



RETAIL
FOR LEASE

JAMES CENTER

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END CAP FULLY BUILT OUT DINER SPACE AVAILABLE

4,375 SF Available

\$33/SF, NNN

PROPERTY FEATURES:

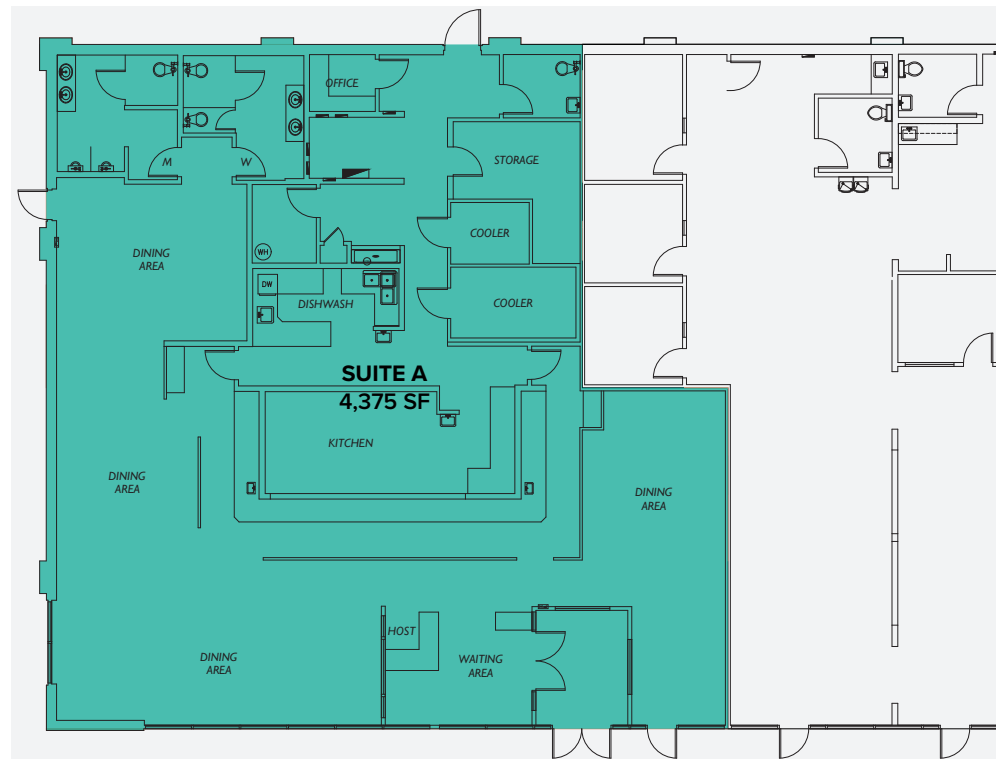
- Fred Meyer Anchored Center
- Strong Tenant Mix Including Bartell Drugs, U.S. Bank, Taco Bell, Multicare, FedEx
- Monument Signage
- Directly Across from Tacoma Community College & Transit Center
- Proposed 550 Multi-Family Housing Next Door
- Abundant Parking

The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.

AVAILABLE SUITE A

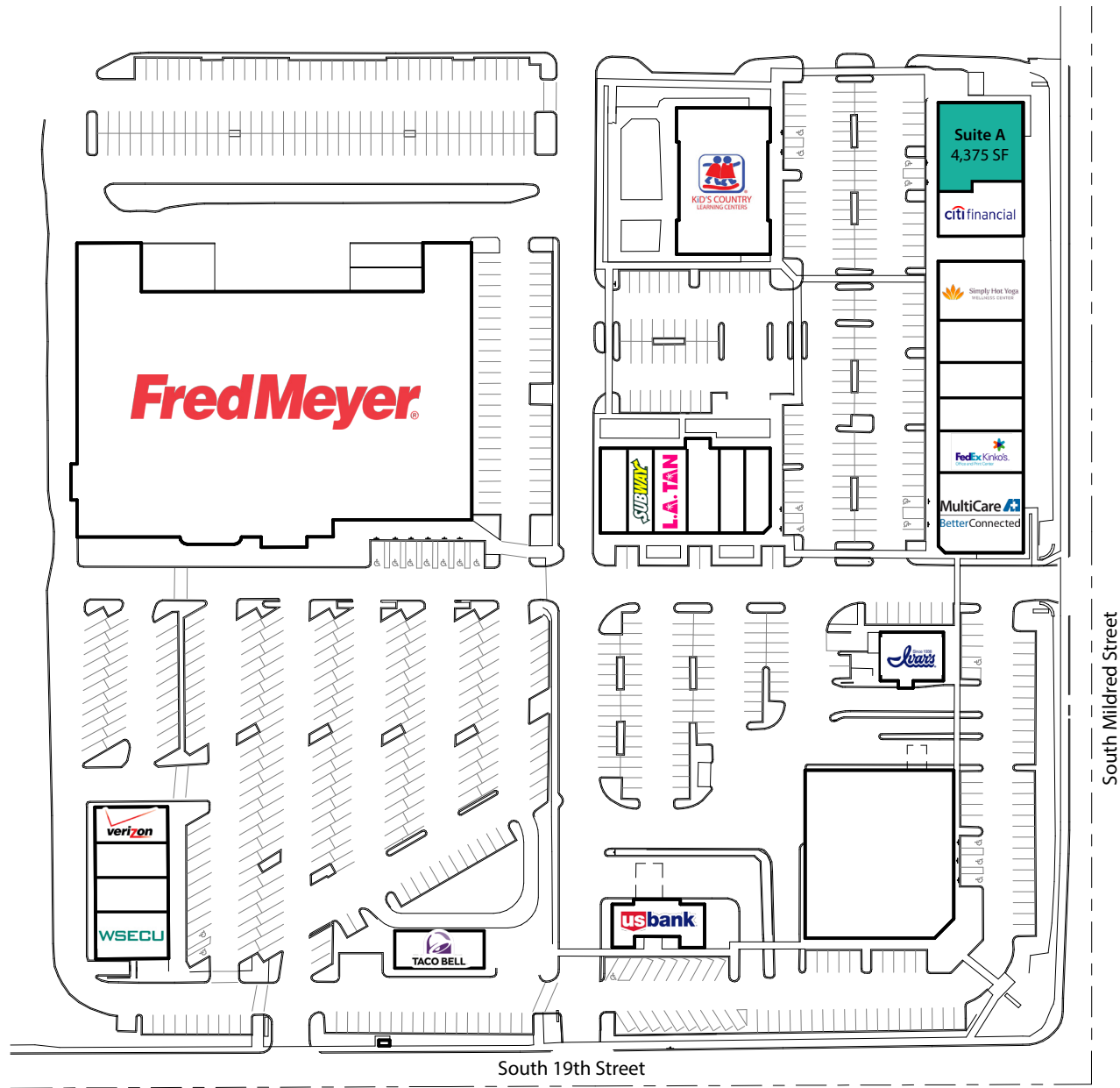
AMENITIES & FEATURES:

- 4,375 SF
- \$33/SF, NNN
- Available 1/1/2027
- Fully Built Out Diner with Kitchen
- End Cap Suite
- Signage on Mildred Street
- Directly Across from Tacoma Community College



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SITE PLAN



AREA MAP

