

FOR LEASE

1011 S 11th Street
Tacoma, WA 98405



ASPIRE11



ASPIRE11 RETAIL

Jameson Sullivan & Justin Holmes

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

ASPIRE11 RETAIL is located on the hard corner intersection of MLK Jr Way and 11th Street in the Hilltop Neighborhood of Tacoma. Aspire11 retail provides high exposure for retailers to the two main thoroughfares in addition to the traffic from the newly constructed light-rail system with the [Hilltop Link Light Rail](#) station located within view of the front doors. The 289 apartments on site (comprised of multiple floor plans of studio, 1BR and 2BR units) provides a built in customer base for retailers during all times of day.

AVAILABLE

▶ SUITE 311: 2,523 SF \$32.00 PSF + NNN

▶ SUITE 312: 5,448 SF \$32.00 PSF + NNN

SUITE 311 & 312 CAN BE COMBINED FOR 7,971 SF

▶ SUITE 314: 4,419 SF \$32.00 PSF + NNN
CAN BE DEMISED

- Ground floor retail space under 289-unit apartment development.
- Shaft and grease trap installed for restaurant uses.
- 21-foot ceiling heights.
- On site parking for retail.

Regis - 2024	Population	Average HH Income	Daytime Population
Mile 1	37,827	\$94,136	38,105
Mile 3	113,525	\$111,726	96,772
Mile 5	267,150	\$118,525	181,981

NEARBY TENANTS

SAFEWAY

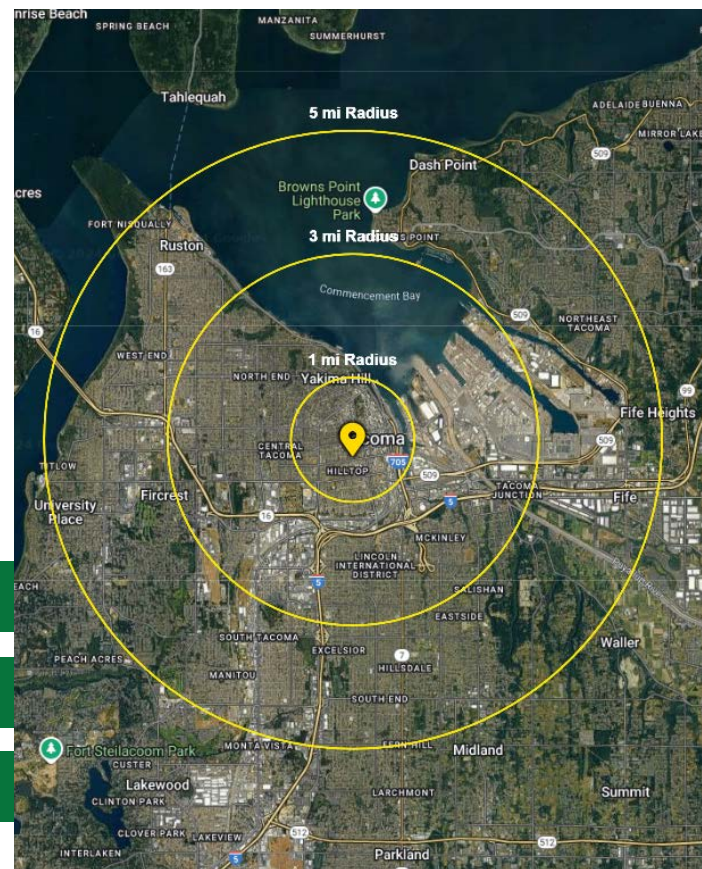


MultiCare
Tacoma General Hospital
BetterConnected

Virginia Mason
Franciscan Health™
St. Joseph Medical Center

Bates
TECHNICAL COLLEGE

W
TACOMA





S 11TH STREET

SOUTH ELEVATION



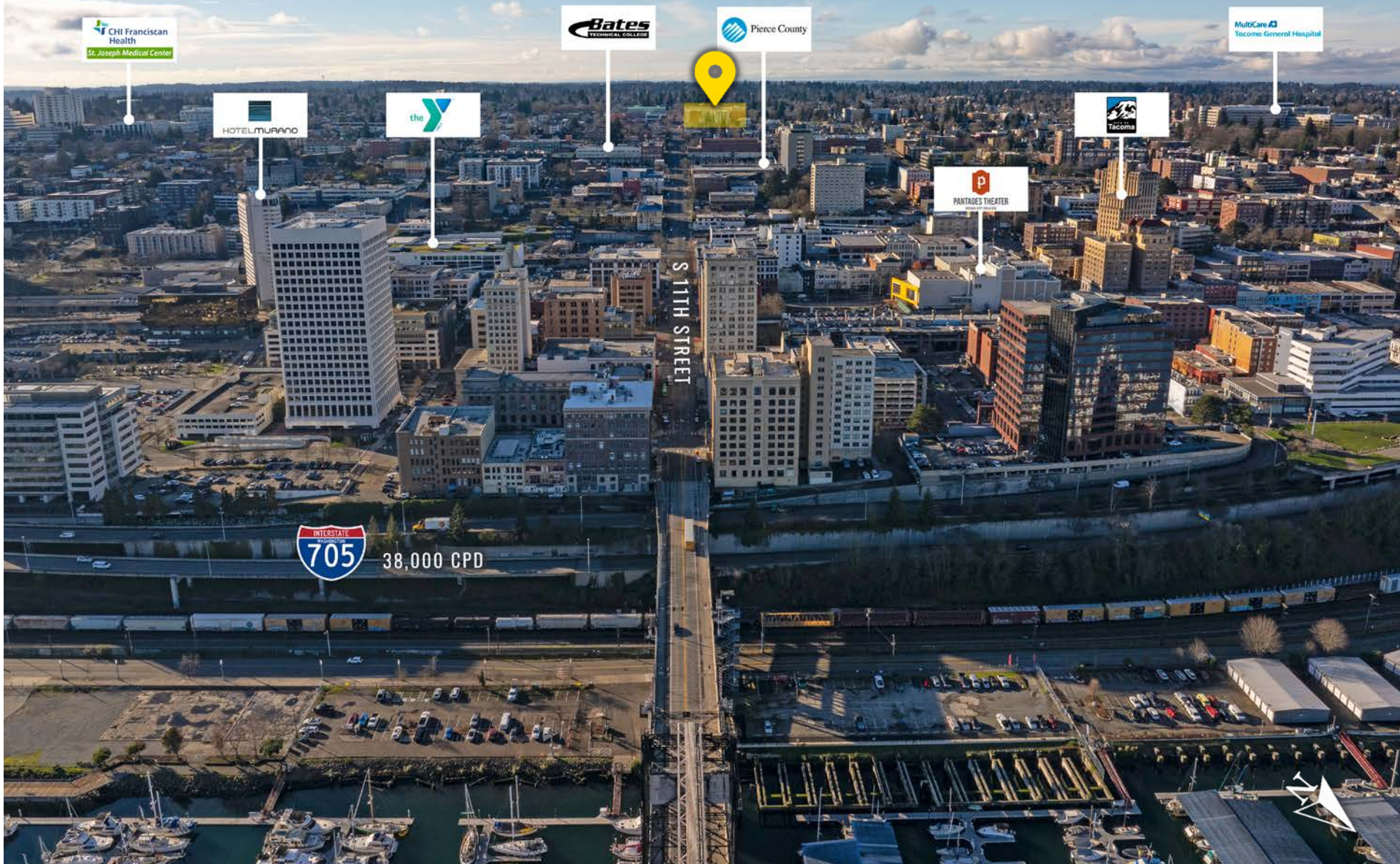
MLK JR WAY

WEST ELEVATION

PHOTOS



LOCATION DETAILS



4,400 CPD
MLK Jr Way



4,600 CPD
S 11th Street



On Hilltop Link Light Rail
with an estimated 2,000-
4,000 riders per day



Walking distance of
Bates Tech. College with
nearly 7,000 students

LOCATION DETAILS



AH
KENT HOUSE COTTAGE

SHAKE SHAKE SHAKE
Burgers • Pitas • Shakes

indo
MODERN
RESTAURANT

THRIFTWAY

indigo
URGENT CARE

JIMMY JOHN'S

orange theory
FITNESS

MUD BAY

W
WATER

E9
BREWING
CO.

Primo

BLUECARD
CARTOONIST

RED HOT

PANCAKE HOUSE

STADIUM DISTRICT

MultiCare
Tacoma General Hospital
Better Connected

WRIGHT PARK

SEATTLE
CREDIT UNION

PETERSON BROS. 1111

1022

SAFeway

HILLTOP DISTRICT
Link Light Rail Station

Bates
TECHNICAL COLLEGE

GREATER TACOMA
CONVENTION CENTER

Virginia Mason
Franciscan Health
St. Joseph Medical Center

SOUND TRANSIT LINK LIGHT RAIL
2,000-4,000 Riders per day

MATADOR

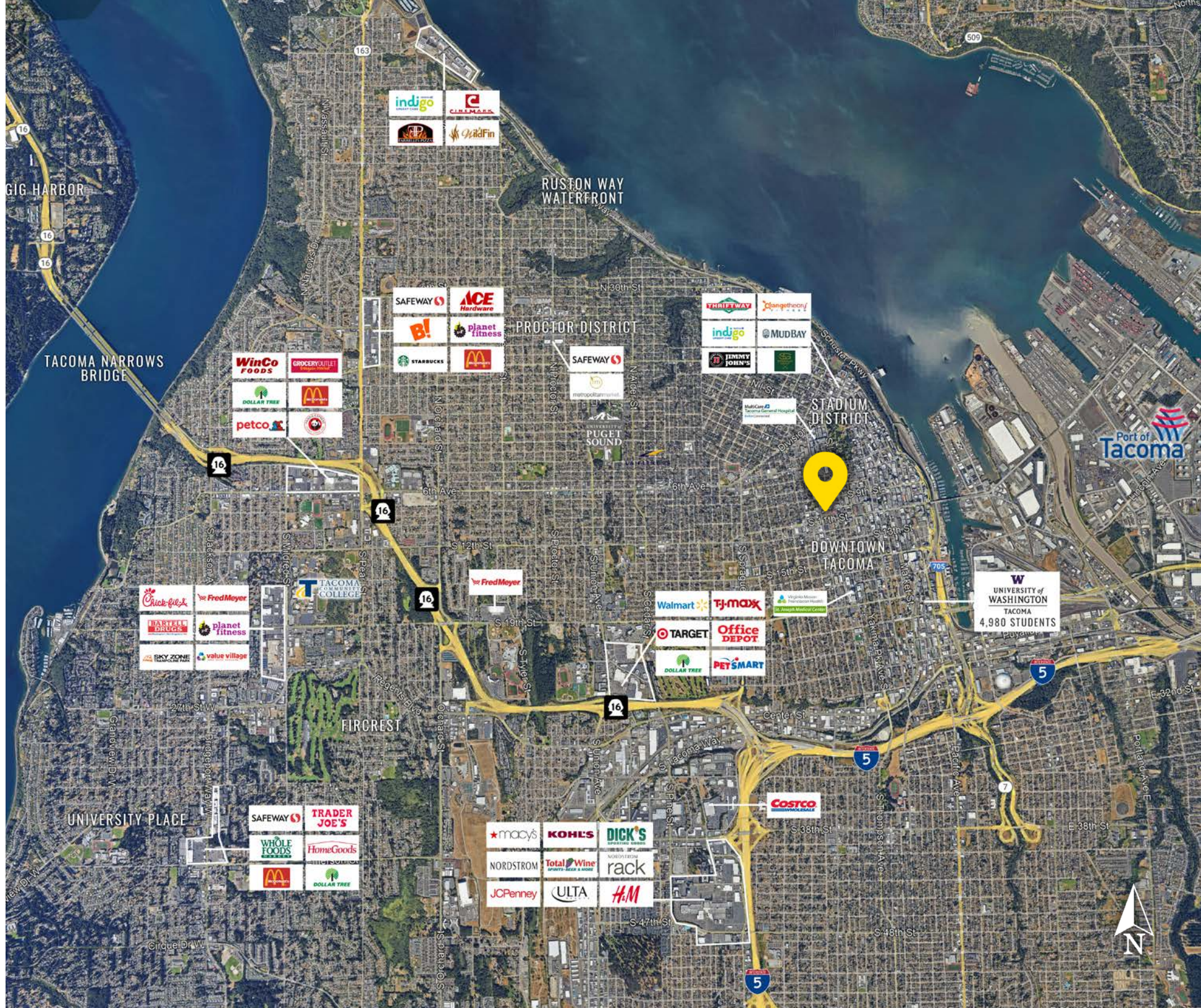
PANTAGES THEATER

TAM

MUSEUM OF GLASS

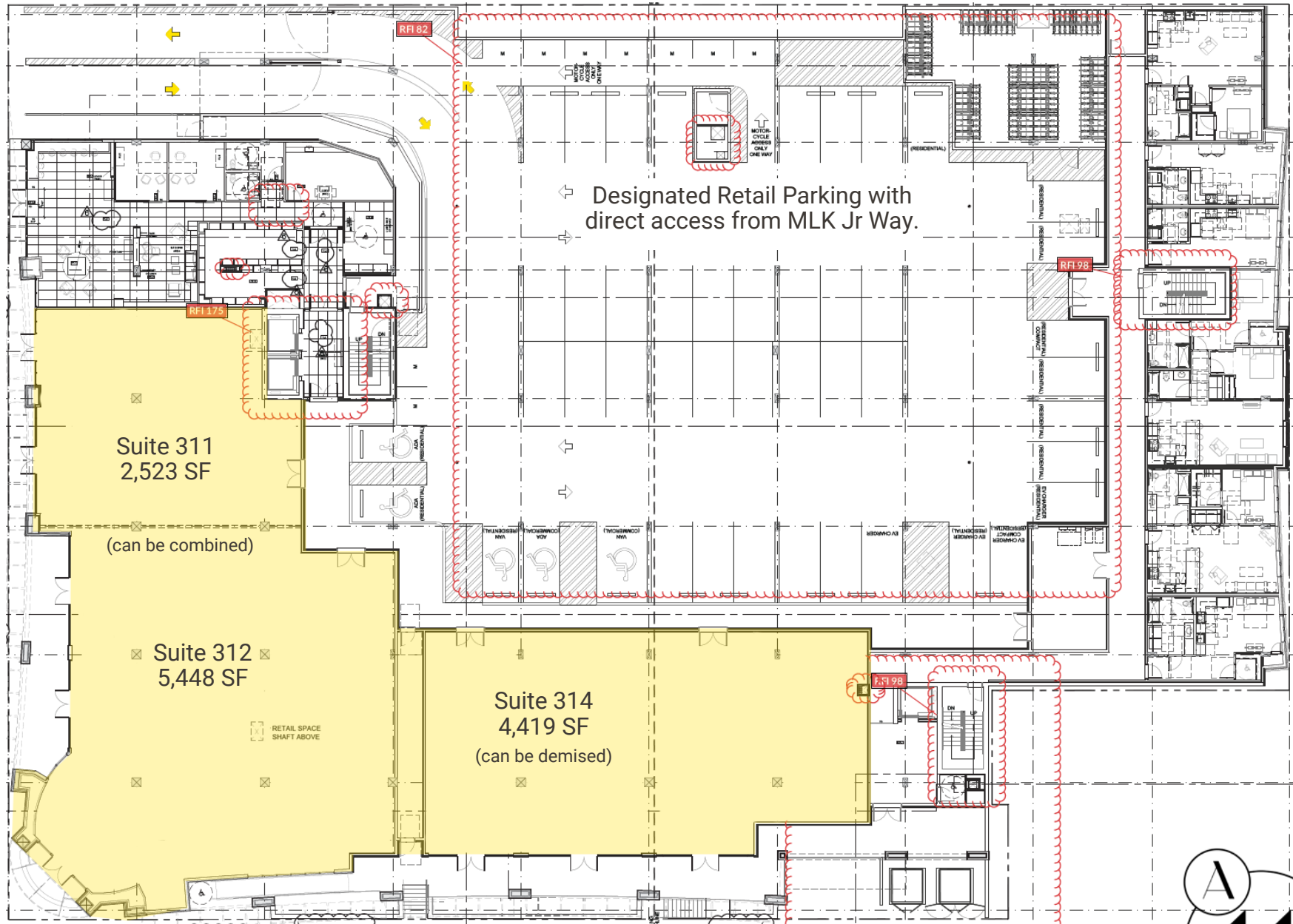
W
UNIVERSITY OF WASHINGTON
TACOMA
4,980 STUDENTS

LOCATION DETAILS



FLOOR PLAN

MLK JR WAY



S 11TH STREET

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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ASPIRE 11