



26,549 SF
FORMER GREAT FLOORS
Retail For Lease

Tacoma Mall Blvd

RETAIL FOR LEASE FORMER GREAT FLOORS

6818 Tacoma Mall Blvd, Tacoma, WA 98409

For leasing information contact

CHAD WALDBAUM, ccim
425.531.7098
chadw@jshproperties.com

STEVE OLSEN
425. 283.5465
steveo@jshproperties.com

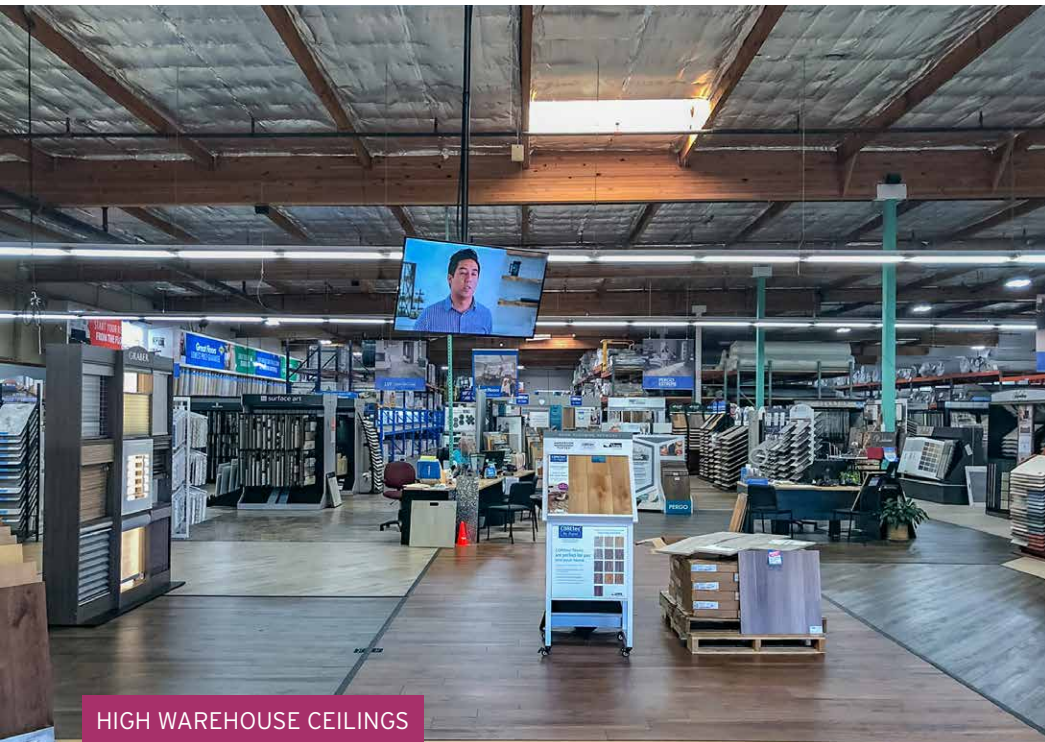




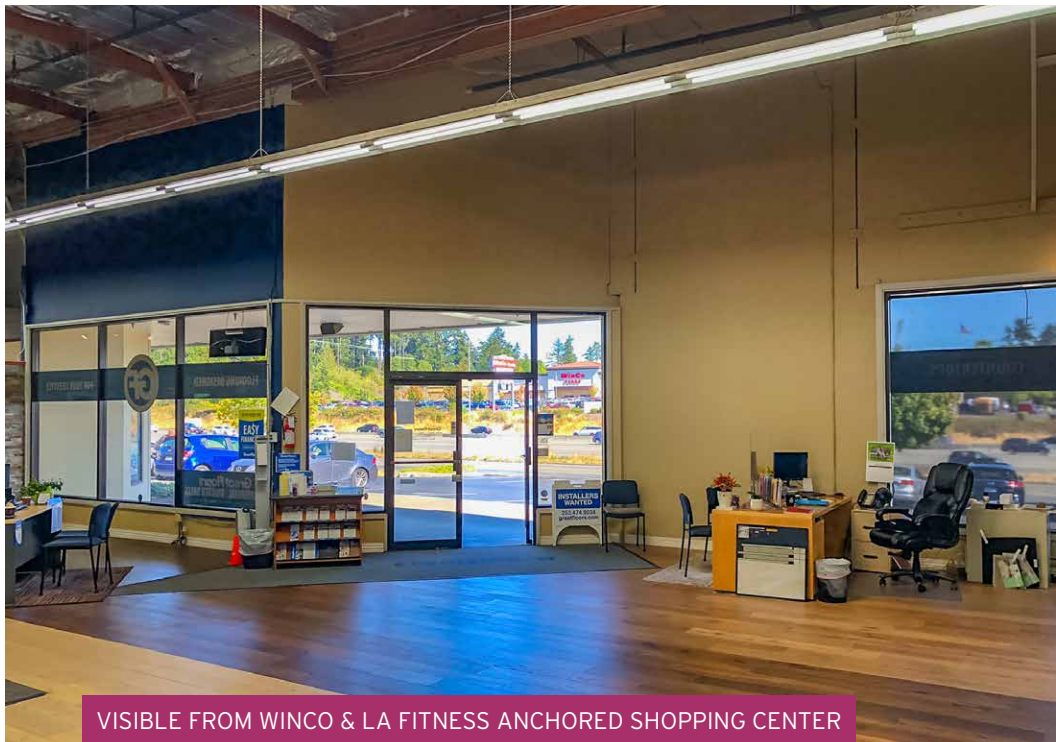
STRONG VISIBILITY FROM I-5 & TACOMA MALL BLVD



MONUMENT SIGN OPPORTUNITY



HIGH WAREHOUSE CEILINGS

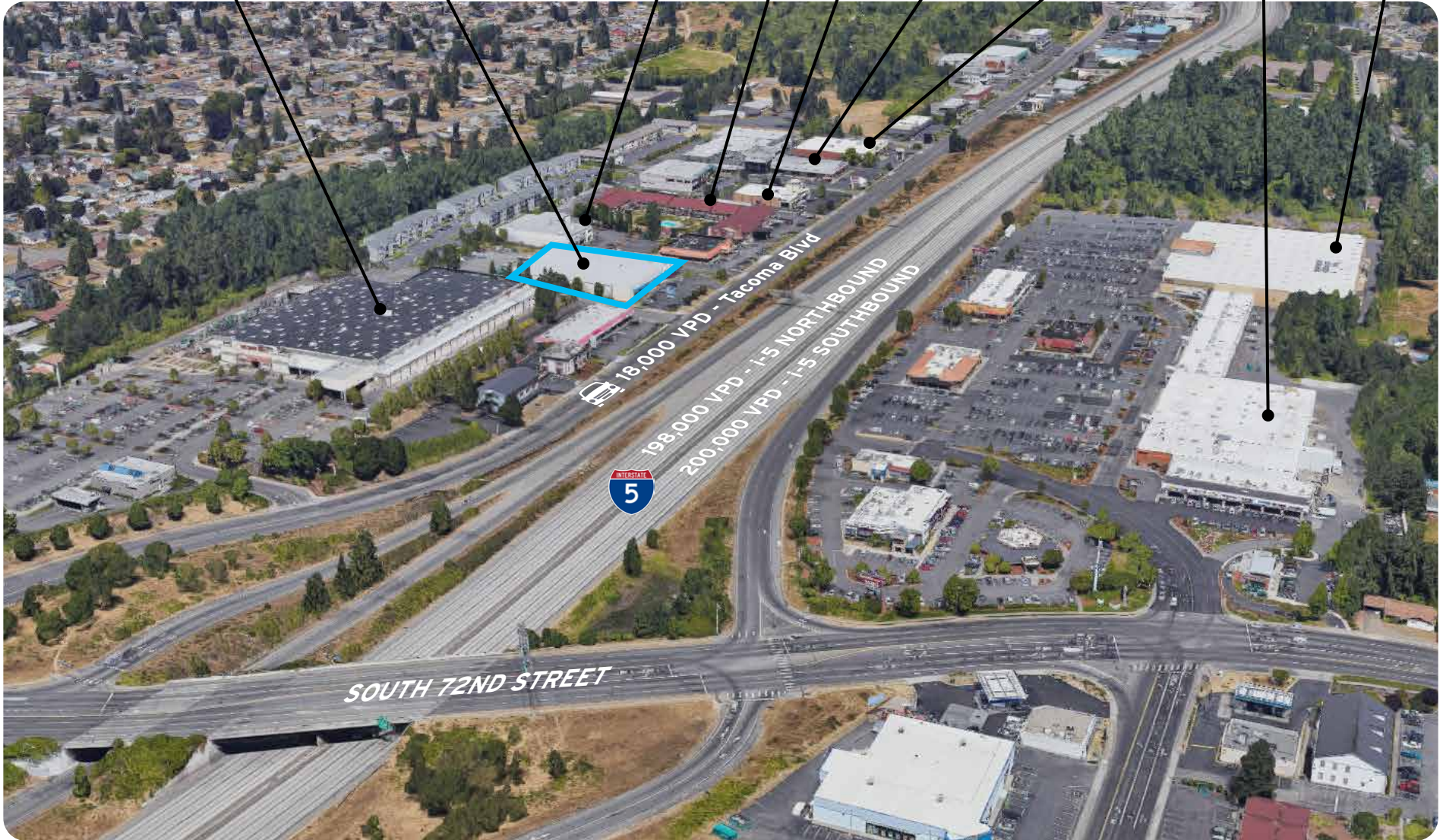


VISIBLE FROM WINCO & LA FITNESS ANCHORED SHOPPING CENTER

TACOMA MALL BLVD - FORMER GREAT FLOORS RETAIL FOR LEASE | 2 |



SITE



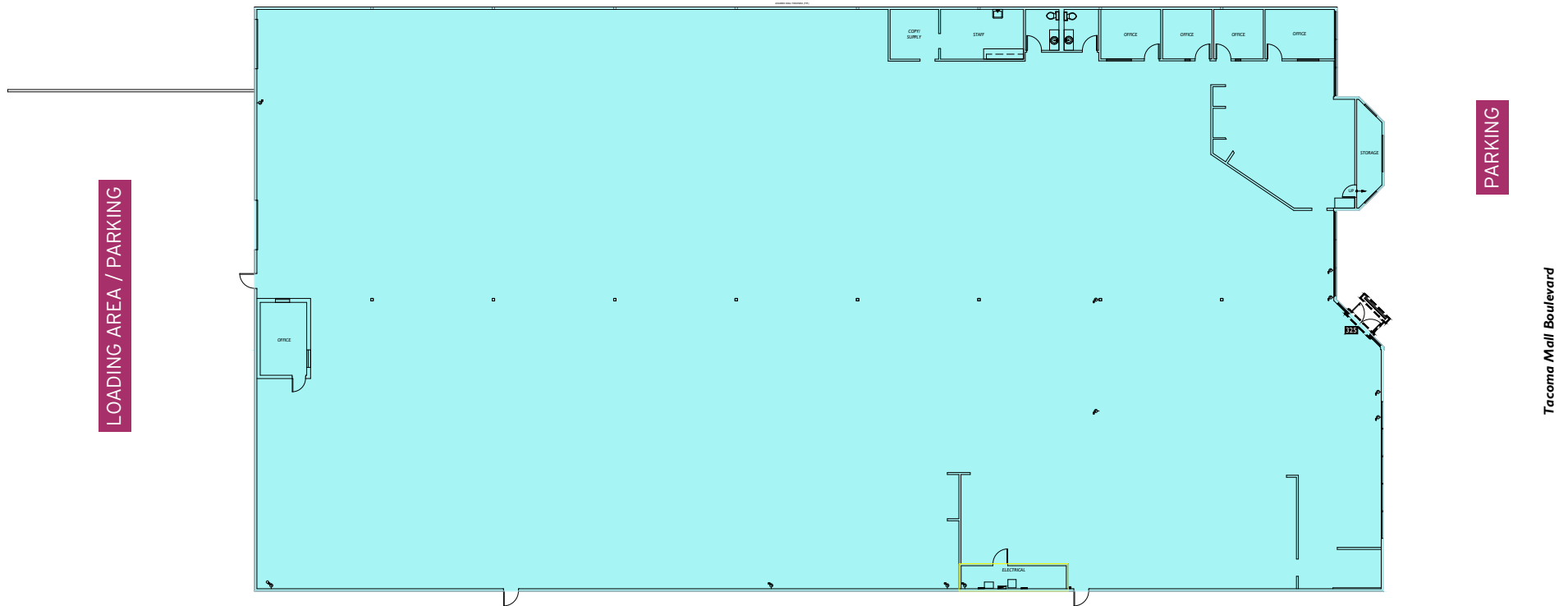
TACOMA MALL BLVD - FORMER GREAT FLOORS RETAIL FOR LEASE | 3 |

Tacoma Mall Blvd Retail

RETAIL AVAILABLE - FORMER GREAT FLOORS

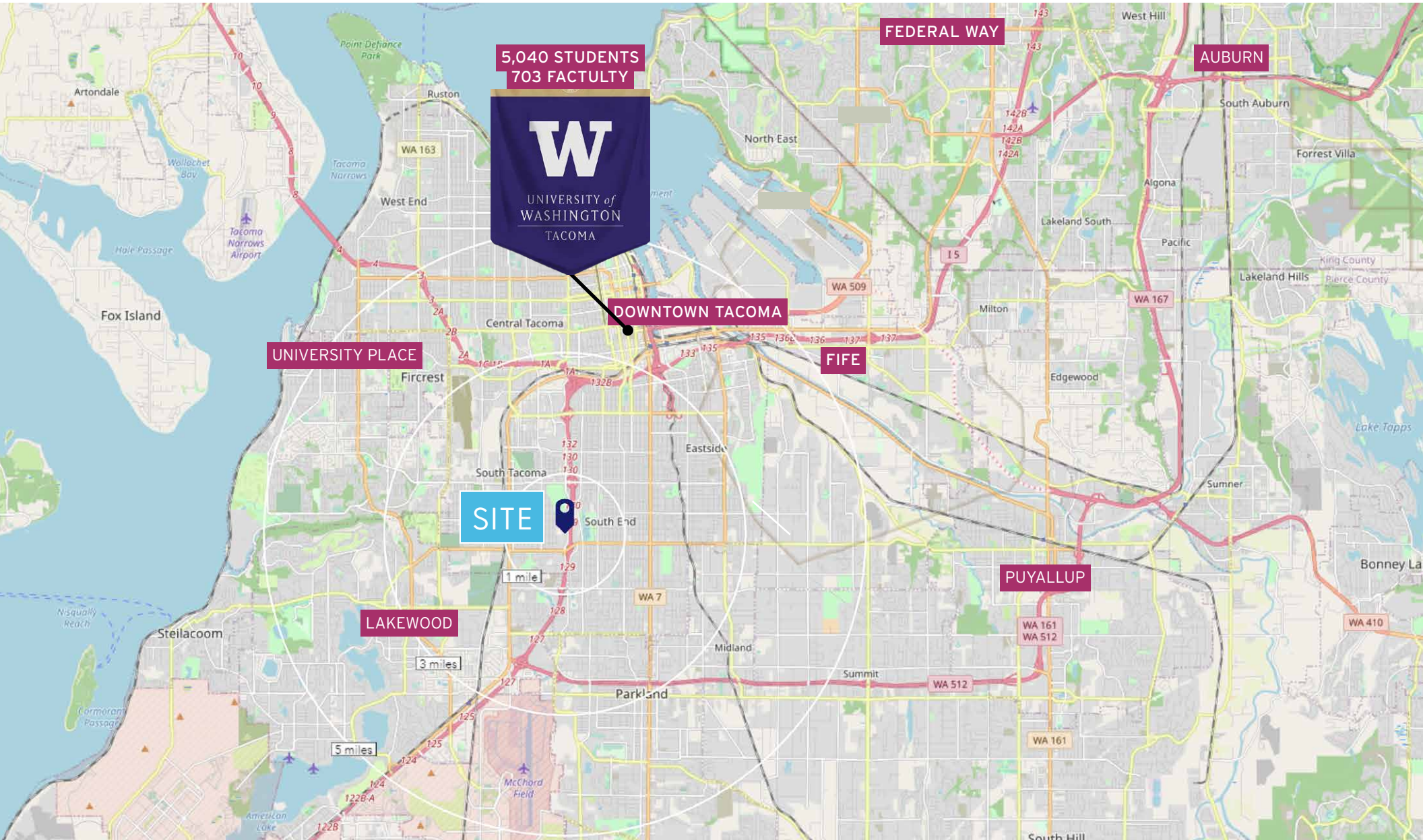
RSF	ASKING RENT	COMMENTS
26,549 SF	\$23.00/SF, NNN	Monument sign on Tacoma Mall Blvd Strong visibility from I-5 Located near a myriad of furnishings & homegoods retailers, including Home Depot

South 66th Street
Adjacent Suite



Tacoma

With a 2022 estimated population of 309,316, it is the 3rd largest city in Washington and the 105th largest city in the United States. Located 30 miles south of Seattle and 140 miles north of Portland, Tacoma is surrounded by Puget Sound to the west and the Cascade Mountains to the east. Tacoma's ideal location offers access to an efficient supply chain, international trade, and the vast Pacific Northwest consumer market. Tacoma is also one of the closest ports to Alaska and Pacific Rim markets—equipping you to get shipments to Asia several days faster than Californian ports. Joint Base Lewis-McChord (JBLM), the fourth largest military base in the country that employs more than 50,000 people, is also located about 10 miles south of the city. (Source: <https://makeittacoma.com>)



TACOMA MALL BLVD - FORMER GREAT FLOORS RETAIL FOR LEASE | 5 |

Demographics



Tacoma includes a young and diverse mix of cultures, with 40% of the population under 30. Tacoma's workers can get an education and training at one of Tacoma's higher-education institutions, including the University of Washington Tacoma in downtown. With an average household income of \$89,533 and a median home value of \$505,000, Tacoma offers the best of both worlds: an affordable lifestyle and an incredible quality of life.

Residents include a blend of household types, with more young families with children and more single households than average. This area features older, established neighborhoods; three quarters of all homes were built before 1980.

Ranked by Forbes as the best region in the country for tech jobs, the Seattle-Tacoma region has seen massive growth in tech and cyber security jobs over the last few years.

The University of Washington Tacoma's School of Engineering & Technology trains some of the best tech and computer science experts in the country, and hosts key networking events for big and small tech companies.

MAJOR TACOMA EMPLOYERS

Employer	Employees
Microsoft	5,400
MultiCare Health System	8,264
State of Washington	7,859
CHI Franciscan Health	5,682
Tacoma Public Schools	3,649
City of Tacoma & Tacoma Public Utilities	3,623
Pierce County Government	3,304
Puyallup School District	2,711
Bethel School District	2,689
Safeway & Albertsons	2,153
Emerald Queen Casino	2,146
Fred Meyer Retail & Distribution Center	1,802
Amazon Distribution Center	1,800
Clover Park School District	1,782
Boeing	1,550

2022 DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Population	15,202	138,794	309,316
Daytime Population	15,268	137,400	339,510
Households	5,380	51,591	119,937
Avg. Household Income	\$86,349	\$79,873	\$89,533

