



FOR LEASE

*1,840 SF space on Fawcett Ave situated
near Tacoma's historic Stadium District*

421 FAWCETT AVE S, TACOMA, WA 98402

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DON WHITTLES

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NED WHALEN

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TIM WEBER

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Easy access to many of the city's urban amenities, including vibrant restaurants, shops, and cultural attractions.

1,840 SF space, call for details

Fenced yard

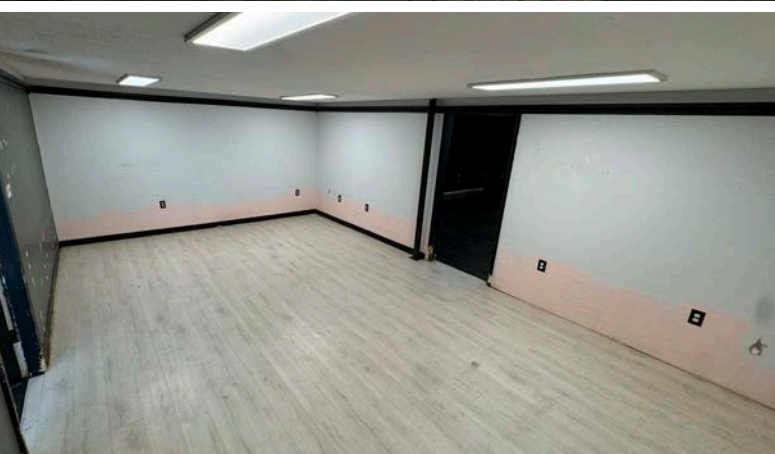
Close to The University of Washington Tacoma campus and the Tacoma Art Museum

Close to public transportation



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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED	43,414	100,472	211,913
2029 PROJECTED	47,741	105,387	217,312
2010 CENSUS	29,412	81,043	179,968
PROJECTED ANNUAL GROWTH	2.0%	1.0%	0.5%

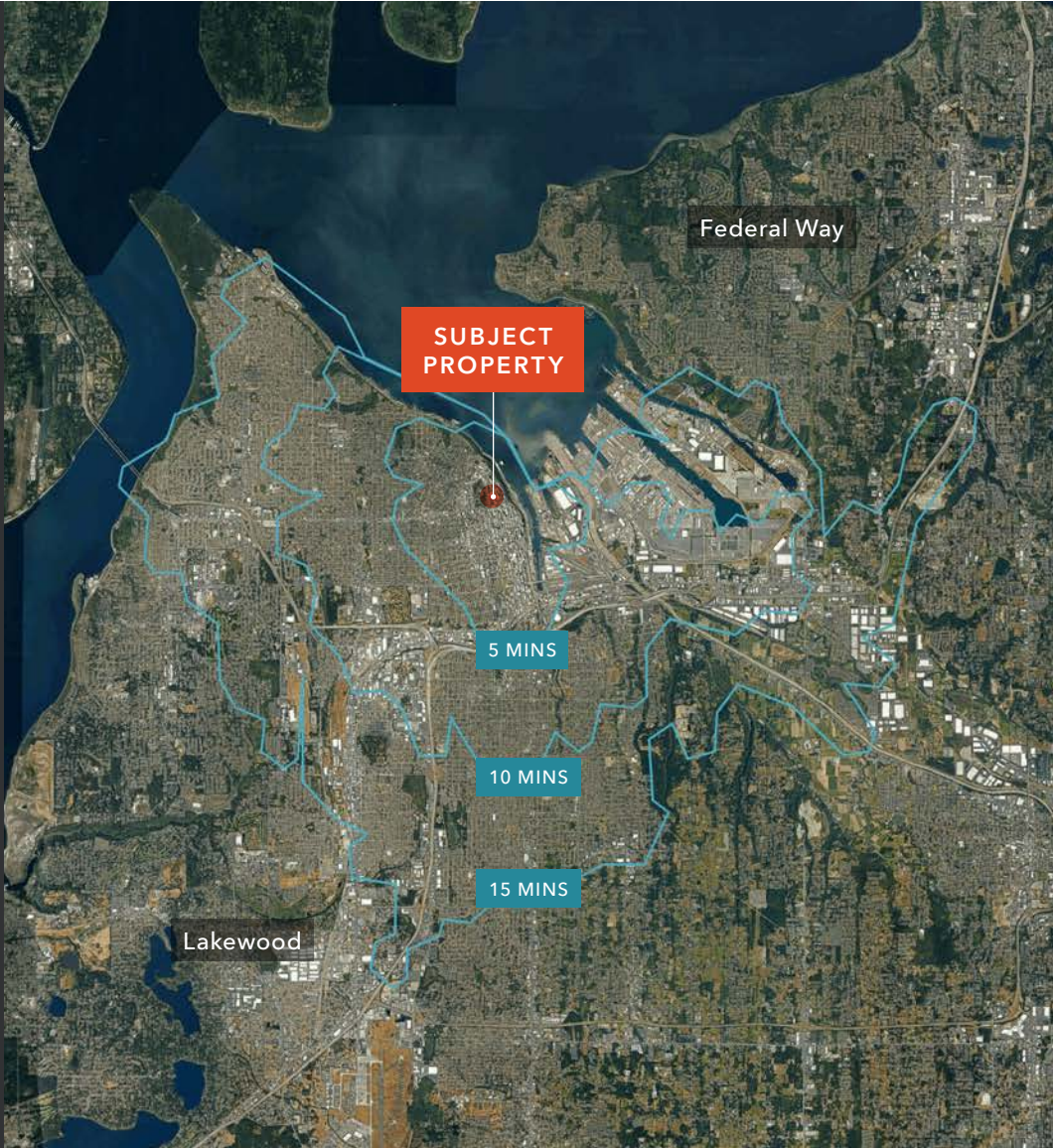
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	36.7	36.3	36.5
% FEMALE	46.6%	47.6%	49.2%
% MALE	53.4%	52.4%	50.8%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$74,852	\$85,840	\$86,024
2029 MEDIAN PROJECTED	\$74,403	\$86,239	\$87,316
2010 AVERAGE	\$36,406	\$45,556	\$47,314
2029 AVERAGE PROJECTED	-0.1%	5.7%	5.3%

Data Source: ©2025, Sites USA



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