



JAMES CENTER

FOR LEASE

6901 S. 19TH STREET | TACOMA, WA 98465

**NEW END CAP SPACE
AVAILABLE - 1400 SF**

JAMES CENTER

F O R L E A S E

LAST
AVAILABLE SPACE
1,400 SF



HIGHLIGHTS

- Anchored by Fred Meyer, US Bank, RiteAid, IHOP, Taco Bell, Multicare
- Across From Tacoma Community College and Transit Center
- Highly Visible Monument Signage
- Proposed 550 Multi-Family Housing Next Door
- Six Full Movement Access Points to Center
- Strong Tenant Mix
- Call Brokers For More Information



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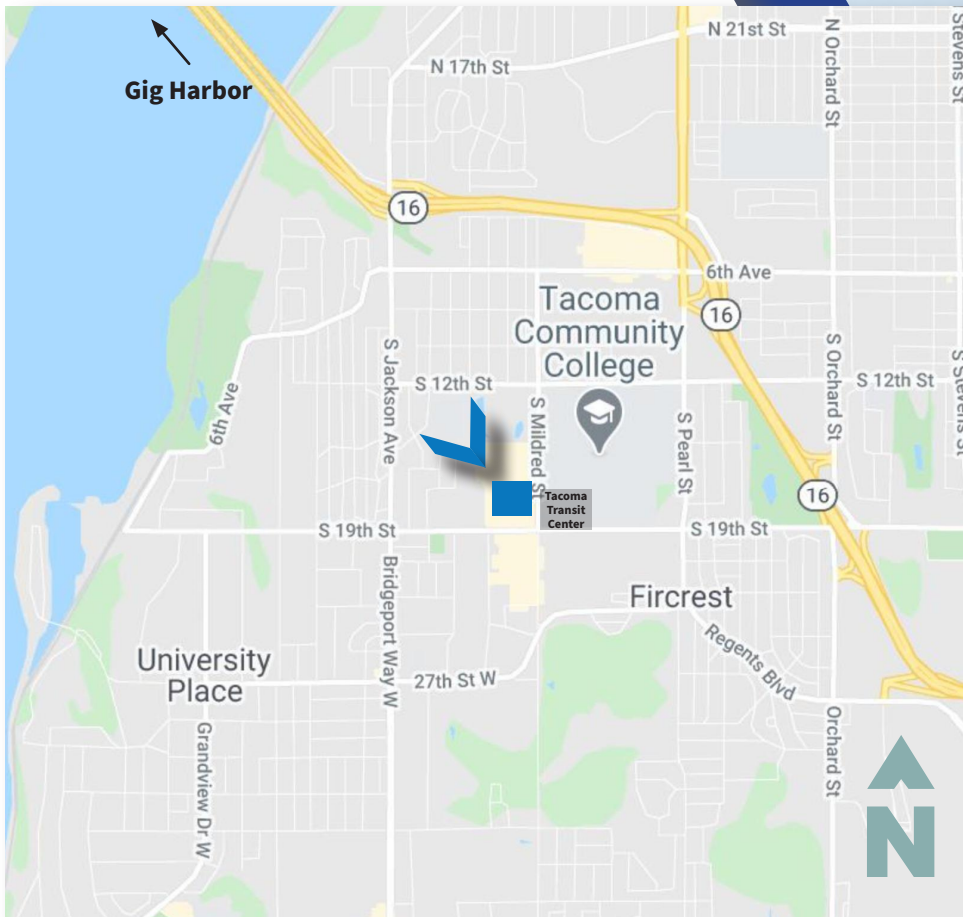
EXECUTIVE SUMMARY

TACOMA, WASHINGTON



STRONG TENANT MIX HIGHLY VISIBLE LOCATION

New opportunities coming available at **James Center**, situated on the border of University Place and Fircrest. Surrounded by the Regional Transit Center and Tacoma Community College, the property benefits from strong, suburban demographics. James Center is anchored by Fred Meyer and houses regional and national retailers such as: FedEx, Taco Bell, US Bank, and MultiCare. This property is easily accessed via Hwy 16 or Downtown Tacoma. The Owner of the Center is proud to announce a new redeveloped building in front of Fred Meyer that will be tenant-ready by the end of this year.

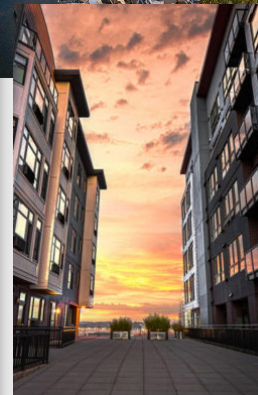
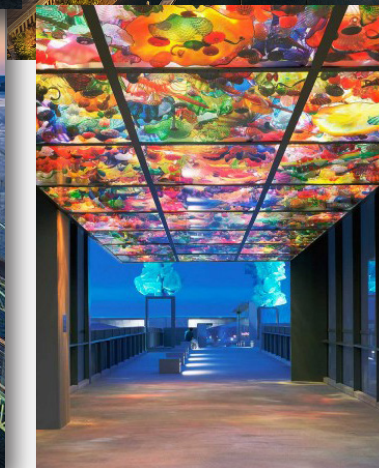


Retail Brokers Network Washington Affiliate

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Demographics	1-Mile	3-Mile	5-Mile	10-Mile	15-Mile
Total Population	13,650	104,476	225,963	532,385	950,863
Daytime Population	13,500	71,658	178,739	369,547	630,952
Total Households	6,501	44,583	94,872	207,348	362,371
Average Household Income	\$72,122	\$98,317	\$94,019	\$96,384	\$98,352
Median Age	39.7	39.1	38.1	37.2	37.2

TACOMA WASHINGTON



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Ron Waldbaum
rwaldbaum@leibsohn.com
(425) 586-4640

Tyler Jones
tjones@leibsohn.com
(425) 586-4647

Royce Cottle
rcottle@leibsohn.com
(425) 586-4656



The information contained herein has been received from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. You are advised to independently verify all information.