



DOWNTOWN
TACOMA

FOR LEASE

4044 Tacoma Mall Blvd
Tacoma, WA 98409

83,805 CPD



BOULEVARD CENTER

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

BOULEVARD PLAZA offers a strategic and highly accessible location in Tacoma, WA. Positioned near I-5, this property provides seamless connectivity to downtown Tacoma and surrounding areas, making it an ideal choice for businesses seeking visibility and convenience. Ample parking and access to public transit further enhance its appeal, ensuring ease of access for both employees and customers.

4044 TACOMA MALL BLVD

42,384 SF \$16.00 PSF + NNN

- **High Traffic Area:** Positioned in a busy commercial district with consistent foot and vehicle traffic.
- **Proximity to Tacoma Mall:** Located near one of the largest shopping centers in the region, driving potential customer engagement.
- **Strong Business Presence:** Surrounded by a mix of national retailers, restaurants, office spaces, and service businesses.
- **Highway Visibility & Signage Opportunities:** Offers excellent street frontage for strong branding potential for any business.



Population



Average HH Income



Daytime Population

Regis - 2025

	Population	Average HH Income	Daytime Population
Mile 1	15,886	\$94,906	13,421
Mile 3	155,523	\$104,297	111,253
Mile 5	312,967	\$110,525	211,687

TENANTS

COST PLUS
WORLD MARKET

petco

ALBERT LEE™
Major Appliances Since 1939

NEARBY TENANTS

TACOMA MALL

COSTCO
WHOLESALE

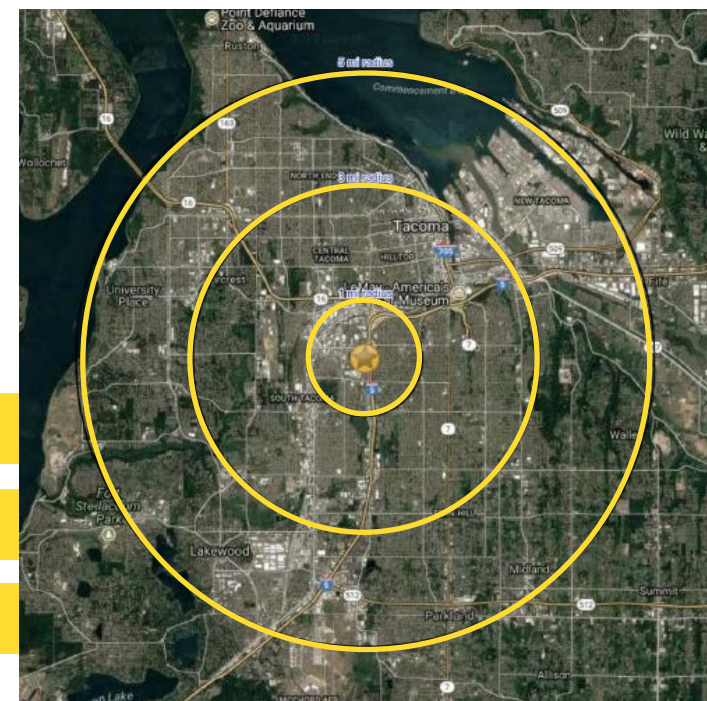
KREI

BEST BUY



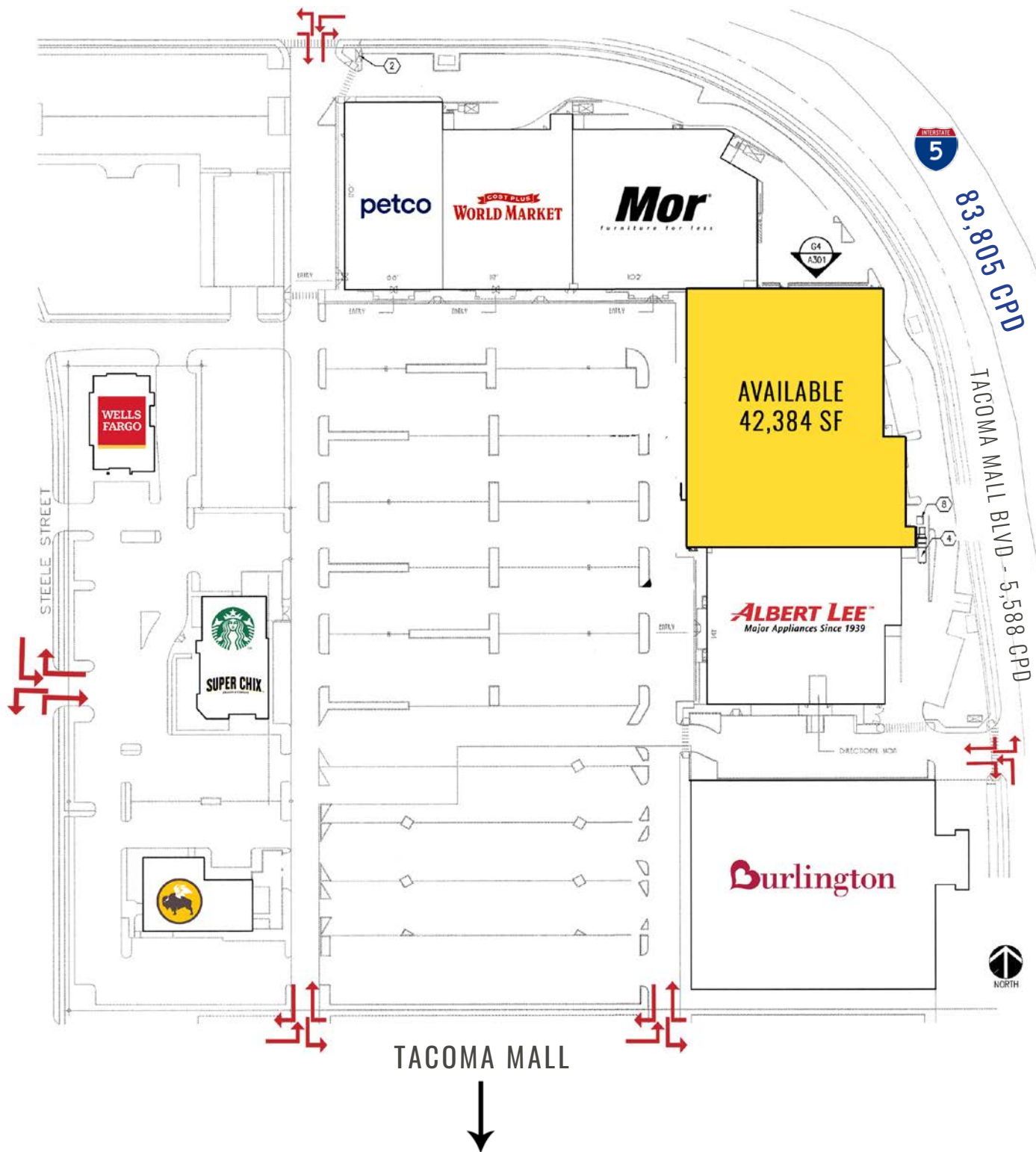
STARBUCKS

SUPER CHIX
Chicken & Custard



[illegible]

SITE PLAN



LOCATION AERIAL



ROSS
DRESS FOR LESS

Michaels

COSTCO
WHOLESALE

5
SR 520

S 38TH STREET - 20,565 CPD

S STEELE STREET - 11,000 CPD

TACOMA MALL BLVD

UNITED STATES
POSTAL SERVICE

Wendy's

STARBUCKS

SUPER CHIX
Children & Cutting

BUFFALO WILD WINGS
BUFFALO WINGS

KREI

Red Robin
GOURMET BURGERS & BEERS

DOLLAR TREE

verizon

JOANN

ALBERT LEE
Major Appliances Since 1939

Burlington

**COST PLUS
WORLD MARKET**

5
SR 520

TACOMA MALL

NORDSTROM

macy's

DICK'S
SPORTING GOODS

JCPenney

KOHL'S
expect great things

**NORDSTROM
rack**

BEST BUY



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

AVAILABLE

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