

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

Ice Cream Social

BAR ROSA

THREE HEARTS
est. 2024 - Hilltop, Tacoma

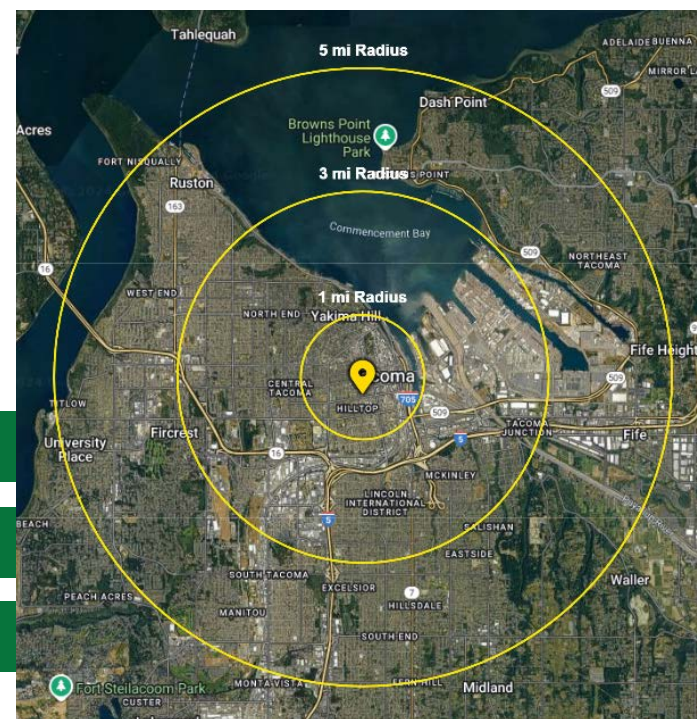
RED ELM
CAFE

manifesto
coffee

BOB'S
BAR-B-Q
PIT

Lele
THAI & VIETNAMESE CUISINE

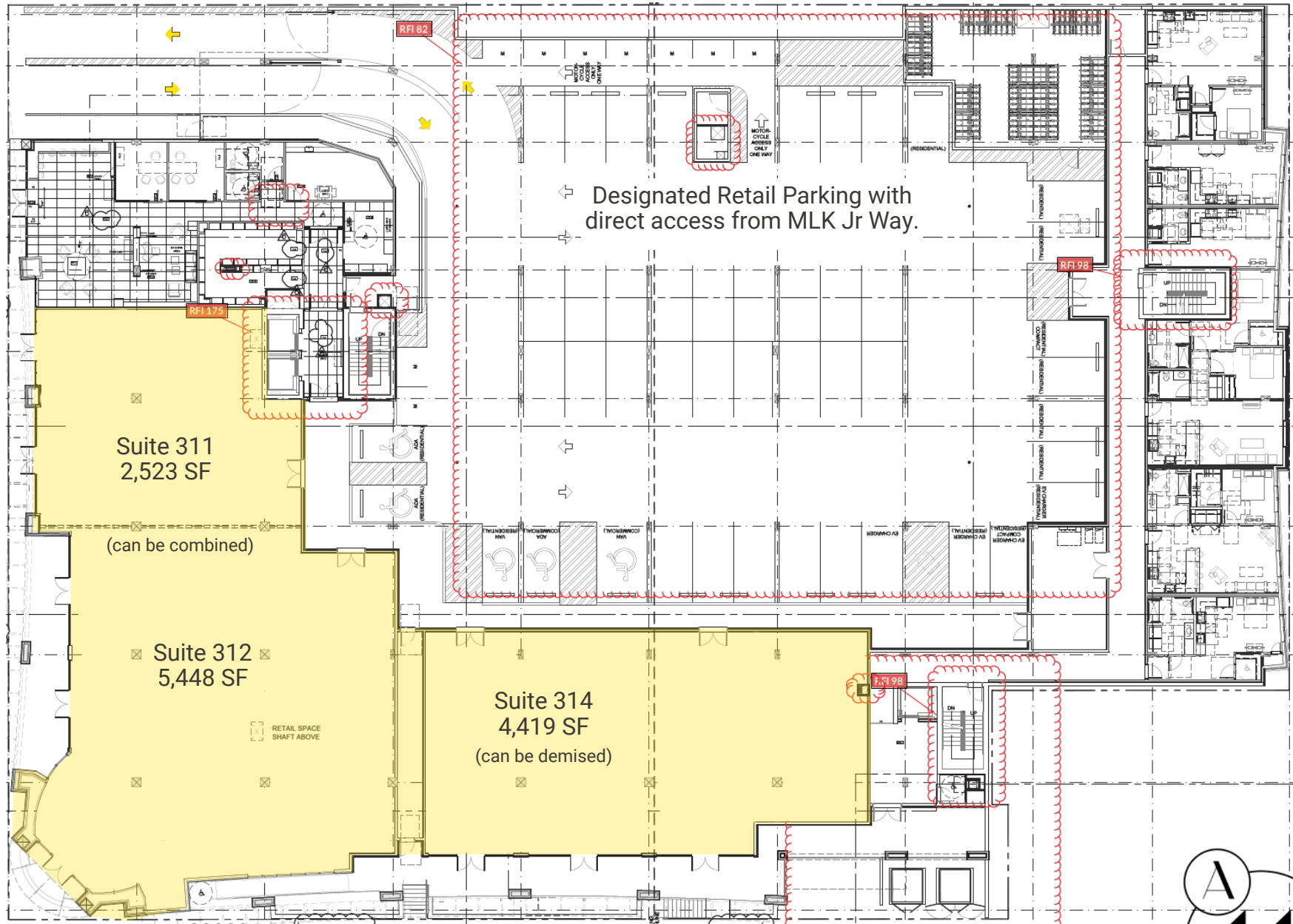
Peterson Bros
1111
World Famous Sandwiches





FLOOR PLAN

MLK JR WAY



S 11TH STREET

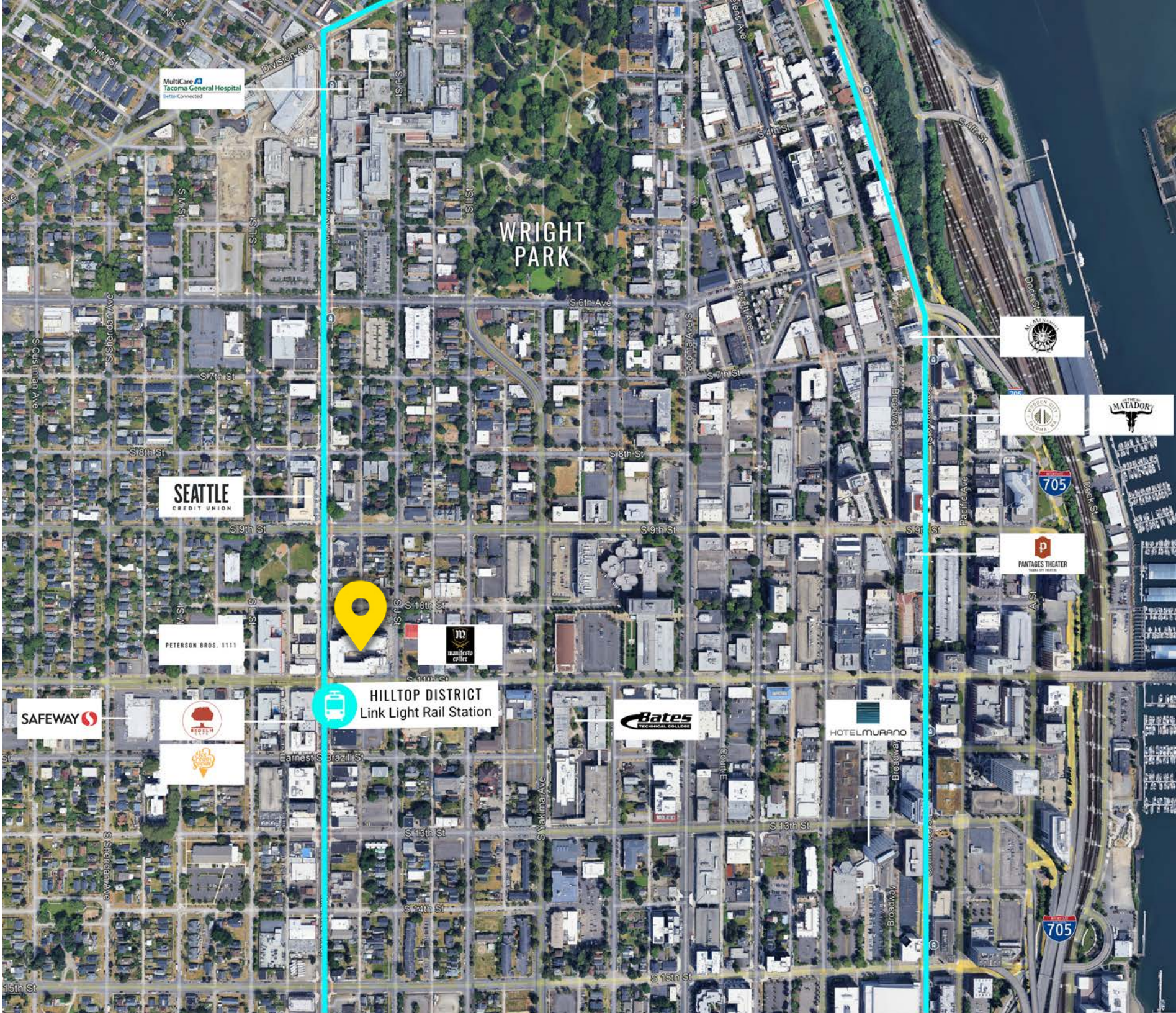
PHOTOS



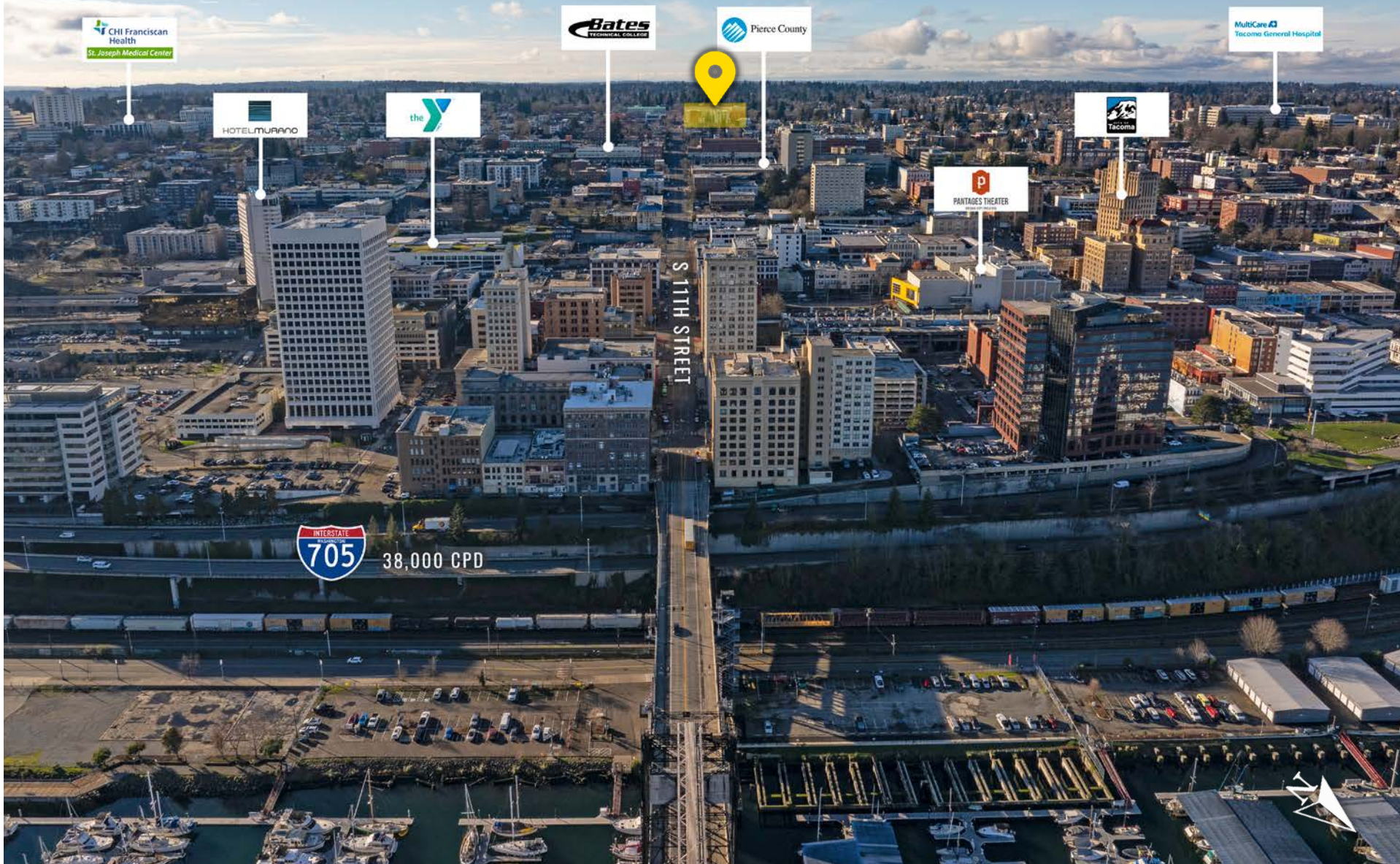
NEIGHBORHOOD



NEIGHBORHOOD



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



HILLTOP DISTRICT
Link Light Rail Station



TAM

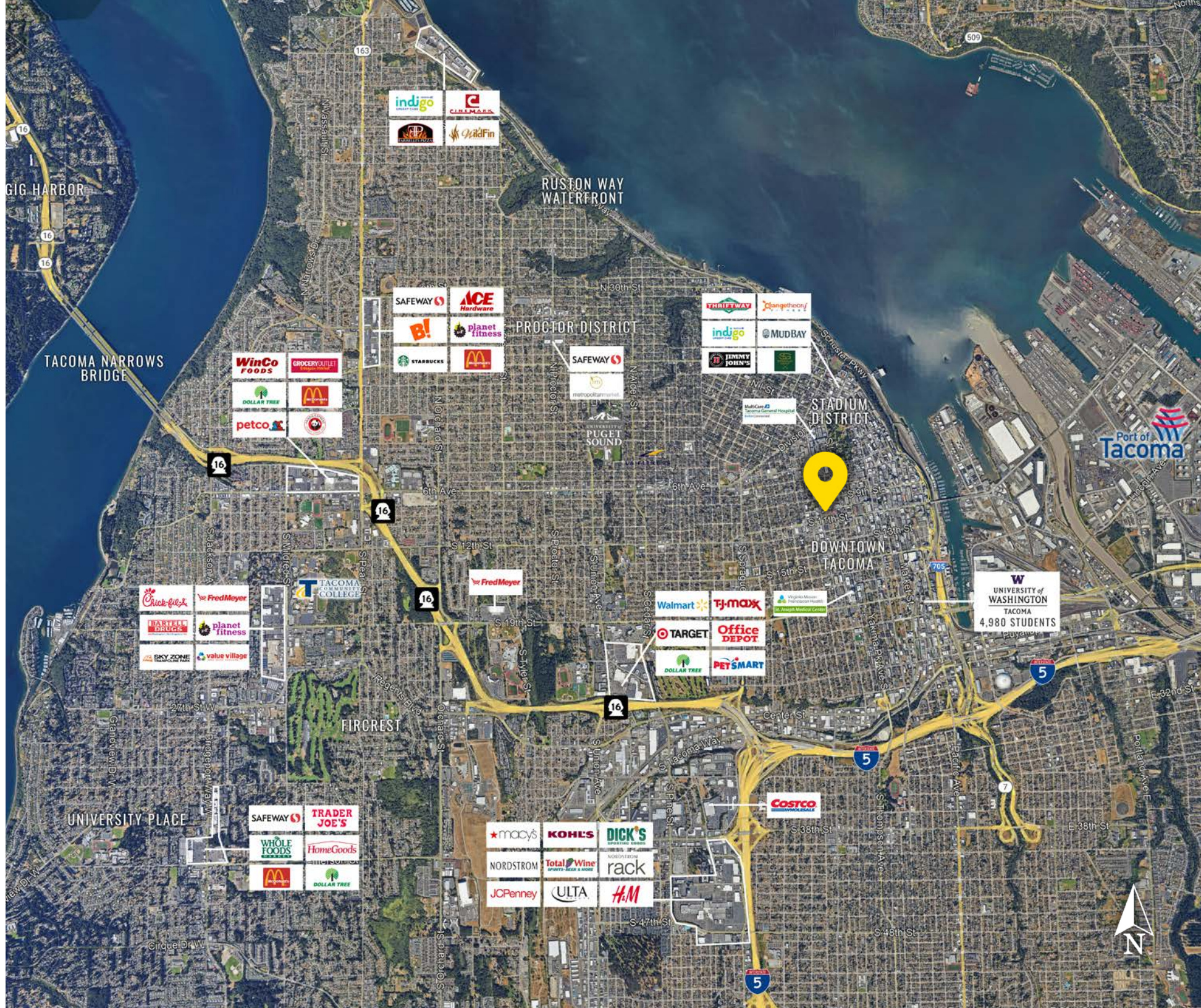


W
UNIVERSITY OF
WASHINGTON
TACOMA
4,980 STUDENTS

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



LOCATION DETAILS



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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ASPIRE 11

