

FOR LEASE

6TH & UNION CENTER

3602 6TH AVE, TACOMA, WA 98406

1,364 SF
AVAILABLE

KIDDER.COM

km Kidder
Mathews

6TH & UNION CENTER



AVAILABLE FOR LEASE

Method Labs Tutoring Center Coming Soon

PROPERTY OVERVIEW

Estimated NNN Expenses: \$11.08 PSF

Open Interior with Tall Ceilings providing flexible layout options

On-Site Parking Available for customers and staff

Immediate proximity to Downtown Tacoma and convenient access to Interstate 5

Minutes from the University of Puget Sound, contributing to consistent daytime activity

Located within a well-established residential neighborhood, offering a strong local customer base

Surrounded by an eclectic blend of dining, retail, and service businesses that anchor the corridor's appeal

AVAILABILITIES

Suite	Former Use	SF	Rate
SUITE 103	India Garden Restaurant	1,364 SF	Call for Rate

NEARBY TENANTS



KIDDER MATHEWS

6TH & UNION CENTER



UNIVERSITY OF
PUGET SOUND

WELLS
FARGO

15
YEARS
OF
BUSINESS
GROWTH

FARRELL'S
WOOD FIRE PIZZA

DEMOGRAPHICS

POPULATION

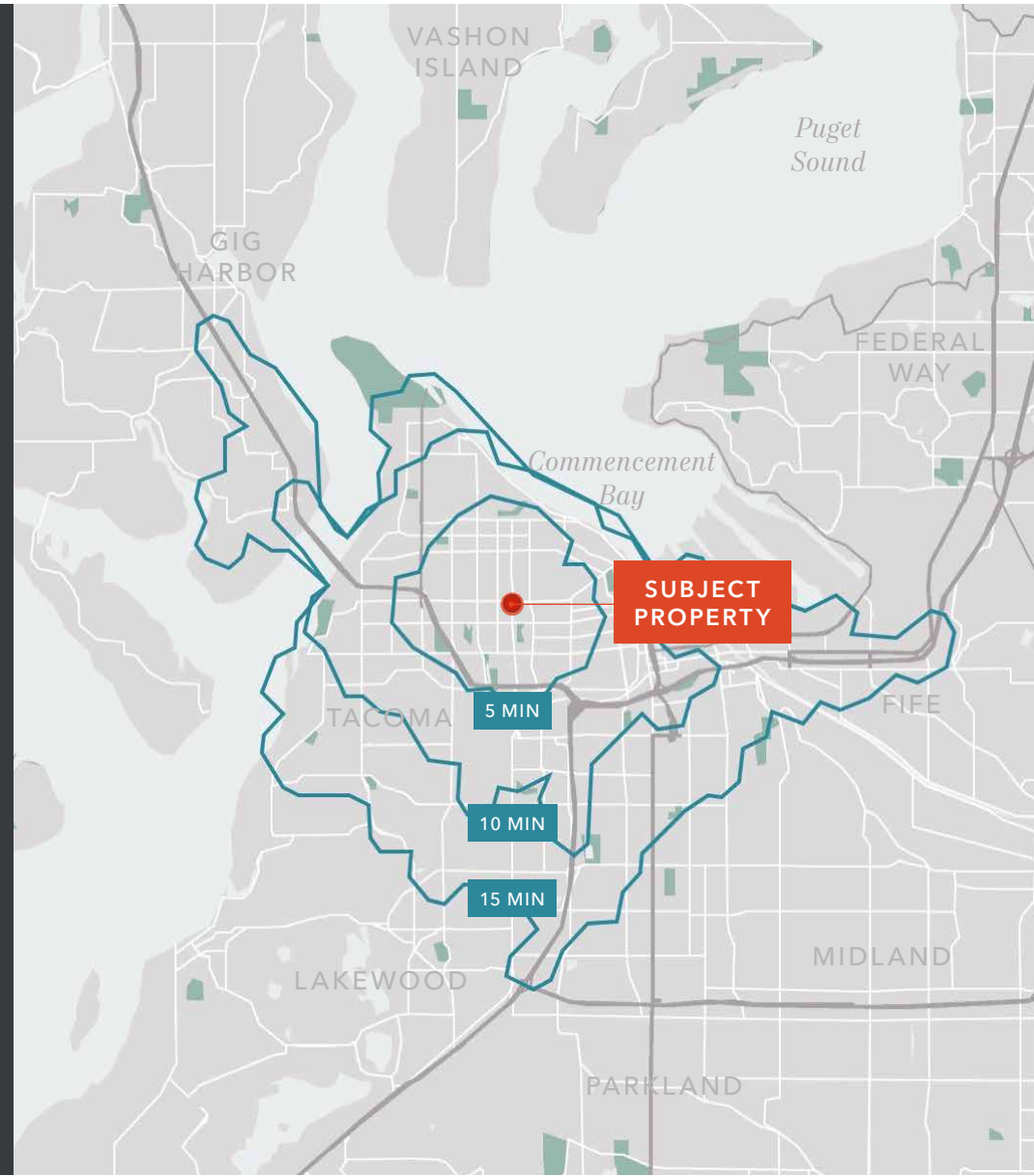
	5 Minutes	10 Minutes	15 Minutes
2020 CENSUS	46,561	125,977	233,305
2010 CENSUS	42,302	112,709	209,919
2025 ESTIMATED	45,367	136,945	245,435
2030 PROJECTED	45,482	141,412	251,163

MEDIAN AGE & GENDER

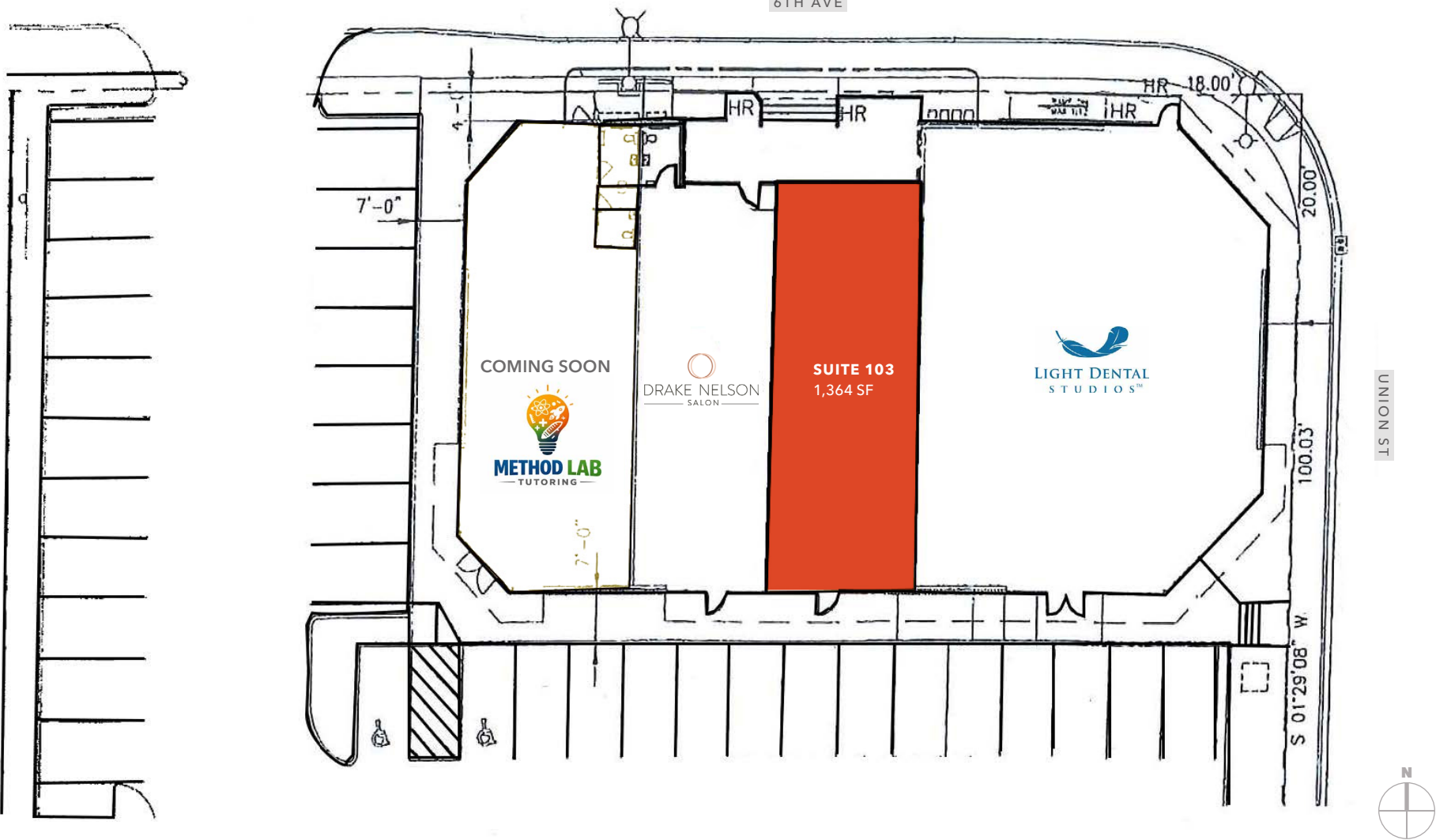
	5 Minutes	10 Minutes	15 Minutes
MEDIAN AGE	37.7	37.8	37.4
% FEMALE	49.1%	48.9%	49.7%
% MALE	50.9%	51.1%	50.3%

HOUSEHOLD INCOME

	5 Minutes	10 Minutes	15 Minutes
2025 MEDIAN	\$101,721	\$90,824	\$90,542
2030 MEDIAN PROJECTED	\$101,969	\$89,530	\$89,822
2025 AVERAGE	\$132,244	\$119,550	\$118,908
2030 AVERAGE PROJECTED	\$132,694	\$118,005	\$118,133



SITE PLAN



6TH & UNION CENTER

Exclusively leased by

BLAKE WEBER
Senior Vice President
206.898.1231
blake.weber@kidder.com

TIM WEBER
Executive Vice President
206.650.0391
tim.weber@kidder.com

NED WHALEN
Senior Vice President
206.491.5998
ned.whalen@kidder.com

DON WHITTLES
Senior Vice President
253.208.2257
don.whittles@kidder.com

KIDDER.COM

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