



Stadium Retail

Now Leasing Prime Division Avenue Retail in Tacoma's Stadium District
2021 Delivery



Desirable Stadium District / Adjacent to Wright Park / Below Vibrant Senior Living by Merrill Gardens



7XX Division Avenue
Tacoma, WA 98405



Contact: Karen Fairall, CCIM, Director of Brokerage Services
Phone: 253-858-3636
Email: kfairall@therushcompanies.com



www.therushcompanies.com

FOR LEASE

Stadium Retail

PROPERTY OVERVIEW



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Up to 2,607 SF of rare corner storefront retail space in Tacoma's Stadium District

Space available in shell condition

Adjacent to 27-acre Wright Park

Located below vibrant 133 unit Merrill Gardens senior living community

Prime storefront visibility in very walkable historic location

Professionally managed by Rush Properties

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LOCATION



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Walk Score: 91



Walker's Paradise
Daily errands do not require a car.

Bike Score: 57



Very Bike-able
Steep hills, excellent bike lanes.

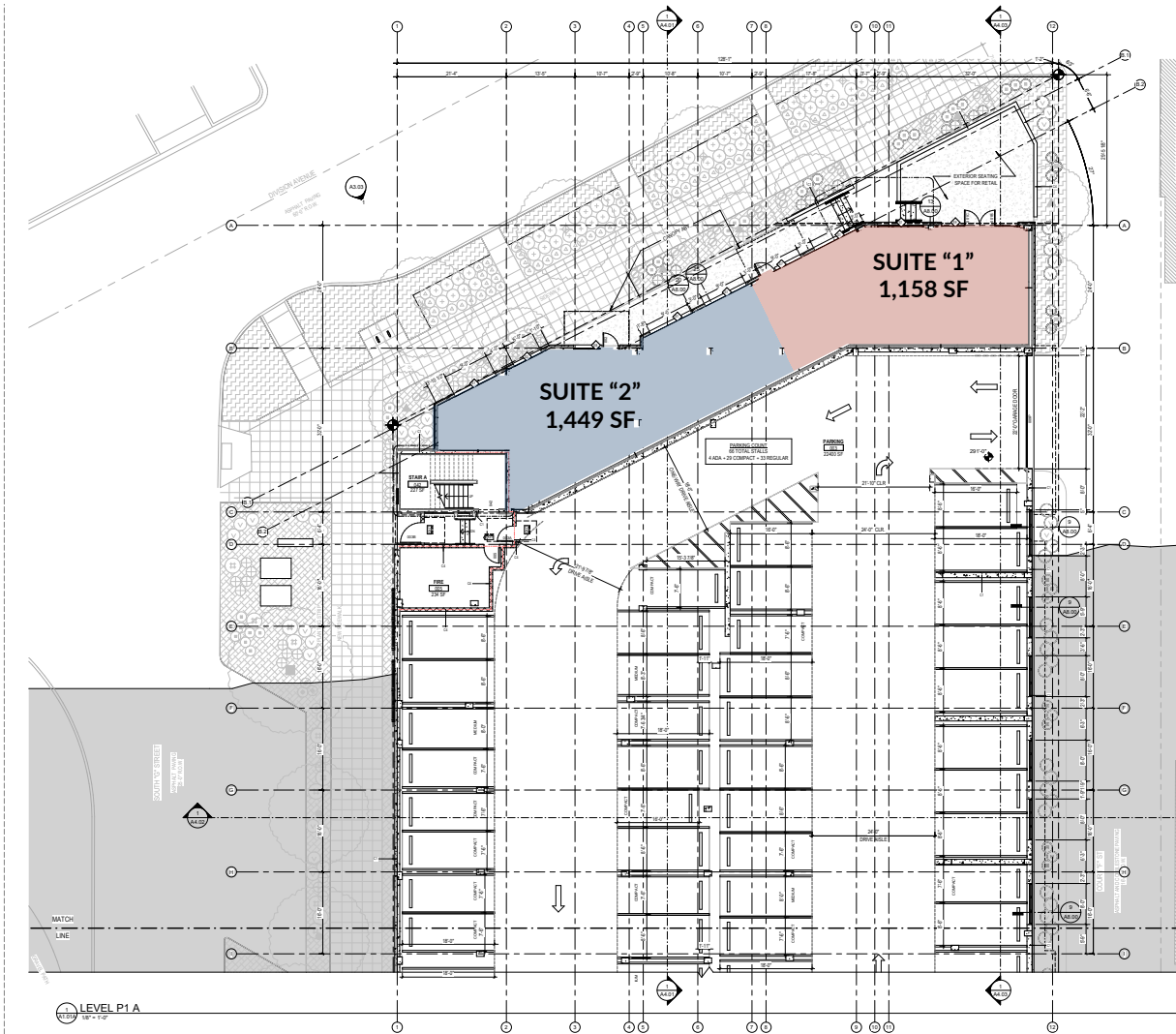
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EXCEPTIONAL
FUTURE,
TOGETHER.

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RETAIL SCHEMATIC

Suites can be combined to 2,607 SF



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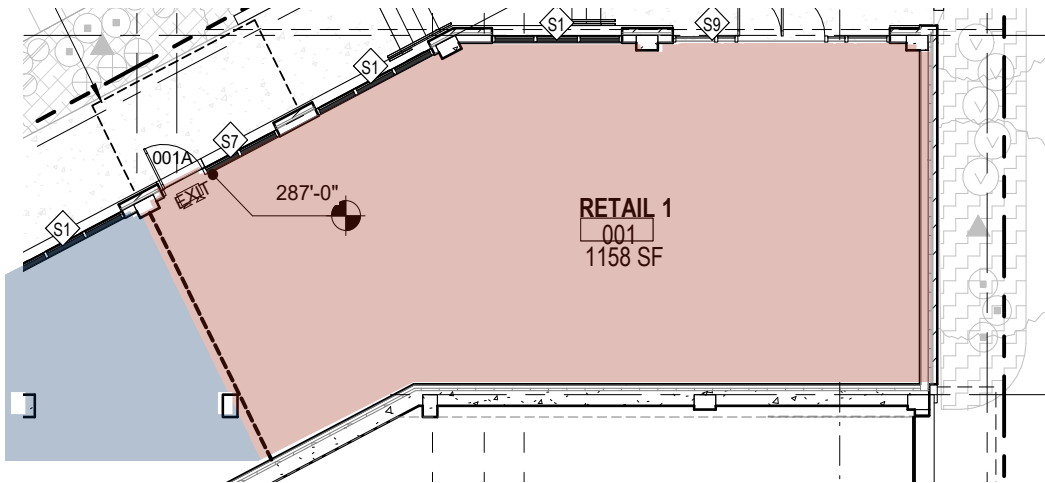
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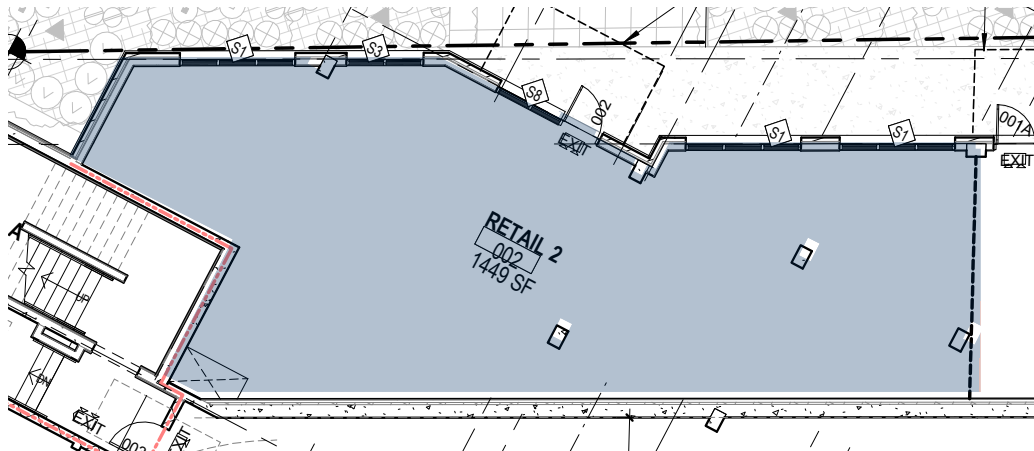
BUILDING AN
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FLOOR PLANS

Suites can be combined to 2,607 SF



Suite "1"
1,158 Square Feet



Suite "2"
1,449 Square Feet

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DEMOGRAPHICS: FIVE MILE RADIUS



237,649
Population



37.6
Median Age



2.5
Average Household Size



12,516
Housing (20+ units)



\$62,848
Median HH Income



278,899
Daytime Population



131,684
Total Employees



9,299
Total Businesses

ADDITIONAL DEMOGRAPHIC INFORMATION

Stadium Retail	1 Mile	3 Mile	5 Mile
2019 Estimated Population	18,852	82,324	236,278
2024 Projected Population	20,200	87,933	250,721
2019 Estimated Households	9,533	37,742	93,466
2024 Estimated Households	10,321	37,382	99,259
2019 Median Age	37.3	37.7	37.6
Average Household Income	\$69,942	\$81,246	\$82,855
Population with Bachelor's Degree or Advanced Degree	41.4%	37.1%	31%

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