

FOR LEASE

3802 S Cedar St
Tacoma, WA 98409



RETAIL/OFFICE/FLEX SPACE

Jacob Fors

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

3802 S CEDAR STREET offers strong visibility in the heart of Tacoma's established Tacoma Mall commercial district. The property is approximately ½ mile from I-5, providing convenient regional access and connectivity to surrounding retail, service, and employment centers. Its prominent corner location, frontage along S 38th Street, and proximity to the Tacoma Mall make it well positioned for retail, office, showroom, or flex users seeking exposure in a busy South Tacoma commercial corridor

AVAILABLE

► **RETAIL/OFFICE: 3,200 - 8,470 SF**

► **WAREHOUSE/FLEX: 3,126 SF**

TOTAL AVAILABLE SF: 11,596 SF

LEASE RATES: \$15.00 PSF + NNN (EST \$6.90 PSF)

- Dock High Door + Yard
- High Visibility at S 38th & S Cedar Street
- Zoning: Urban Center Mixed-Use (UCX STGPD)
- High Density-Regional Growth Center & Opportunity Zone



Regis - 2026

Population



Average HH Income



Daytime Population

Mile 1

13,394

\$102,565

15,742

Mile 3

151,073

\$113,913

124,633

Mile 5

312,441

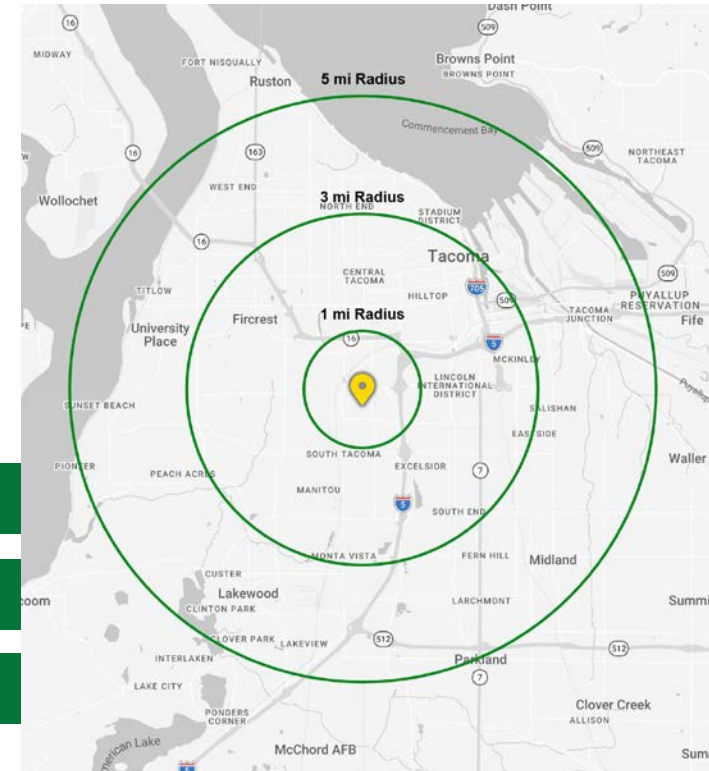
\$120,121

230,431

TENANTS



NEARBY TENANTS



SITE PLAN

S 38TH ST

S CEDAR ST

TURSI
SOCCER
WASHINGTON

AVAILABLE
RETAIL/OFFICE
+/- 3,200 SF - 8,470 SF

AVAILABLE
DIVISIBLE
+/- 3,200 SF

COMMON AREAS
& EXITING

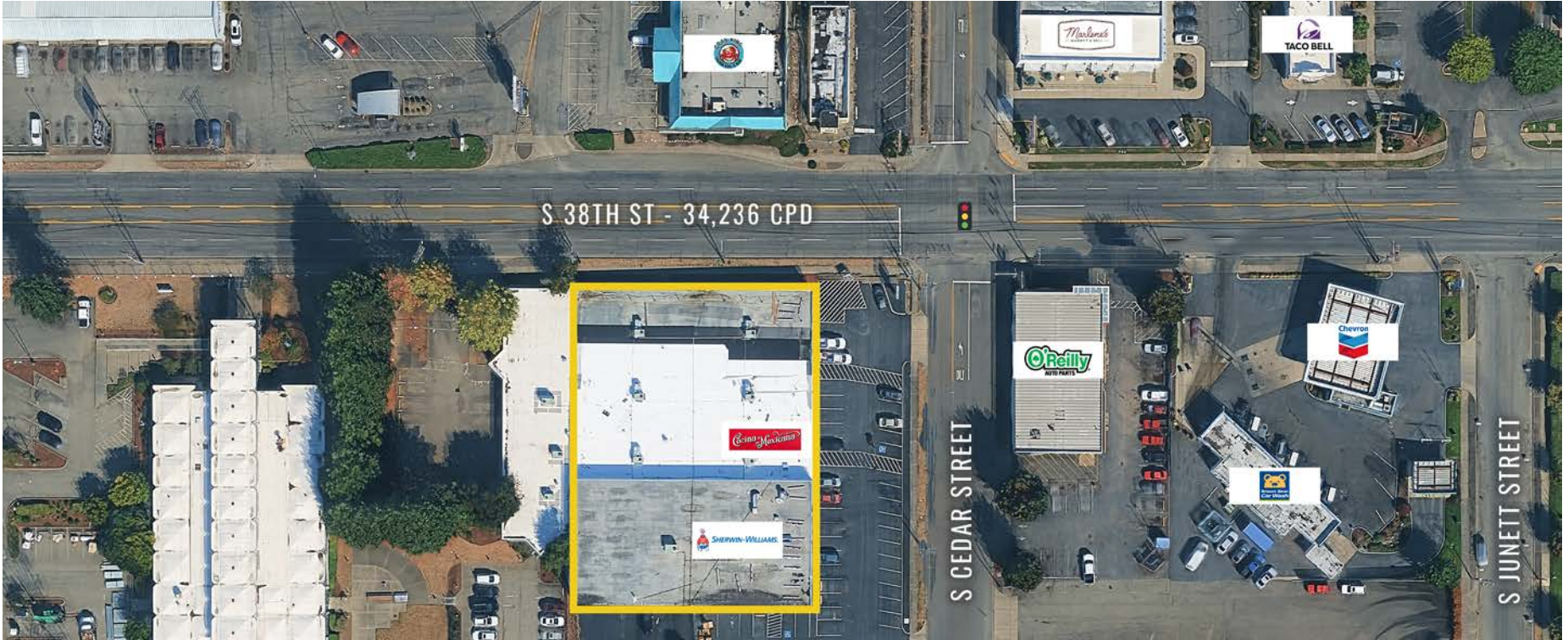
Ceina Mexicana

SHERWIN
WILLIAMS

AVAILABLE
WAREHOUSE/FLEX
3,126 SF

DOCK HIGH
ROLL UP DOOR

PHOTOS



INTERIOR PHOTOS



WAREHOUSE/FLEX SPACE



RETAIL/OFFICE SPACE

LOCATION DETAILS



34,236 CPD
S 38th Street



84,000 CPD
Interstate 5

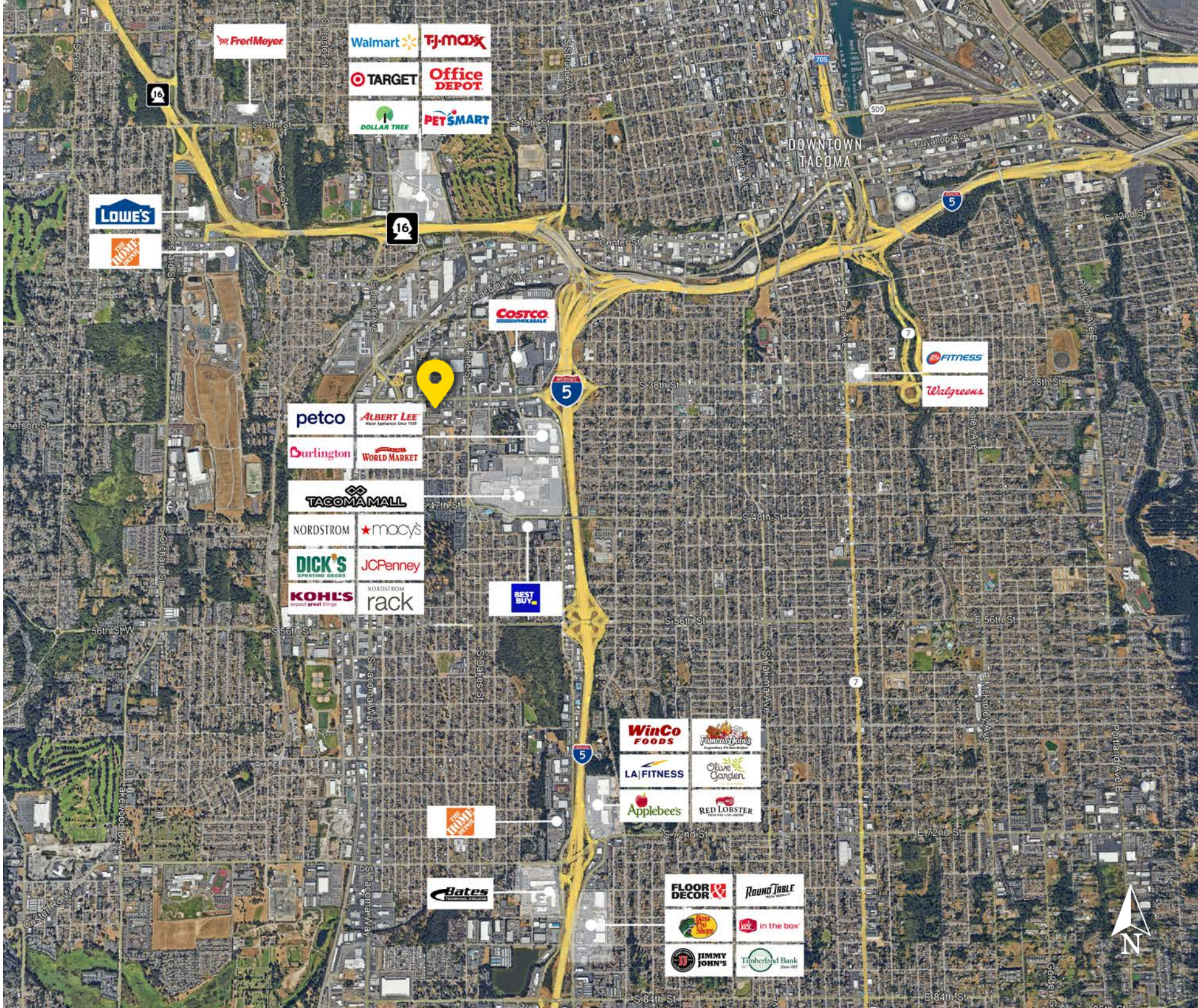


Located minutes from
the Tacoma Mall



Located moments
from Interstate 5

LOCATION DETAILS



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

JACOB FORS

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3802



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