

FOR LEASE

2310 MILDRED STREET WEST
UNIVERSITY PLACE • WA 98466



NARROWS PLAZA

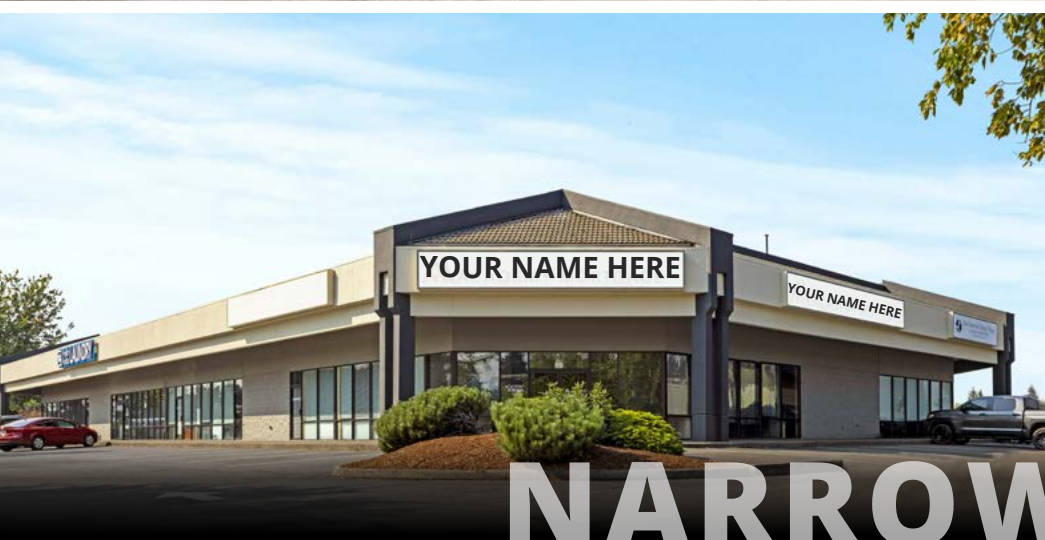
RETAIL • SERVICE • OFFICE

SPACES AVAILABLE NOW IN DESIRABLE TACOMA SUBURB

RALEIGH LAU
SENIOR ASSOCIATE
c. 503.928.1282
raleigh.lau@srsre.com



UNIVERSITY PLACE • WASHINGTON



SUITE 117:
1,207 SF

SUITE 100B:
7,200 SF

SUITE 100C:
1,534 SF

SUITE 138:
2,320 SF

NARROWS PLAZA

2310 MILDRED STREET WEST
SPACES NOW AVAILABLE FOR LEASE

PROPERTY DETAILS

SPACE SIZE SF 1,207 – 8,734 SF

LOT SIZE 4.57 AC

LEASE RATES Call Broker For Rates

YEAR BUILT/RENOVATED 1985/2020

USES Retail, Office, Service

TRAFFIC COUNT 18,462+/- VPD (Along Mildred Street W)

PARKING 316 Surface Spaces (2.32:1,000 SF)

FRONTAGE 359' on Mildred Street W (with 2 curb cuts)

ANNUAL HH INCOME ... \$97,871 (3-Mile Radius)

POPULATION 104,879 (3-Mile Radius)



Demographic and Traffic Count Data: ©CoStar 2023

LOCATION HIGHLIGHTS

LOCATION DESCRIPTION

NARROWS PLAZA is located in University Place, an affluent suburb situated approximately 15 minutes by car from Downtown Tacoma, Washington. The center recently underwent renovations, including a new HVAC system in Suite 100B, TPO roofing and exterior paint.

Narrows Plaza provides excellent visibility and frontage along Mildred Street, a bustling commercial arterial providing access to the surrounding community. Surrounding neighborhoods include the cities of Tacoma, Fircrest and University Place. The center is also in close proximity to Tacoma Community College (with 9,912 students enrolled and 1,056 staff members employed for the 2022-2023 academic year) and Fircrest Golf Club.

University Place is currently experiencing a significant surge in growth, with interest and substantial development activity coming from both local and larger national developers. Construction is currently underway at The Alta at Narrows Urban Village – a large-scale, multifamily project with 9 buildings – including 274 residential units, is immediately adjacent to Narrows Plaza. The project, one of the largest housing developments in the city, is anticipated for completion in Winter 2024.

The spaces available now at Narrows Plaza allow for a wide variety of uses including office, retail and service. The Landlord will provide tenant improvement dollars or space delivery in exchange for 10-year terms. There are approximately 316 customer parking stalls across the commercially-zoned 4.57 acre parcel shared with co-tenants including; Pharmacy Compounding Solutions, Atlas Family Chiropractic, Fitness Quest for Women and Odyssey 1 Amusement Center.

• **STRONG AREA DEMOGRAPHICS, AVERAGE ANNUAL HOUSEHOLD INCOME OF \$97,871 (3-MILE RADIUS)**



• **GREAT VISIBILITY AND EASY ACCESS TO LAKEWOOD, GIG HARBOR, TACOMA MALL AND I-5 ALONG HIGHLY TRAFFICKED ARTERIAL (19TH STREET W – 26,887+/- VPD)**



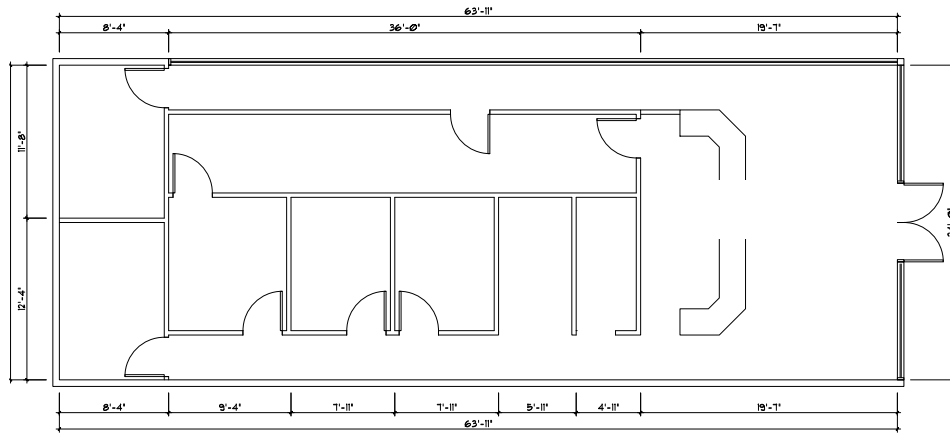
• **UNIVERSITY PLACE IS EXPERIENCING A RECENT SURGE OF GROWTH, AS DEVELOPERS & BUSINESSES ARE INVESTING AND EXPANDING IN THE AREA**



READ MORE
TACOMAWEEKLY

FLOOR PLANS

UNIT #100C



SUITE 100C FLOOR PLAN
SCALE: 3/16" = 1'-0"

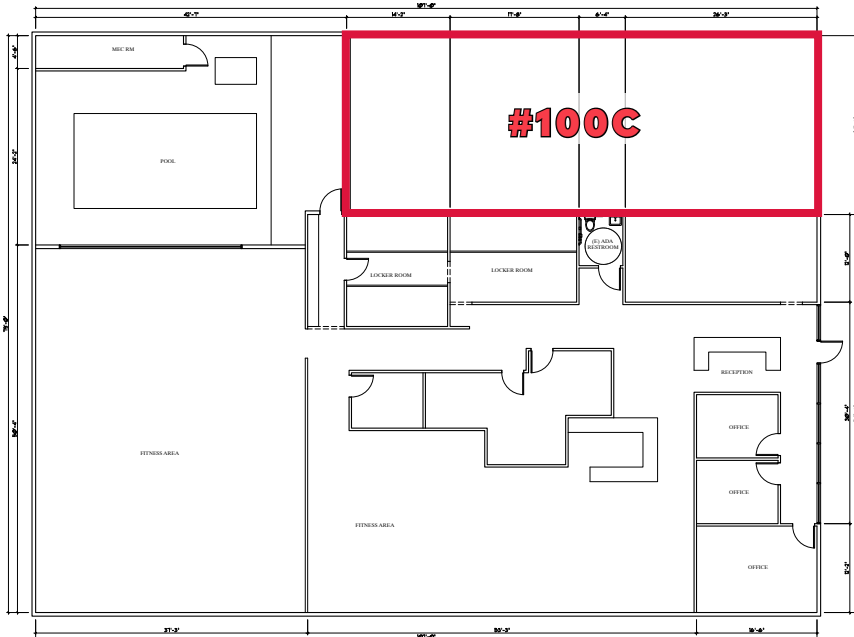


FINISHED AREA:
1,534 SF



END CAP SPACE

UNIT #100B



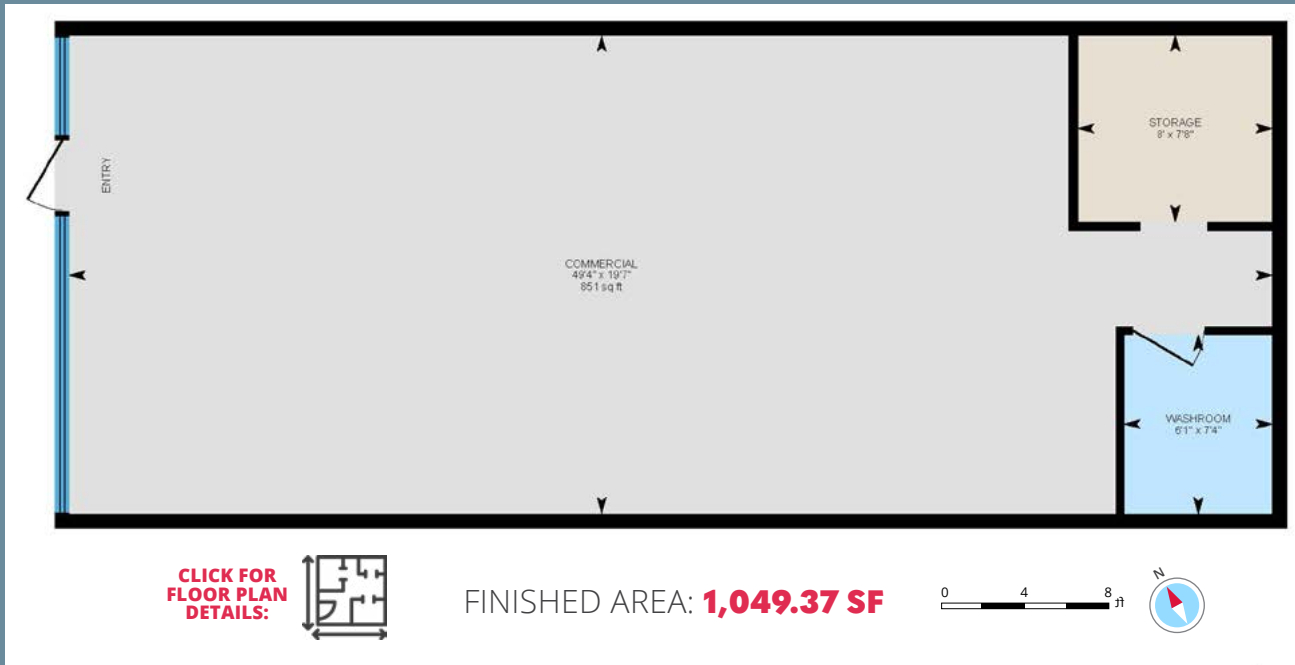
FINISHED AREA:
7,200 SF

**UNITS #100B & #100C:
CONTIGUOUS FOR UP TO
8,734 SF**

SITE PLAN

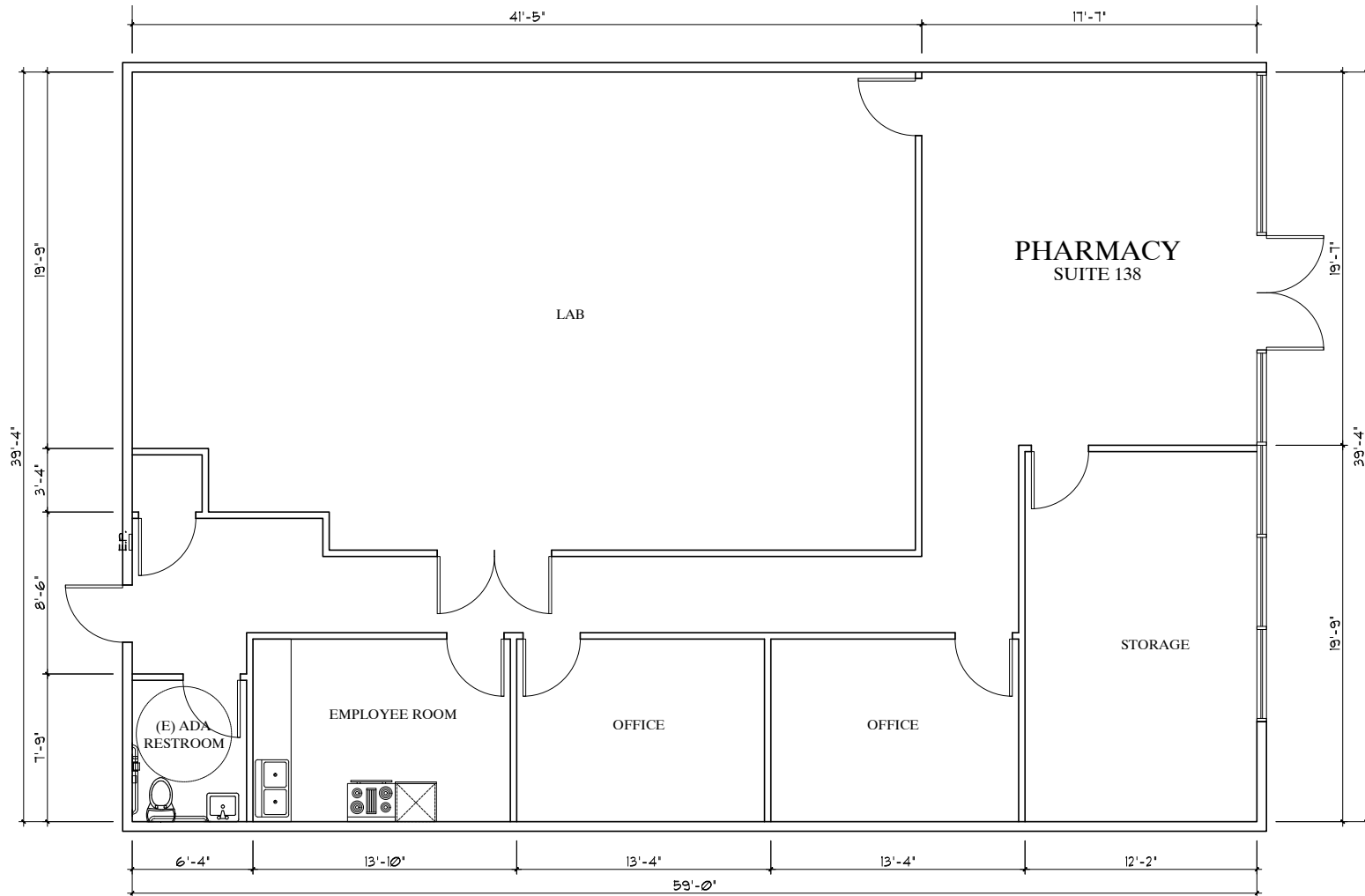


UNIT #114



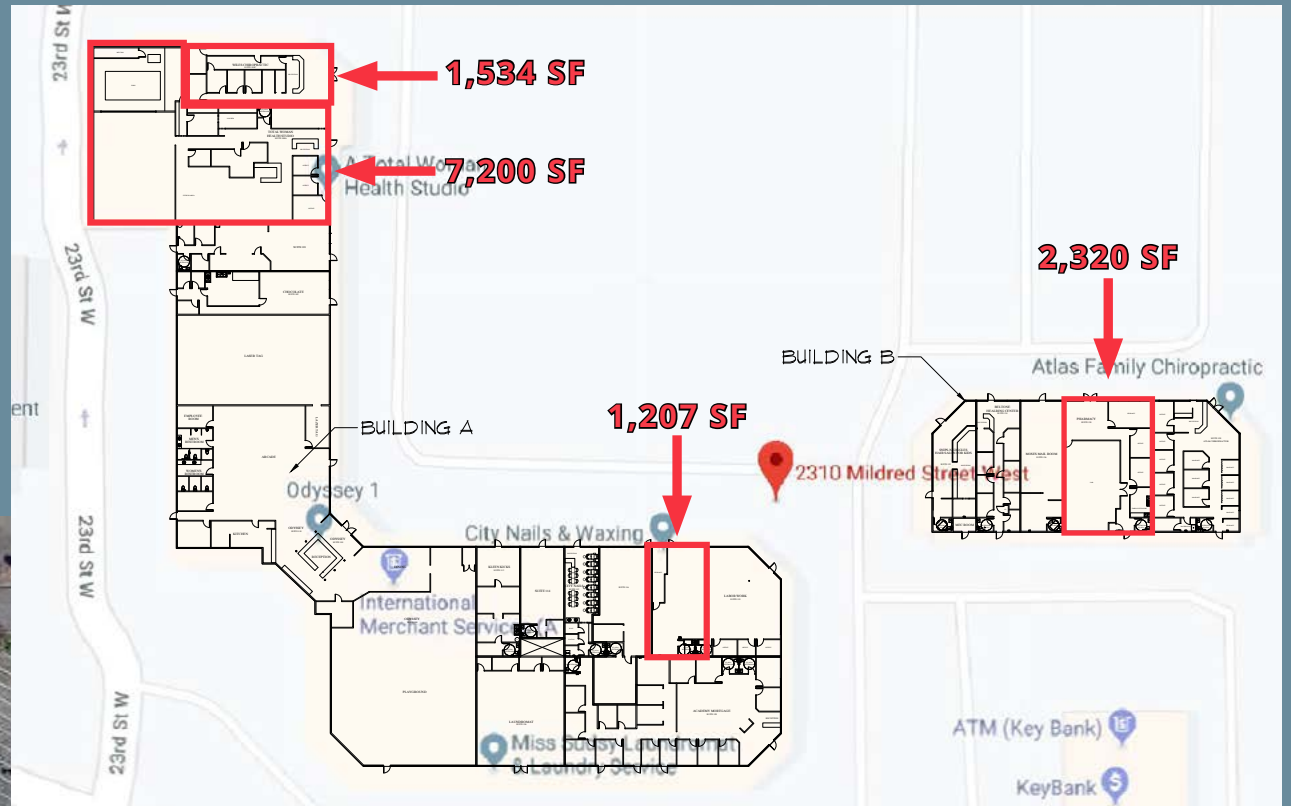
FLOOR PLANS

UNIT #138



FINISHED AREA:
2,320 SF

SITE PLAN



PROPERTY PHOTOS

UNIT #100C



PROPERTY PHOTOS



PARCEL OVERVIEW



THE ALTA
AT NARROWS URBAN VILLAGE



A New Mixed-Use Community Space
Including 274 Residential Units
NOW OPEN



70TH AVE W - 2,862 +/- VPD



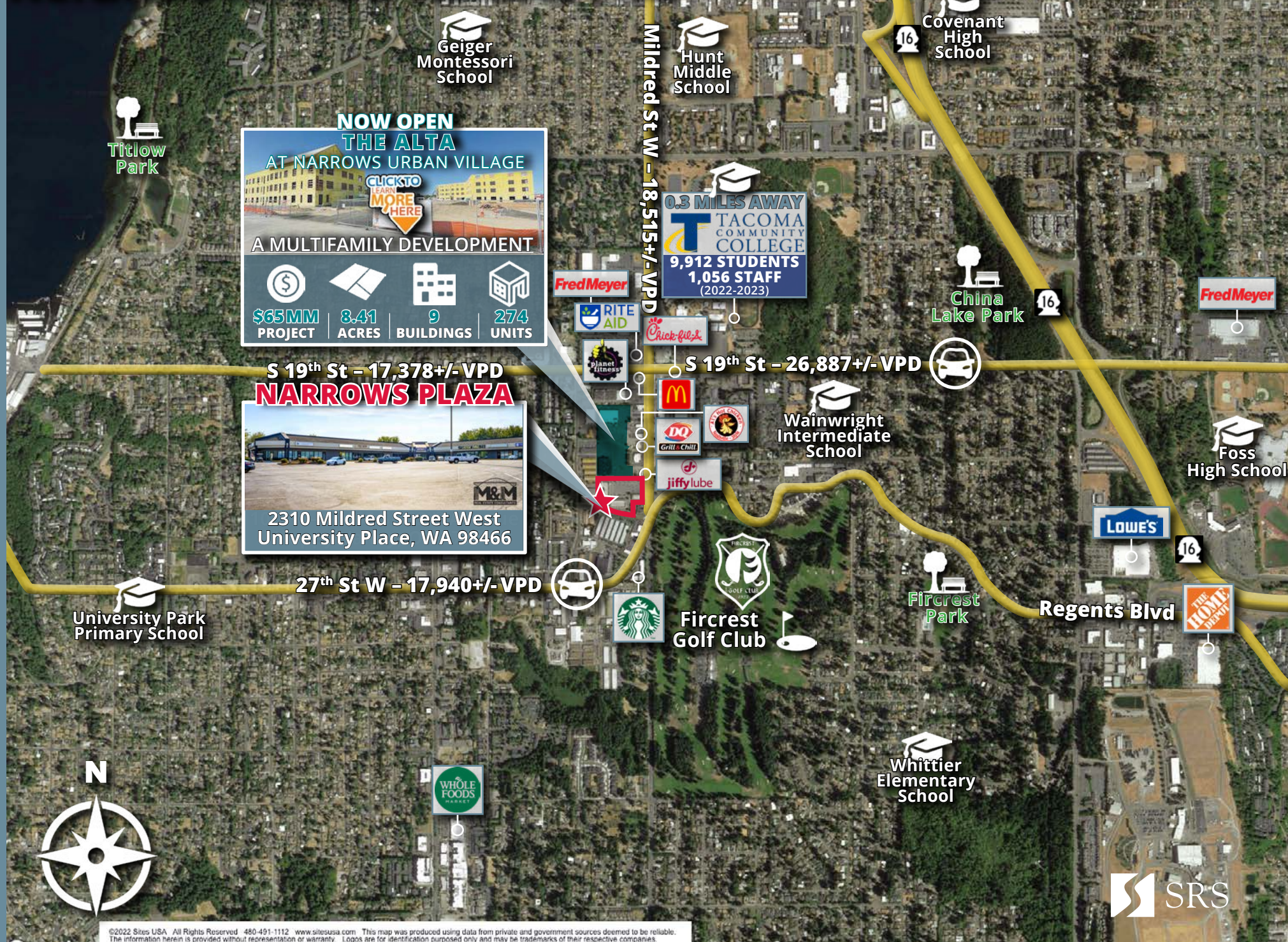
MILDRED ST W - 18,462 +/- VPD

REGENTS BLVD W - 11,140 +/- VPD

24TH ST W



NEIGHBORHOOD AERIAL MAP



NOW OPEN
THE ALTA
 AT NARROWS URBAN VILLAGE

CLICK TO LEARN MORE HERE

A MULTIFAMILY DEVELOPMENT

\$65MM PROJECT	8.41 ACRES	9 BUILDINGS	274 UNITS
----------------	------------	-------------	-----------

S 19th St - 17,378+/- VPD
NARROWS PLAZA

2310 Mildred Street West
 University Place, WA 98466

Mildred St W - 18,515+/- VPD

0.3 MILES AWAY
TACOMA COMMUNITY COLLEGE
 9,912 STUDENTS
 1,056 STAFF
 (2022-2023)

S 19th St - 26,887+/- VPD

27th St W - 17,940+/- VPD

Regents Blvd

Titlow Park

Geiger Montessori School

Hunt Middle School

Covenant High School

China Lake Park

Foss High School

University Park Primary School

Wainwright Intermediate School

Fircrest Golf Club

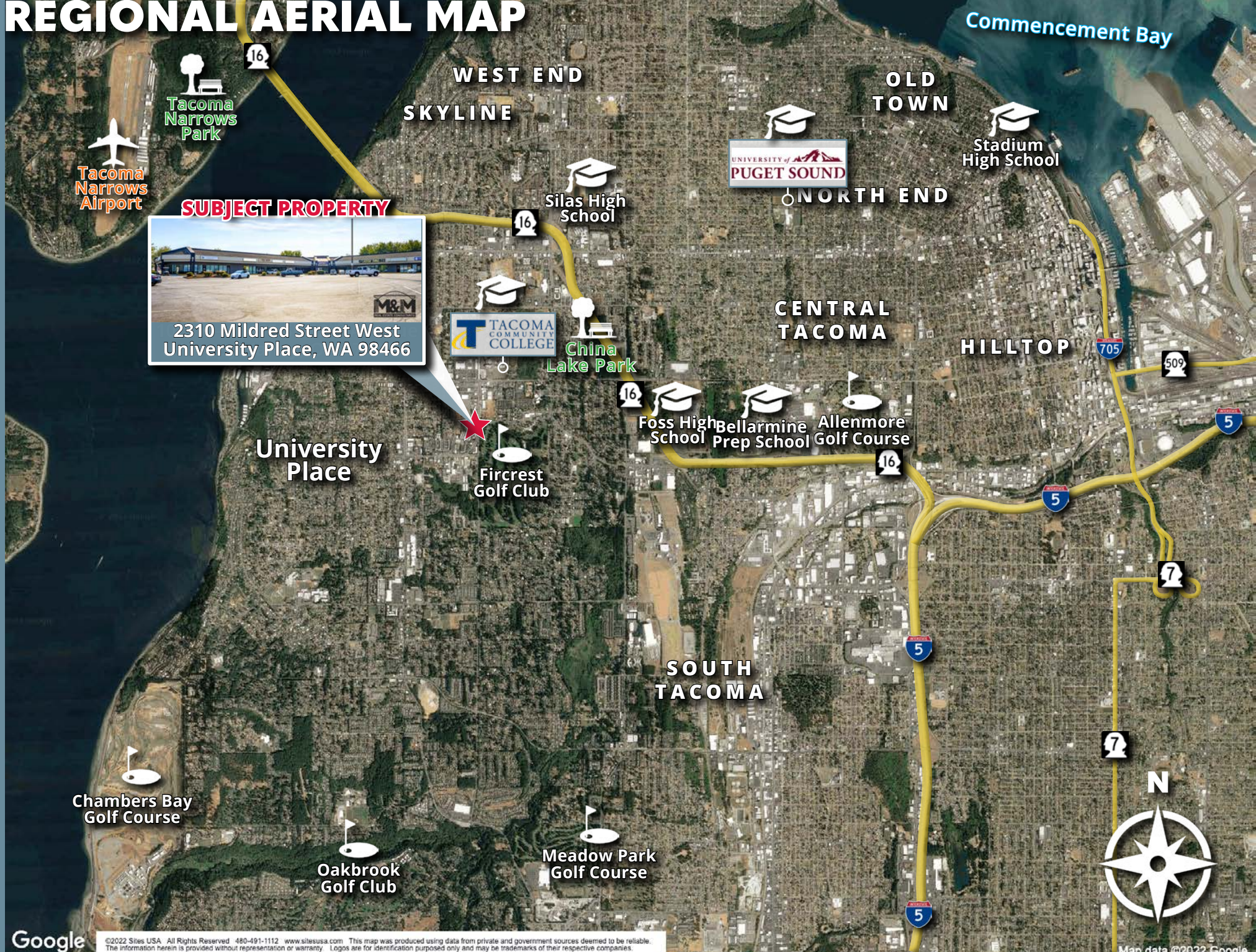
Fircrest Park

Whittier Elementary School



©2022 Sites USA All Rights Reserved 480-491-1112 www.sitesusa.com This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Logos are for identification purposes only and may be trademarks of their respective companies.

REGIONAL AERIAL MAP



SUBJECT PROPERTY



2310 Mildred Street West
University Place, WA 98466



TACOMA NARROWS AIRPORT

TACOMA NARROWS PARK

WEST END SKYLINE

OLD TOWN

STADIUM HIGH SCHOOL

SILAS HIGH SCHOOL

UNIVERSITY OF PUGET SOUND

NORTH END

TACOMA COMMUNITY COLLEGE

CHINA LAKE PARK

CENTRAL TACOMA

HILLTOP

UNIVERSITY PLACE

FIRCREST GOLF CLUB

FOSS HIGH SCHOOL

BELLARMINO PREP SCHOOL

ALLENMORE GOLF COURSE

CHAMBERS BAY GOLF COURSE

OAKBROOK GOLF CLUB

MEADOW PARK GOLF COURSE

SOUTH TACOMA

DEMOGRAPHICS



University Place

DEMOGRAPHIC DATA

	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
AVERAGE HOUSEHOLD INCOME	\$93,046	\$97,871	\$94,793
# OF HOUSEHOLDS ESTIMATE (2023)	6,493	43,997	98,735
POPULATION ESTIMATE (2023)	14,710	104,879	236,970
DAYTIME POPULATION ESTIMATE (2023)	7,860	43,125	127,645
DISTANCE TO DOWNTOWN TACOMA	Approx. 5.0 Miles 14 Minutes		
DISTANCE TO SEATTLE-TACOMA INTERNATIONAL AIRPORT (SEA)	Approx. 27.5 Miles 32 Minutes		
TRAFFIC COUNTS	18,462+/- VPD Along Mildred Street West		
	26,887+/- VPD Along 19 th Street West		
COUNTY	Pierce		
METROPOLITAN	Seattle-Tacoma-Bellevue MSA		
UNIVERSITY PLACE, WA POPULATION	34,792 (2023 Estimate)		
TACOMA, WA POPULATION	218,849 (2023 Estimate)		
PIERCE COUNTY POPULATION	958,900 (2023 Estimate)		
SEATTLE-TACOMA-BELLEVUE METRO POPULATION	4,034,248 (Census Data: ACS 2022)		



Traffic and Demographic Data: ©CoStar 2023

Other Population data from: <https://worldpopulationreview.com/us-cities/university-place-wa-population>, <https://worldpopulationreview.com/us-cities/tacoma-wa-population>, <https://censusreporter.org/profiles/31000US42660-seattle-tacoma-bellevue-wa-metro-area/>



RALEIGH LAU
SENIOR ASSOCIATE
c. 503.928.1282
raleigh.lau@srsre.com

