

# WESTGATE NORTH SHOPPING CENTER

TACOMA, WA



## SIZE

74,818 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	17,006	89,299	185,610
<b>Households</b>	7,859	38,588	79,273
<b>Median HH Income (\$)</b>	85,128	92,914	84,950

## MAJOR TENANT(S)

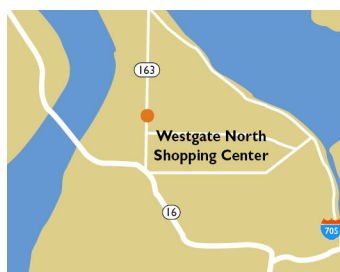
Anytime Fitness  
Chase Bank  
Subway  
Great Clips

## LEASING CONTACT

Josh O'Toole  
Mobile (801) 698-8080  
jotoole@phillipsedison.com

## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



## LOCATION

2601 N. Pearl Street | Tacoma, WA 98407

## PROPERTY HIGHLIGHTS

- 74,789-square-foot shopping center shadow-anchored by Safeway
- National tenants include Anytime Fitness, Chase Bank, Taco Bell, Xfinity, Subway and Round Table Pizza
- Population exceeds 89,200 in a three-mile radius with an average household income greater than \$117,000
- Major employers in the area: Port of Tacoma, Amazon, Boeing, Joint Base Lewis - McChord, University of Washington Tacoma, CHI Franciscan Health and MultiCare Health Systems
- Located less than 2 miles from University of Puget Sound



**PHILLIPS EDISON & COMPANY®**

# WESTGATE NORTH SHOPPING CENTER

2601 N. Pearl Street | Tacoma, WA 98407

SPACE	TENANT	SQ. FT.			
			2629	Round Table Pizza	5,000 SF
G1	The Habit Burger Grill	2,406 SF	2633	Key Bank	3,500 SF
Shad1	Safeway Fuel		2661	The UPS Store	1,900 SF
Shad2	Ace Hardware		2665	Pet Pros	2,904 SF
Shad3	Safeway		2719	Soundview Veterinary Hospital	2,500 SF
Shad4	KFC		2723	Subway	1,250 SF
103	Oddfella's Pub & Eatery	3,765 SF	2725	Souper Pho	1,250 SF
115	Franciscan Health System	8,683 SF	2729	Tacoma Smiles Dentistry	3,452 SF
240	Comcast Xfinity	2,400 SF	5701	Elite Physical Therapy	3,666 SF
245	Oscar Nail Salon And Spa	2,600 SF	5705	911 Driving School	1,596 SF
500	Big Chicken	2,800 SF	5719A AVAILABLE	3,502 SF	
2615	Taco Bell	2,304 SF	5719	Flying Fish Sushi Bar & Grill	1,400 SF
2621	Great Clips	1,072 SF	5719A AVAILABLE	1,546 SF	
2623	Anytime Fitness	4,500 SF	5723	Chase Bank	3,564 SF
2625	Seattle Sun Tan	2,020 SF	<b>TOTAL SQ. FT.</b>	<b>74,818</b>	
2627	Westgate Liquor and Wine	5,238 SF			

**SITE LEGEND**

- Available
- Leased (not occupied)
- Occupied
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

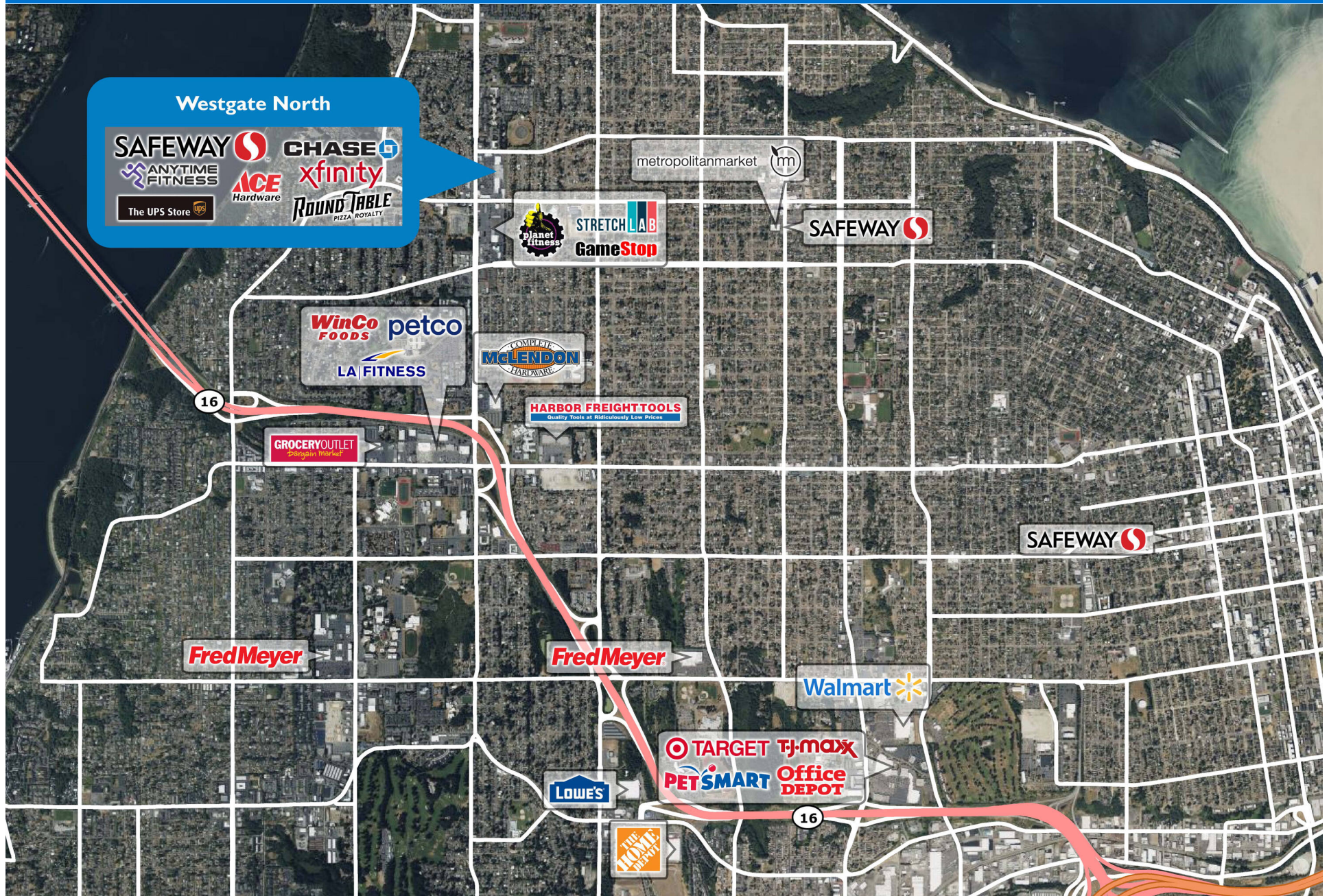
# WESTGATE NORTH SHOPPING CENTER

2601 N. Pearl Street | Tacoma, WA 98407



# WESTGATE NORTH SHOPPING CENTER

2601 N. Pearl Street | Tacoma, WA 98407



# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Feb 6, 2025



Latitude: 47.271583

Longitude: -122.515517

Westgate North Tacoma, WA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	17,006	89,299	185,610
	2028 Projected Population	17,620	91,920	191,290
	2010 Census Population	16,172	80,803	165,193
	2000 Census Population	16,771	82,767	161,714
	1990 Census Population	16,352	78,775	149,297
	Historical Annual Growth 1990 to 2000	0.25%	0.50%	0.80%
	Historical Annual Growth 2000 to 2010	-0.36%	-0.24%	0.21%
	Estimated Annual Growth 2010 to 2023	0.37%	0.73%	0.85%
	Projected Annual Growth 2023 to 2028	0.71%	0.58%	0.60%
	Median Age	44.1	41.4	40.0
Households	Q4 2023 Estimated Households	7,859	38,588	79,273
	2028 Projected Households	8,148	39,734	82,083
	2010 Census Households	7,434	35,367	70,185
	2000 Census Households	7,394	35,515	67,503
	1990 Census Households	7,014	33,144	61,856
	Historical Annual Growth 1990 to 2000	0.53%	0.69%	0.88%
	Historical Annual Growth 2000 to 2010	0.05%	-0.04%	0.39%
	Estimated Annual Growth 2010 to 2023	0.41%	0.64%	0.89%
	Projected Annual Growth 2023 to 2028	0.73%	0.59%	0.70%
	Population per Household	2.13	2.23	2.25
Population by Race	White	73.7%	72.9%	65.4%
	Black or African American	6.0%	5.6%	8.1%
	Asian & Pacific Islander	5.1%	4.5%	6.3%
	Other Races	9.1%	10.3%	10.9%
	Hispanic Population	6.1%	6.9%	9.3%
Income	Average Household Income	\$109,282	\$117,057	\$110,579
	Median Household Income	\$85,128	\$92,914	\$84,950
	Per Capita Income	\$51,119	\$51,746	\$48,345
Education (Age 25+)	Elementary	1.7%	1.3%	1.8%
	Some High School	3.3%	2.8%	3.8%
	High School Graduate	19.5%	19.6%	21.6%
	Some College	26.5%	22.0%	22.5%
	Associates Degree Only	9.4%	9.0%	10.0%
	Bachelors Degree Only	24.8%	26.8%	24.0%
	Graduate Degree	14.8%	18.5%	16.3%
Business	Number of Businesses	389	2,851	8,886
	Total Number of Employees	3,200	41,110	137,085
	Employees per Business	8.22	14.42	15.43
	Residential Population per Business	43.69	31.32	20.89

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.