FOR LEASE

POINT RUSTON SHOPS

→ CLICK HERE FOR FLYOVER

5020 MAIN STREET SUITES A-R, TACOMA, WA 98407
5058-5064 MAIN STREET, TACOMA WA 98407
5107-5109 GRAND LOOP, TACOMA, WA 98407

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EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

Vision and Ownership: Under new ownership, Point Ruston is being reimagined as a dynamic waterfront destination focused on growth, innovation, and community engagement.

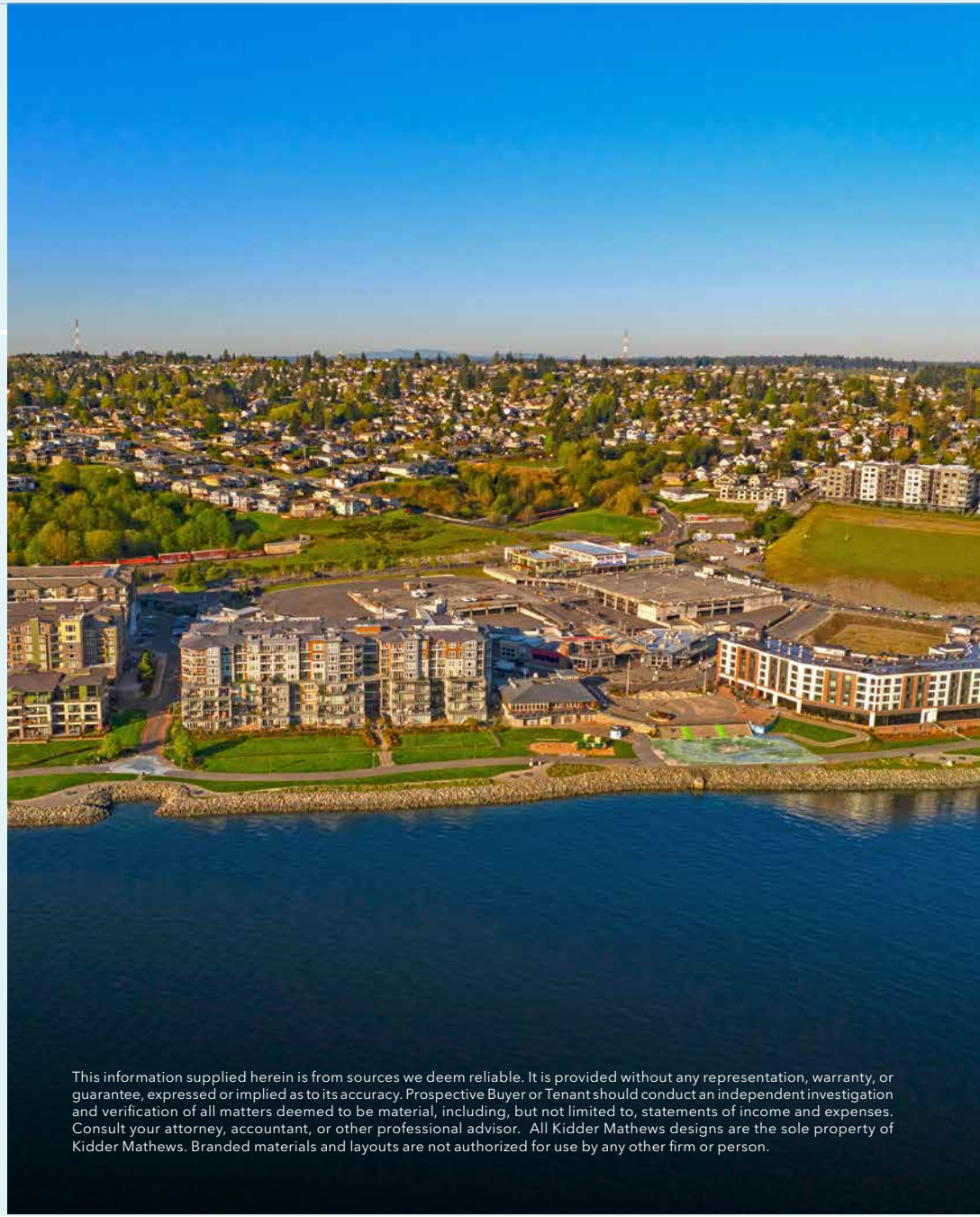
Tourism and Demand: A thriving tourism hub and vibrant destination, Ruston Way attracts 2.7 million annual visitors with its unique blend of natural beauty, urban amenities, and high demand for premium dining, retail, and recreation.

High Density and Proximity: Strategically located near densely populated neighborhoods, the property benefits from consistent foot traffic, a robust customer base, and strong economic vitality that supports sustained market opportunities.

Affluent Demographics: Surrounded by some of Tacoma's wealthiest communities, with households boasting a median income of $109,891 and a preference for quality goods and services.

Natural Beauty and Scenic Appeal: Positioned along the breathtaking Puget Sound waterfront, Ruston Way provides a picturesque backdrop that attracts locals and tourists alike.

Future Development Plans: Exciting plans for further growth and enhancements ensure Ruston Way will remain a premier destination, offering long-term potential for businesses.



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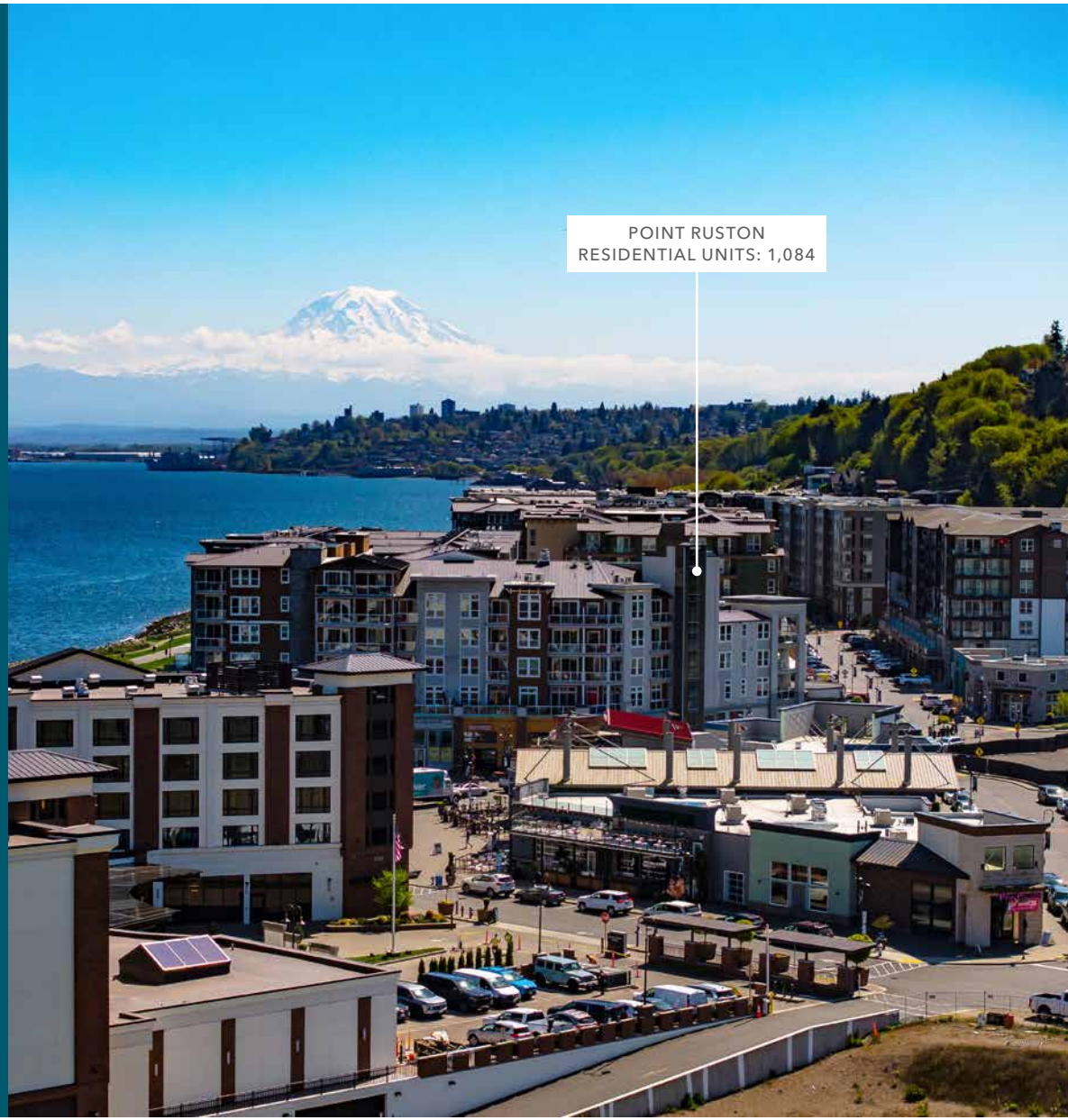
LOCATED IN *CENTER OF* POINT RUSTON

SUITE AVAILABILITY

Suite #	Total SF
7A	2,294 SF
7B	964 SF
7E-G	1,988 SF
7H	1,629 SF
7K	1,731 SF
7M	623 SF (do not disturb tenant)
8-5060	1,775 SF
8-5062	Lease Pending
8-5062	1,600 SF
18-5103	1,173 SF
18-5101	2,134 SF



TENANTS

Bldg	Tenant
1A	Century Residences | **95 Units**
1A	Cinemark
1A	Stack 571
1A	Jewel Box
1A	Mio Sushi
1B	Wildfin
2A	Copperline | **268 Units**
2A	Grit City Wellness
2A	Anthem Coffee
2B	Copperline Apartments

Bldg	Tenant
3A/B	Baker Condominiums **162 Units**
4A/B	Rainier Condominiums **200 Units**
5	Building 5
6A/B	GenCare Lifestyle | **159 Units**
7A/B	**Village on Main Apartments 200 Units | Retail AVAILABLE**
7A	Sincere by Purpose
7A	Escape Hour
7A	ELM Candle Bar

Bldg	Tenant
7A	**Retail AVAILABLE**
7A	La Maison Pilates
7B	Edward Jones
8	**Retail AVAILABLE**
8	Multicare Indigo Urgent Care
8	**Retail AVAILABLE**
9N/S	Proposed Future Development
10A	Proposed future development
10B	Proposed future development
11A	Ruston Market

Bldg	Tenant
11B	Proposed Future Development
12	Proposed future development
13	Proposed future development
14A	Proposed future development
14B	Proposed future development
15A	Proposed future development
15B	Proposed future development
15C	Proposed future development
16	Proposed future development
17	Silver Cloud Hotel

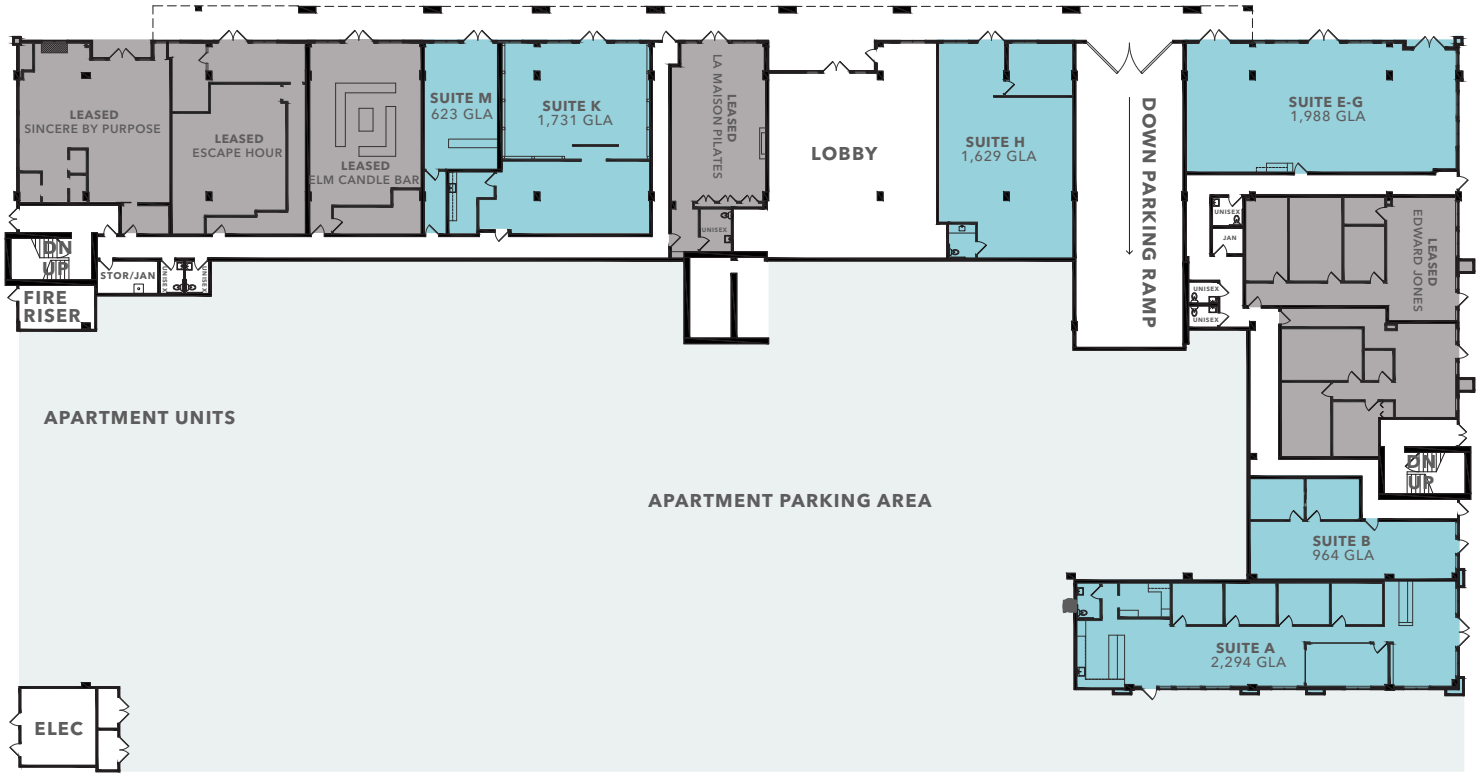
Bldg	Tenant
18B	Pink Polish
18B	Bo Ran Royal Thai Cuisine
18B	Ice Cream Social
18B	Guppies
18A	**Retail AVAILABLE**
18A	Farrelli's Pizza
18A	Purpose Boutique
18A	**Retail AVAILABLE**

5020 MAIN STREET

AVAILABILITY | BLDG 7A/7B

Suite #	Size
SUITE K	1,731 SF
SUITE H	1,629 SF
SUITE E-G	1,988 SF
SUITE B	964 SF
SUITE A	2,294 SF
SUITE M	623 SF (do not disturb tenant)

MARKETING PLAN



5062 MAIN STREET

AVAILABILITY | BLDG 8

Suite #	Size
SUITE 5064	1,600 SF
SUITE 5062	Lease Pending
SUITE 5060	1,775 SF

MARKETING PLAN

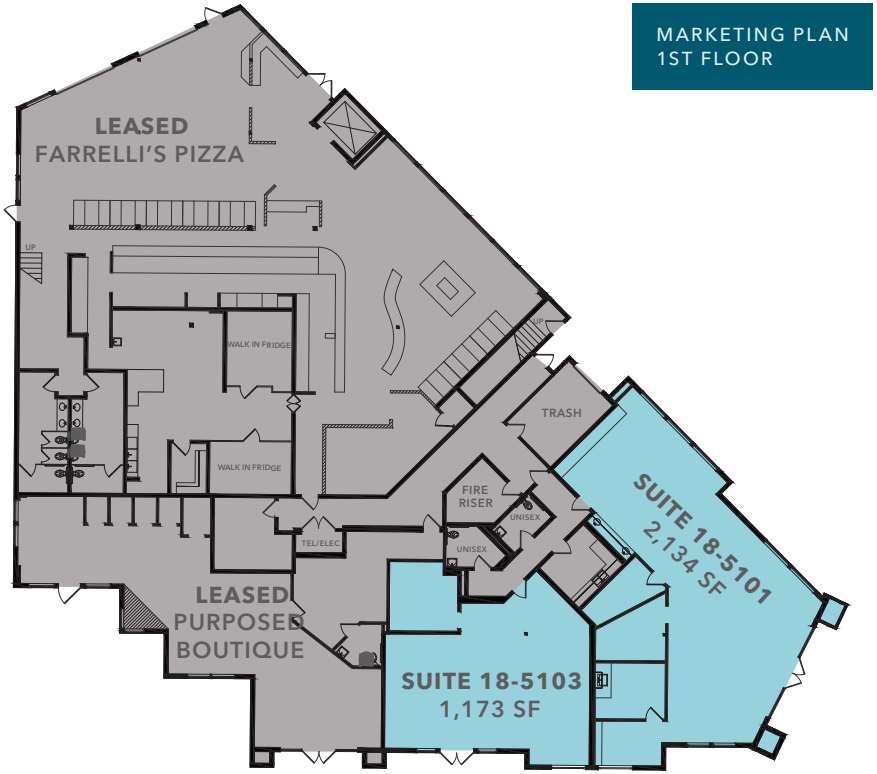
5108 GRAND LOOP

AVAILABILITY | BLDG 18A

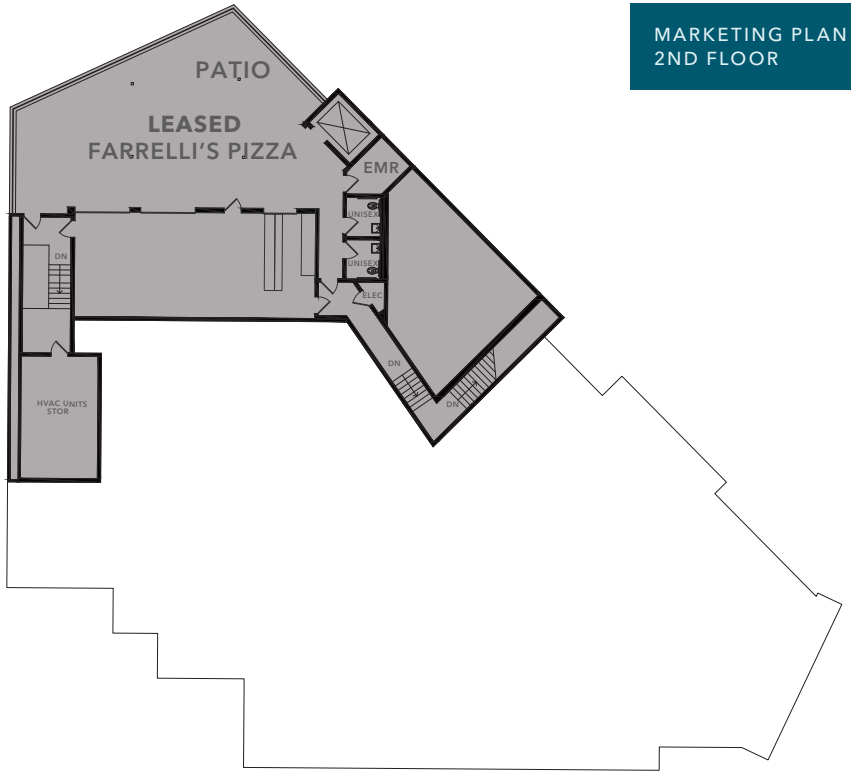
Suite #	Size
SUITE 18-5103	1,173 SF
SUITE 18-5101	2,134 SF

*Please do not disturb tenant

MARKETING PLAN
1ST FLOOR



MARKETING PLAN
2ND FLOOR



COMMUNITY EVENTS & ENGAGEMENT

Live, Work, Shop, Dine, Play — A resort inspired waterfront community on the south sound

Point Ruston, a waterfront resort-inspired village with panoramic views of the South Puget Sound, the Olympic Mountains and Mount Rainier, will be a place to experience the best in Pacific NW living, dining, shopping, recreation, and entertainment.

Photo Sources | Parkstacoma.gov

FUTURE DEVELOPMENTS

Building / Type	Total Building SF	Total Commercial SF	Total Res Units
BUILDING 10A/B - RETAIL	17,000	17,000	-
BUIDING 9 & 11 - MIXED-USE	314,893	69,646	253
BUILDING 12 - RETAIL	12,000	12,000	-
BUILDING 14 - MULTIFAMILY	461,322	-	175
BUILDING 15 - MULTIFAMILY & CONDO	581,905	-	350
BUILDING 16 - MULTIFAMILY	259,821	3,490	147

FUTURE DEVELOPMENT RENDERINGS

Site 15 represents the next phase of Point Ruston, with plans for luxury waterfront condominiums and an exclusive 2,000+ member private club featuring waterfront dining, five tennis courts, nine pickleball courts, a 75-foot pool, spa, golf simulator, and event space. The conceptual renderings below, designed by Olson Kundig, illustrate this exciting vision for the future.

DESIGN IS IN DEVELOPMENT AND IS SUBJECT TO CHANGE

POINT RUSTON SHOPS

AVAILABLE FOR LEASE

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DEMOGRAPHICS

POPULATION

	5 Min	10 Min	15 Min
2024 EST. POPULATION	18,656	46,837	125,311
2029 PROJ. POPULATION	19,362	47,680	130,684
2024 MED. AGE	34.1	34.1	34.1
DAYTIME POPULATION	4,365	10,673	22,934

HOUSEHOLD INCOME

	5 Min	10 Min	15 Min
2024 EST. AVG. HH INCOME	$145,005	$144,360	$123,506
2024 EST. PER CAPITA INCOME	$67,459	$64,675	$53,995

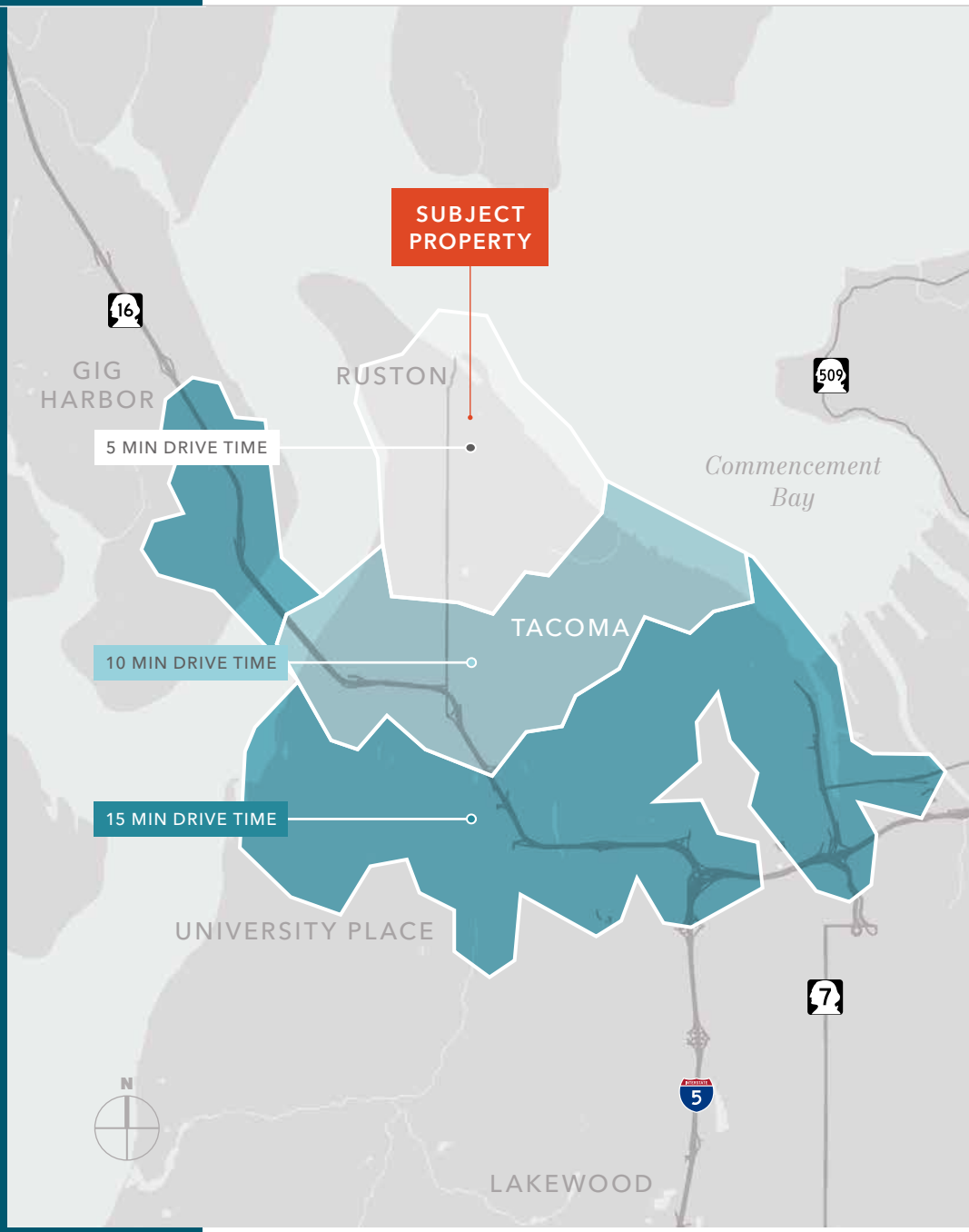
HOUSEHOLD

	5 Min	10 Min	15 Min
2024 EST HH	8,654	20,827	54,276
AVG HH SIZE	2.1	2.1	2.2

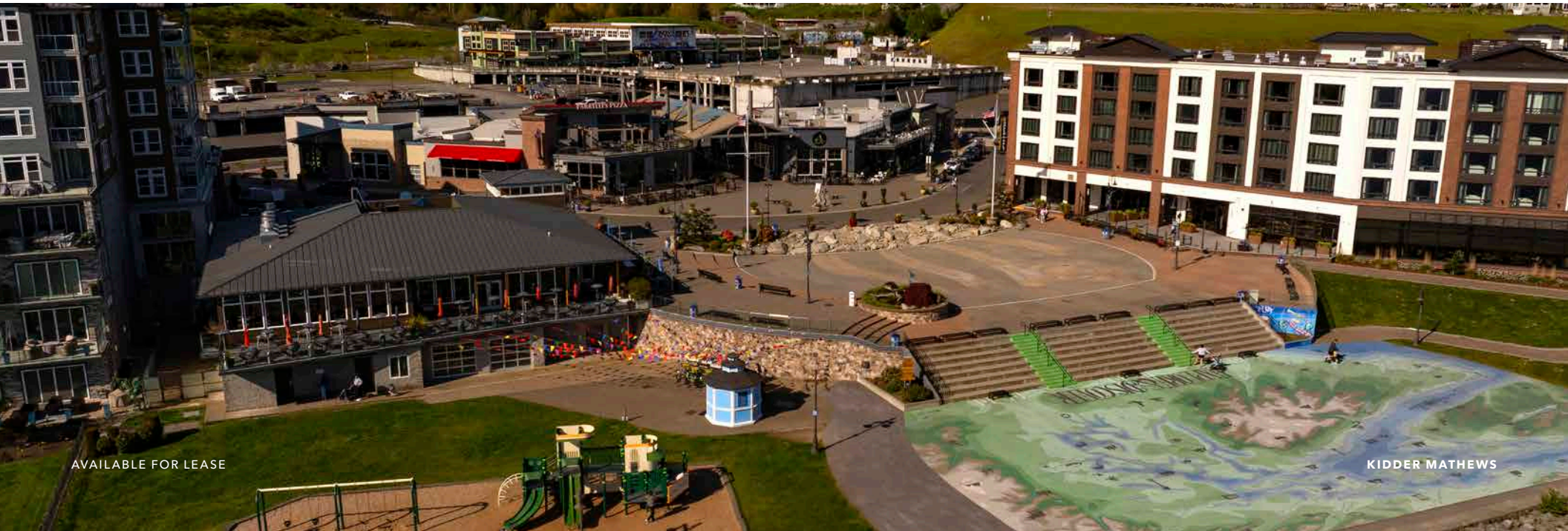
HIGHER EDUCATION DEGREE

	5 Min	10 Min	15 Min
SOME COLLEGE	21.8%	19.6%	20.8%
ASSOCIATE DEGREE	9.1%	9.4%	9.1%
BACHELOR DEGREE	26.9%	27.6%	25.4%
GRADUATE DEGREE	19.5%	20.5%	17.1%
Total	**77.30%**	**77.10%**	**72.40%**

Data Source: ©2025, Sites USA



PROPERTY PHOTOS



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