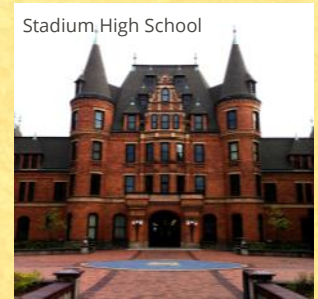




STADIUM DISTRICT REDEVELOPMENT

633 Division Avenue, Tacoma, WA

FOR LEASE



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www.fwp-inc.com

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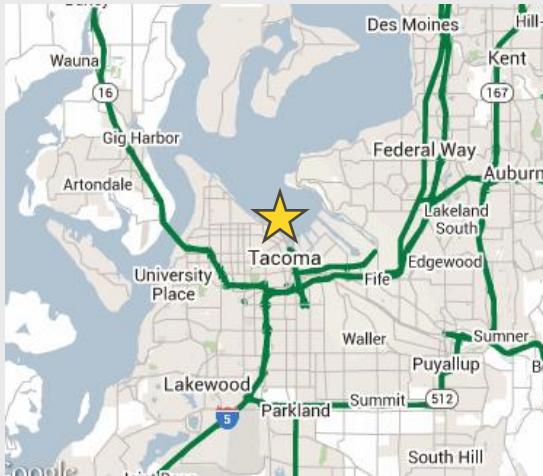
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FOR
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LOCATION DETAILS

- Located in the historic Stadium District in Tacoma!
- Location has high concentration of multi-family and single- family households.
- Traffic counts on Division Avenue: 9,140 CPD
- Traffic counts on N 1st Street: 10,396 CPD



AVAILABLE

- Existing building has 22,450 SF of Retail Space directly across from Wright Park and adjacent to Stadium Thriftway Grocer
- Great Restaurant/Coffee space with outdoor patio seating
- Phase II includes 100 apartments units and 20,000 SF of retail space

Property Highlights

Located in Tacoma's popular Stadium District in the heart of North Tacoma.

- Grocery Anchored by high performing Stadium Thriftway
- Adding over 50 new on-street parking stalls
- Located near Historic Stadium High School with over 1,600 students
- Future mixed-use development (Phase II) coming soon!
- This location is strategic location serving Downtown Tacoma and the North Tacoma neighborhoods of Stadium District, Old Town, Proctor District and 6th Avenue.

DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	17,715	79,700	219,501
Average HH Income	\$53,344	\$64,118	\$65,176
Daytime Population	36,790	101,878	196,402

TENANTS



STADIUM AREA TENANTS



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