

FOR LEASE

DRYER PLAZA

13400 PACIFIC AVE S, TACOMA, WA 98444

*1,312 - 2,788 SF Space Available
for Lease in Tacoma, WA*



KIDDER.COM

km Kidder
Mathews

DRYER PLAZA



PROPERTY HIGHLIGHTS

Moments from Pacific Lutheran University

Visibility from Highway 7

Moments from Lake Spanaway Golf Course

Located near Joint Base Lewis-McChord,
the fourth-largest employer in Washington State

1,312 SF

AVAILABLE

2,788 SF

AVAILABLE

\$16.00

LEASE RATE + NNN

\$9.19

NNN

NEARBY TENANTS



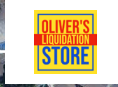
AVAILABLE FOR LEASE

KIDDER MATHEWS

DRYER PLAZA



PARKLAND CENTER



FOR LEASE

C ST S

KIDDER MATHEWS

DRYER PLAZA

512



JOINT BASE LEWIS-MCCHORD
MCCHORD FIELD



SUBJECT
PROPERTY



38,203+ VEHICLES
Average Daily Traffic



PARKLAND CENTER



SPRINKER
RECREATION CENTER



LAKE SPANAWAY
GOLF COURSE



34,870+ VEHICLES
Average Daily Traffic



FOR LEASE

KIDDER MATHEWS

DEMOGRAPHICS

POPULATION

	5 Mins	10 Mins	15 Mins
2010 CENSUS	31,130	95,122	196,365
2020 CENSUS	33,143	104,312	225,932
2025 ESTIMATED	33,019	103,346	225,541
2030 PROJECTED	33,026	103,736	226,029

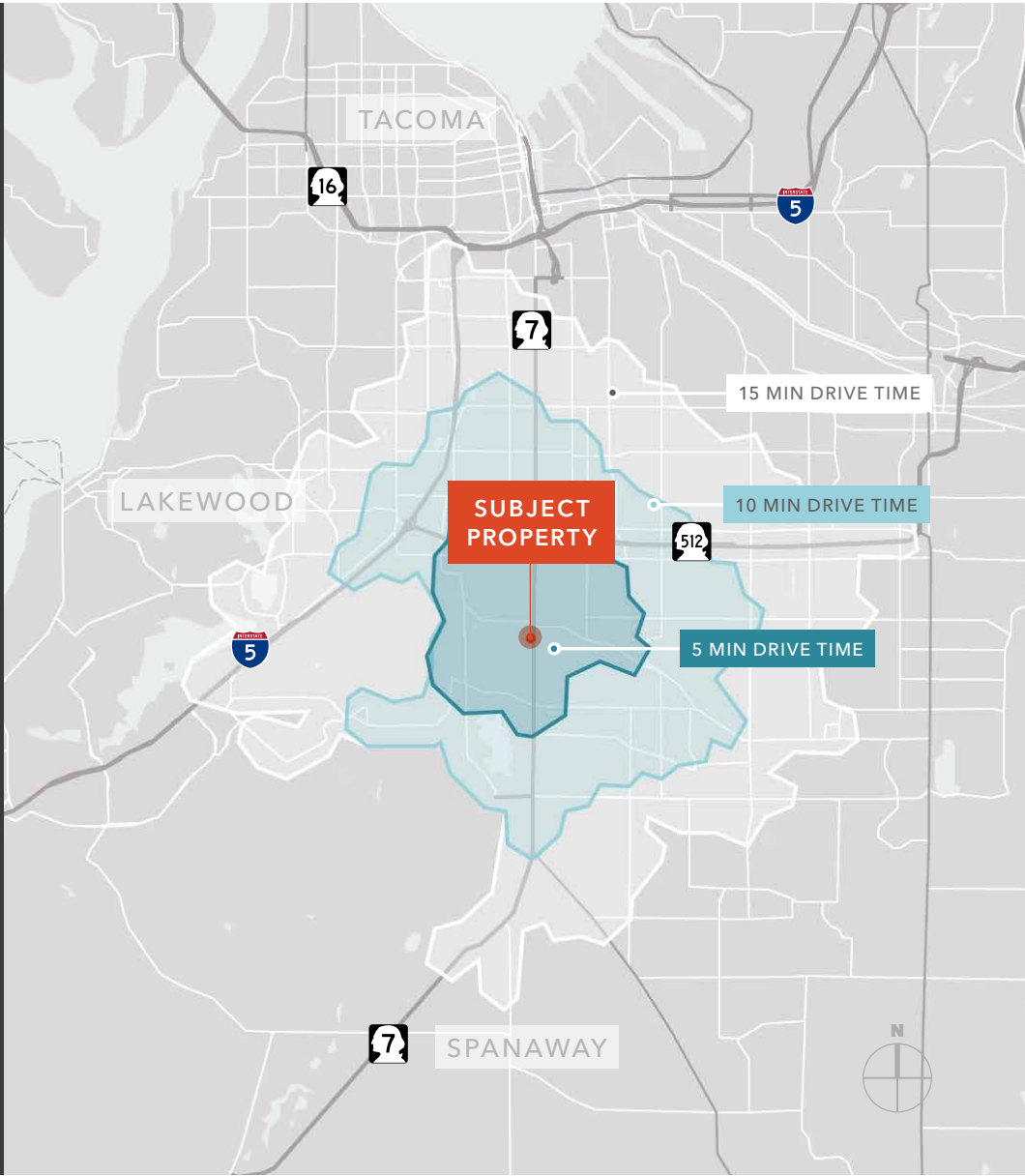
MEDIAN AGE & GENDER

	5 Mins	10 Mins	15 Mins
MEDIAN AGE	34.1	34.8	34.7
% FEMALE	49.0%	49.8%	49.8%
% MALE	51.0%	50.2%	50.2%

HOUSEHOLD INCOME

	5 Mins	10 Mins	15 Mins
2025 MEDIAN	\$83,764	\$81,823	\$88,003
2030 MEDIAN PROJECTED	\$84,255	\$81,835	\$88,053
2025 AVERAGE	\$102,295	\$103,006	\$110,417
2030 AVERAGE PROJECTED	\$102,905	\$103,164	\$110,632

Data Source: ©2025, Sites USA





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