

# FOR LEASE

3801 S Steele Street  
Tacoma, WA 98409



## RAINIER PLACE

Andy Jessberger | Tim Weber | Jeremiah Durr | Don Whittles

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

**3801 S STEELE STREET:**

3,470 SF	\$22.00 PSF	PLUS NNN	
2,268 SF	\$22.00 PSF	PLUS NNN	
2,750 SF	\$22.00 PSF	PLUS NNN	
1,328 SF	\$34.00 PSF	PLUS NNN	(PAD SPACE)
1,450 SF	\$27.00 PSF	PLUS NNN	

- Jimmy John's is Available March ` , 2019
- Three access points to property
- Subject site is located at the traffic arterial to the Tacoma Mall and Costco
- Busiest shopping center on S Steele Street
- Excellent exposure to 38th Street and Steele Street
- Digital monument signage



Population



Average HH Income

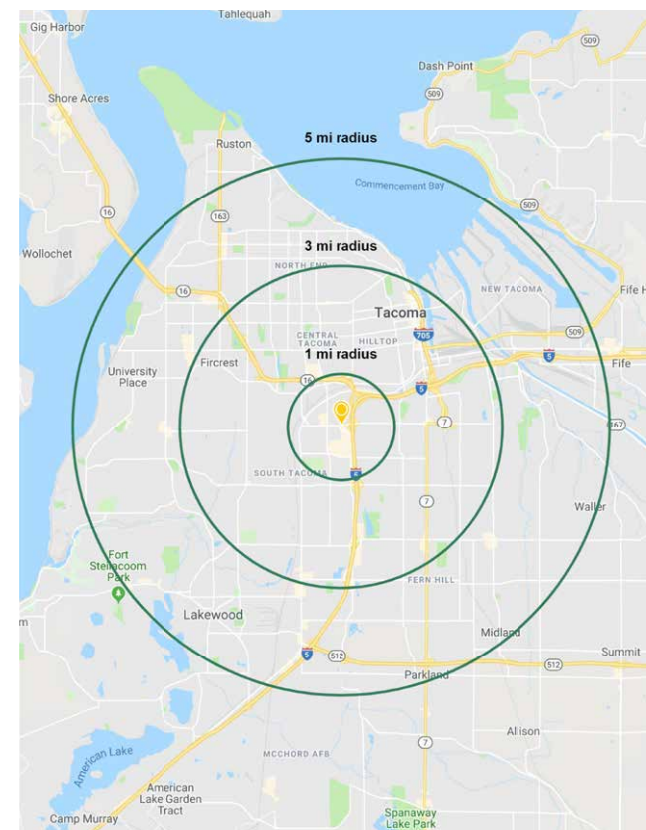


Daytime Population

Regis - 2018

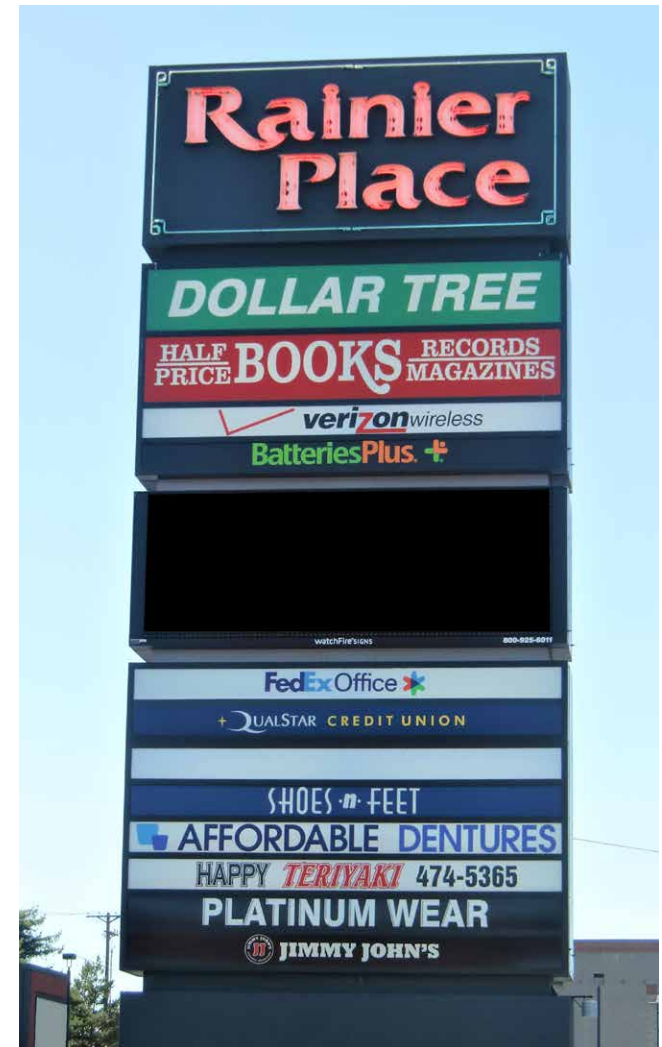
	Population	Average HH Income	Daytime Population
Mile 1	13,265	\$62,536	17,448
Mile 3	143,458	\$73,103	145,394
Mile 5	294,299	\$79,246	249,247

TENANTS





SUMMARY





LOCATION DETAILS



Located moments from exit 133 off of I-5



Located just 1 block from the 1,400,000 SF Tacoma Mall



44,000 CPD  
38th Street



30,000 CPD  
Interstate 5



# SITE PLAN



Suite	SF	Tenant
3801C	3,200	Vitamin Shoppe
3801B	3,870	Mattress Depot
3801A	2,530	Affordable Dentures
3815A	5,440	FedEx Kinko's
3815D	1,600	Fun Kuts
3815F	14,300	Dollar Tree
3815G	2,500	Pho 38
<b>3815H</b>	<b>3,470</b>	<b>AVAILABLE</b>
3825	18,030	REI
4009A-E	3,764	Verizon Wireless

Suite	SF	Tenant
<b>4009F-0</b>	<b>1,328</b>	<b>Viking Sewing &amp; Vacuum / AVAILABLE</b>
4027A	2,582	Fife Guys Burger & Fries
<b>4027B</b>	<b>2,268</b>	<b>AVAILABLE</b>
<b>4027C</b>	<b>2,750</b>	<b>AVAILABLE</b>
4027D	2,000	Shoes-N-Feet
4027E	2,400	Happy Teriyaki
<b>4027I</b>	<b>1,450</b>	<b>Jimmy John's - AVAILABLE 3/1/19</b>
4027J	8,325	Half Price Books
4027K	2,662	Qualstar Credit Union
4027L-M	3,753	Bright Now Dental





**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.



KIRKLAND | TACOMA | PORTLAND | SEATTLE



**RETAIL FOCUSED. RESULTS DRIVEN.**

**ANDY JESSBERGER**

253.471.5502  
andy@firstwesternproperties.com

**JEREMIAH DURR**

253.471.5506  
jdurr@firstwesternproperties.com

**TIM WEBER**

253.471.5502  
tweber@firstwesternproperties.com

**DON WHITTLES**

253.471.5509  
dwhittles@firstwesternproperties.com



First Western Properties, Inc. | 425.822.5522  
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.