

FOR SALE OR LEASE

6TH & SPRAGUE WALGREENS

2024 6TH AVE, TACOMA, WA 98403

SUBJECT
PROPERTY

6TH AVE

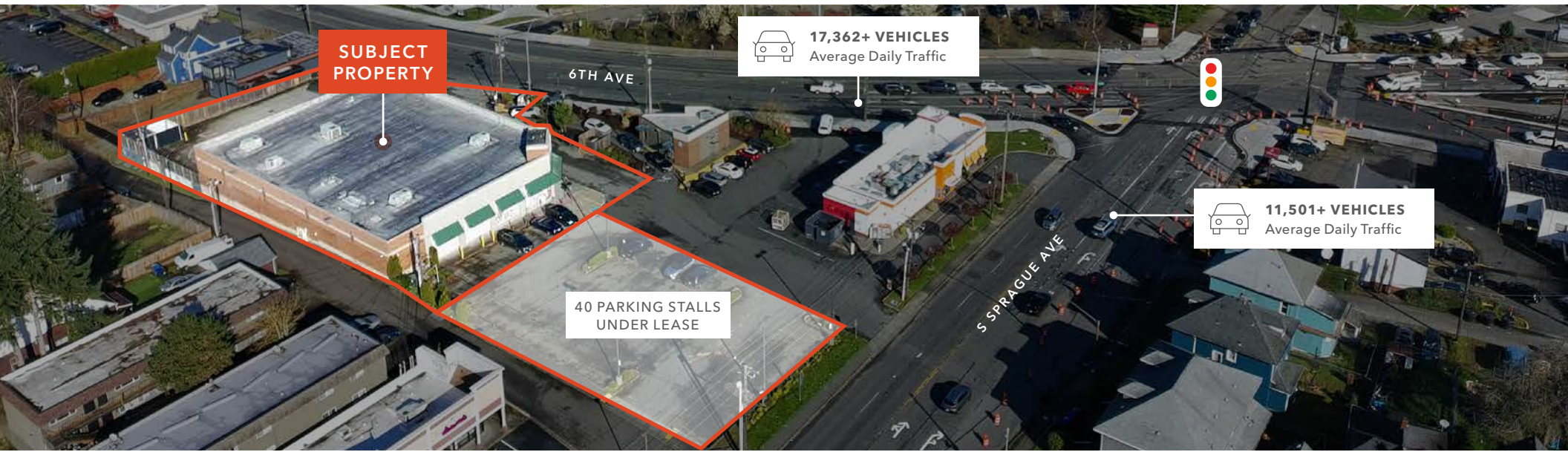
40 PARKING STALLS
UNDER LEASE

S SPRAGUE AVE

PROPERTY HIGHLIGHTS

13,300 | **\$2.5M** | **\$15**
BUILDING SF | SALE PRICE | LEASE RATE PSF

Prime hard-corner retail opportunity on Tacoma's vibrant 6th Avenue corridor — serving a dense residential base with strong traffic, visibility, and established retail synergy.



**SUBJECT
PROPERTY**

6TH AVE



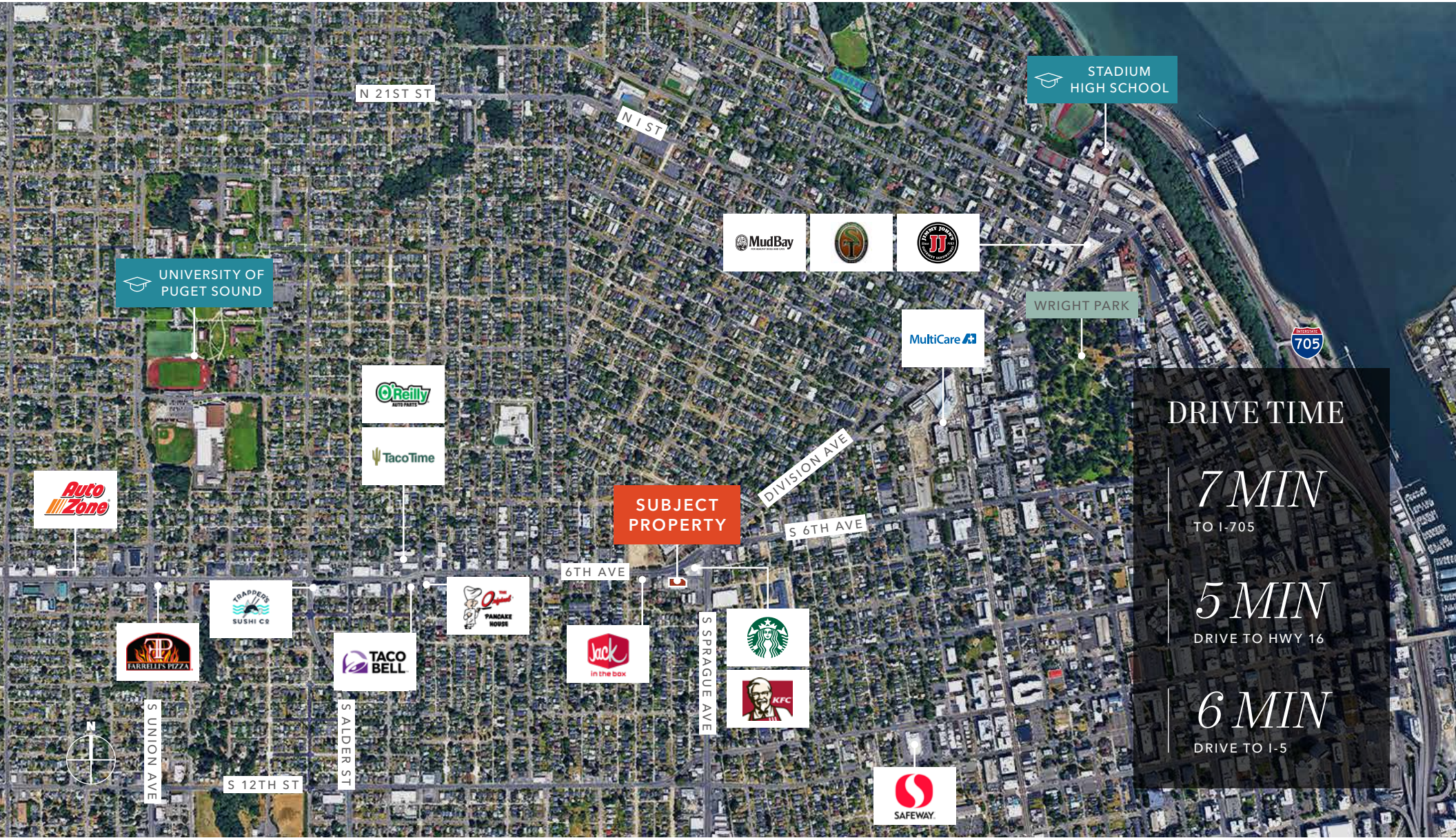
17,362+ VEHICLES
Average Daily Traffic



11,501+ VEHICLES
Average Daily Traffic

**40 PARKING STALLS
UNDER LEASE**

S SPRAGUE AVE



DRIVE TIME

7 MIN
TO I-705

5 MIN
DRIVE TO HWY 16

6 MIN
DRIVE TO I-5

DEMOGRAPHICS

POPULATION

	5 Min	10 Min	15 Min
2020 CENSUS	46,171	114,176	235,233
2010 CENSUS	41,762	102,837	211,137
2025 ESTIMATED	56,929	126,484	247,536
2030 PROJECTED	60,626	130,834	253,455

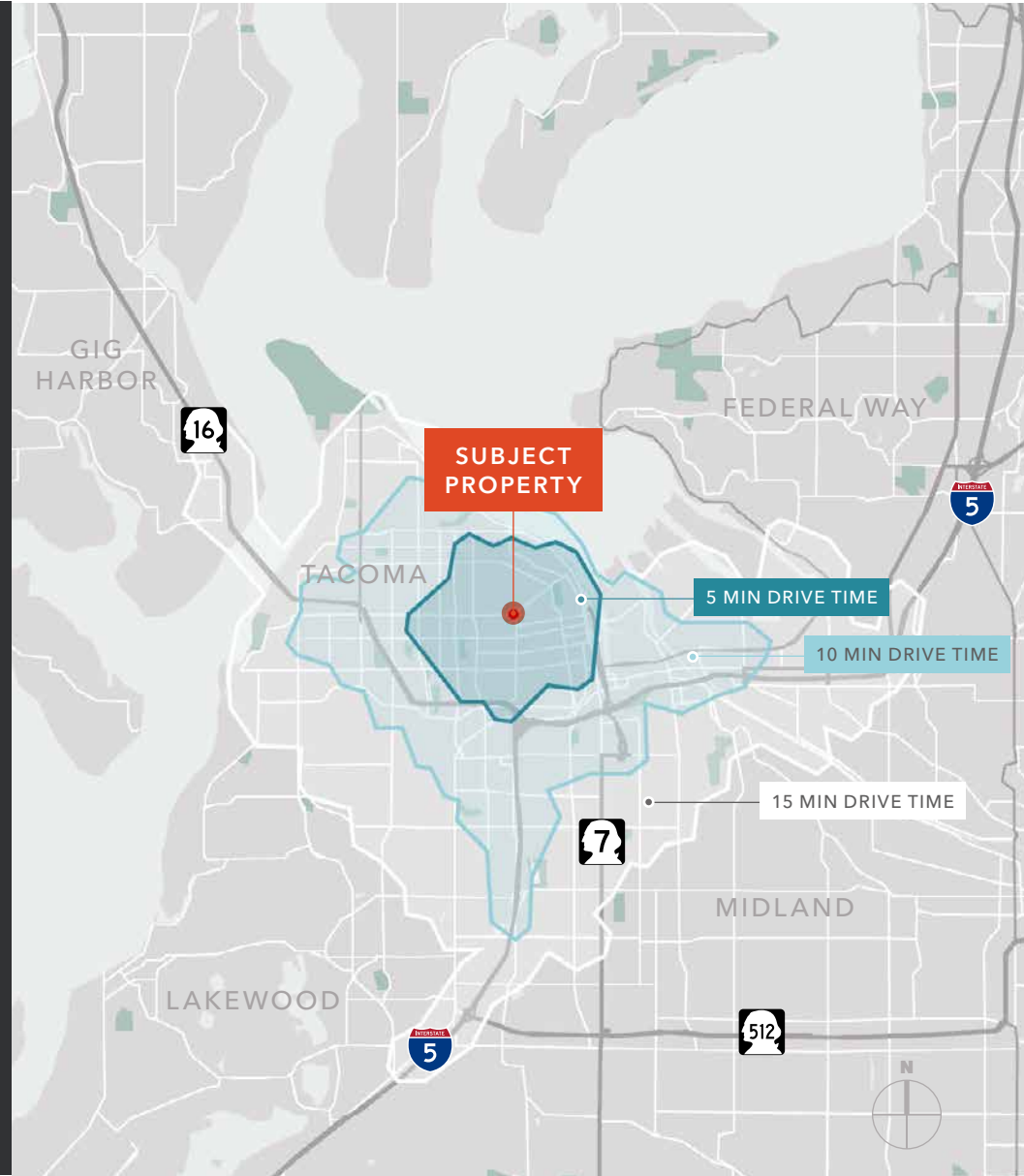
MEDIAN AGE & GENDER

	5 Min	10 Min	15 Min
MEDIAN AGE	36.2	36.7	36.9
% FEMALE	46.5%	48.1%	49.5%
% MALE	53.5%	51.9%	50.5%

HOUSEHOLD INCOME

	5 Min	10 Min	15 Min
2025 MEDIAN	\$85,635	\$86,842	\$88,760
2030 MEDIAN PROJECTED	\$83,602	\$85,642	\$88,105
2025 AVERAGE	\$111,445	\$114,407	\$115,909
2030 AVERAGE PROJECTED	\$108,822	\$112,957	\$115,243

Data Source: ©2026, Sites USA





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