance Park and Zoo & Aquarium that has 700,000 visitors per year.

**2303-2502 N PEARL STREET:** Inline and End Cap Space Available

**1,000 SF - 3,933 SF      CALL FOR DETAILS**

FAÇADE RENOVATION COMING SOON TO BUILDING C  
PYLON OPPORTUNITIES AVAILABLE



**TENANTS**



Starbucks & Mod Pizza  
NOW OPEN!



SHOPPING CENTER PHOTOS



SHOPPING CENTER PHOTOS



LOCATION DETAILS



Located within Tacoma's North End neighborhood



Moments from access to major freeways



23,400 CPD  
N Pearl St



15,100 CPD  
N 21st St

LOCATION AERIAL



PT DEFIANCE PARK, ZOO & AQUARIUM

VASHON ISLAND FERRY TERMINAL

POINT RUSTON

RUSTON WAY WATERFRONT

Logos for:

- FARRELL'S PIZZA
- CINEMARK
- FISH BREWING
- indigo URGENT CARE
- SOUTH SOUND RUNNING

Logos for:

- SAFeway
- ACE Hardware
- CHI Franciscan Health
- KeyBank
- CHASE
- ANY TIME FITNESS
- the Habit BURGER GRILL
- Round Table CLUBHOUSE PIZZA • PUB • PLAY
- TACO BELL



Logos for:

- BIG LOTS!
- Starbucks
- planet fitness
- McDonald's
- MOD
- SHELL

N PEARL ST - 23,400 CPD

COMING SOON

**WinCo FOODS** | **LA FITNESS**

Logos for: PANDA EXPRESS, DOLLAR TREE, Carls Jr., petco, BECU

SILAS HIGH SCHOOL 1,250+ STUDENTS



73,000 CPD



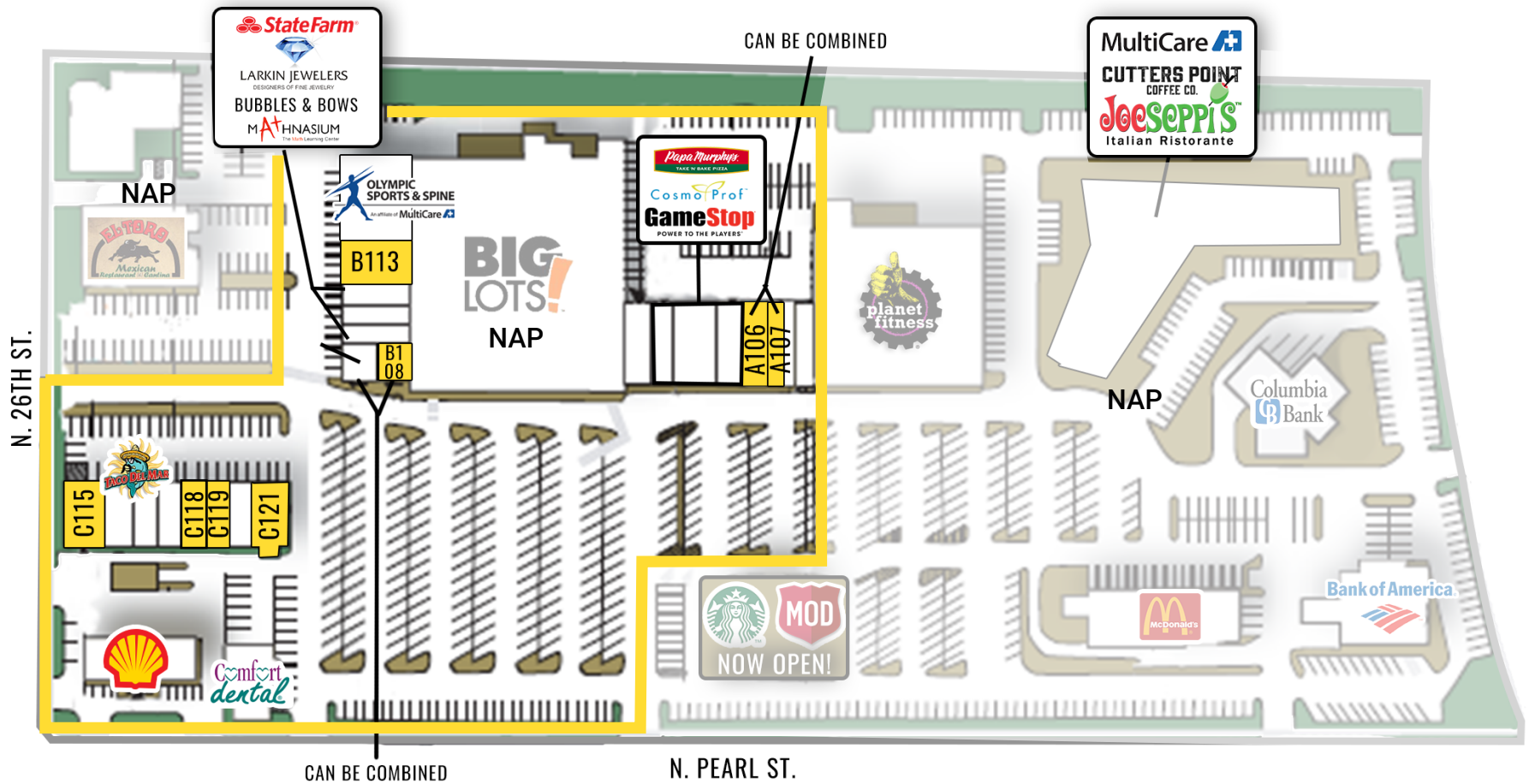
McLENDON PARKING LOT

GROCERY OUTLET Bargain Market

HARBOR FREIGHT TOOLS



# SITE PLAN



Available Suites	SF
A106	1,400
A107	1,413
B108	1,250
B113	1,532
C115	1,750
C118	1,000
C119	1,000
C121	1,750



# DEMOGRAPHICS

## POPULATION

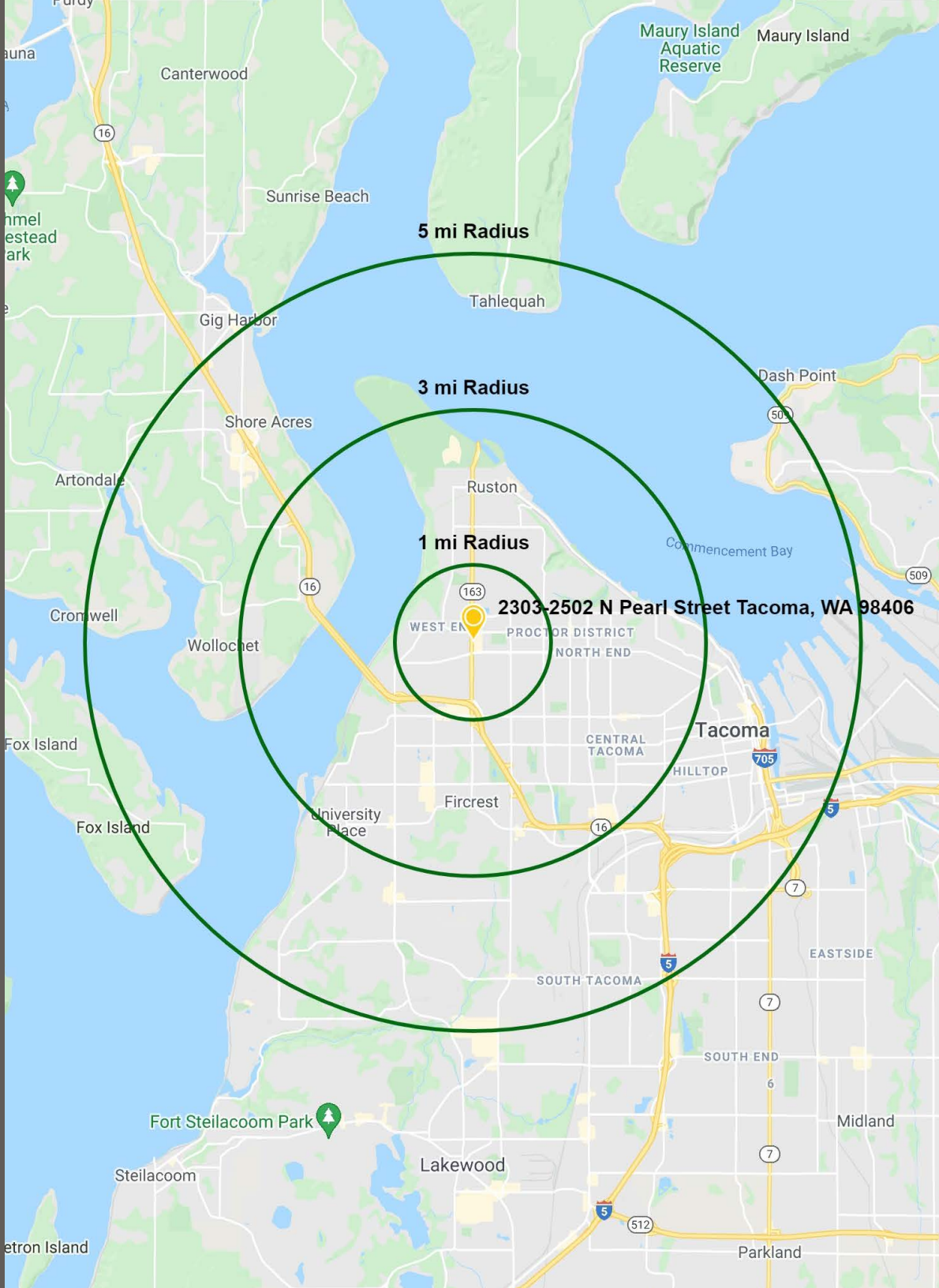
Mile 1	Mile 3	Mile 5
16,153	92,142	188,499

## AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$100,955	\$103,289	\$95,850

## DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
9,894	67,281	161,435



SUMMARY





**TACOMA, WA** is rooted in the arts and has a vibrant urban core that is alive with culture. Situated along the Puget Sound, Tacoma is a mid-sized urban port city of Pierce County just over 30 miles south of Seattle. The museum district is home for its world-renowned Museum of Glass, while the waterfront, parks, gardens and wildlife make Tacoma a nature wonderland ready for all to explore.

TACOMA | KIRKLAND | SEATTLE | PORTLAND



**RELATIONSHIP FOCUSED. RESULTS DRIVEN.**

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