

Unique Retail Opportunity

TACOMA MALL AREA

2424 41ST STREET SOUTH • TACOMA, WASHINGTON • 98409



**6 MONTHS
OF FREE RENT!***

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COLLIERS INTERNATIONAL

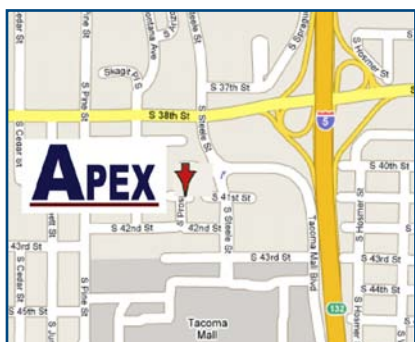
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Olympia, Washington 98501

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THE OFFERING

Wonderful opportunity to receive six months of free rent with the signing of a (minimum) 66 month triple net lease. Landlord is motivated to work with the tenant for tenant build-out. The space is ready for tenant improvement immediately and will be expedited by the landlord.

- ▶ Service retail space, ready for tenant improvements, located next to the Tacoma Mall
- ▶ Prominent exterior location in the Apex Apartments and Penthouses building with 235 luxury residential units
- ▶ Within close proximity to the Tacoma Mall entrance

PARKING

- ▶ Covered, reserved and common parking available

PRICE

- ▶ \$18/SF Plus NNN

Don't miss this opportunity to establish your new store in this vibrant, retail environment near the Tacoma Mall.

Call Mike Horner, Steve Crantz, or Jennifer Anglin today at (360) 943-5079

**To receive 6 months of free rent, lease agreement must be signed by December, 1 2009.*

COLLIERS
INTERNATIONAL



Apex Apartments & Penthouse Building

Sears

Tacoma Mall

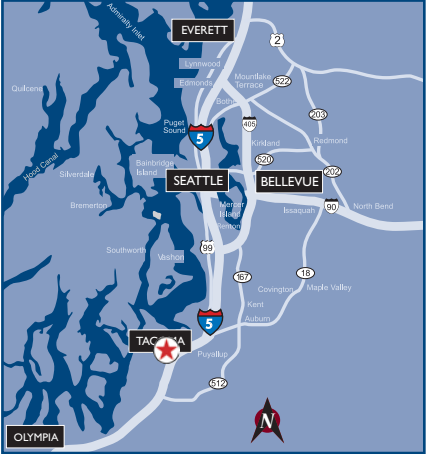
Macy's



JGProperty

DEMOGRAPHICS

| | | | | |
|-------------------------------------|--------|----------|----------|----------|
| Total Households | 31,664 | 89,495 | 224,653 | 352,400 |
| Owner Occupied Units | 48.8% | 56.5% | 58.3% | 60.2% |
| Renter Occupied Units | 51.2% | 43.5% | 41.7% | 39.8% |
| Household Income (Year 1999) | | | | |
| \$60,000 to \$74,999 | 9.0% | 10.8% | 11.5% | 12.2% |
| \$75,000 to \$99,999 | 7.5% | 10.0% | 11.2% | 12.0% |
| \$100,000 to \$124,999 | 3.3% | 4.4% | 5.1% | 5.3% |
| \$125,000 to \$149,999 | 1.3% | 1.9% | 2.2% | 2.3% |
| \$150,000 to \$199,999 | 0.9% | 1.3% | 1.7% | 1.7% |
| \$200,000 or more | 1.1% | 1.1% | 1.6% | 1.6% |
| Med. Household Income | 34,574 | \$40,300 | \$43,760 | \$45,610 |



THE PROPERTY

- ▶ 2 entry doors (from outside & building lobby)
- ▶ 10 ft. high ceilings
- ▶ Oversized windows provide excellent glass frontage
- ▶ Restroom (Plumbed)
- ▶ Storage closet
- ▶ Nook ideal for office or storage

PARKING

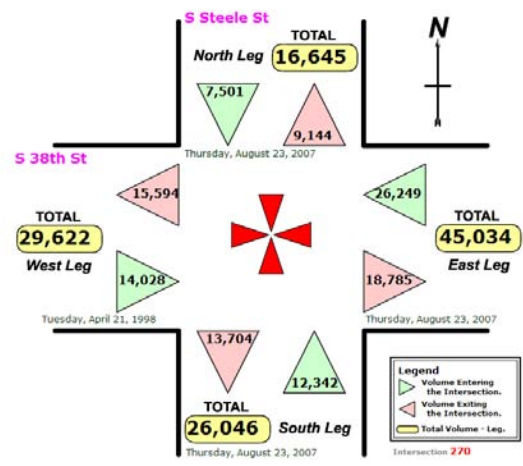
- ▶ Covered, reserved and common parking available

PRICE

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HISTORICAL TRAFFIC COUNT - S. 38TH ST. & S. STEEL ST.

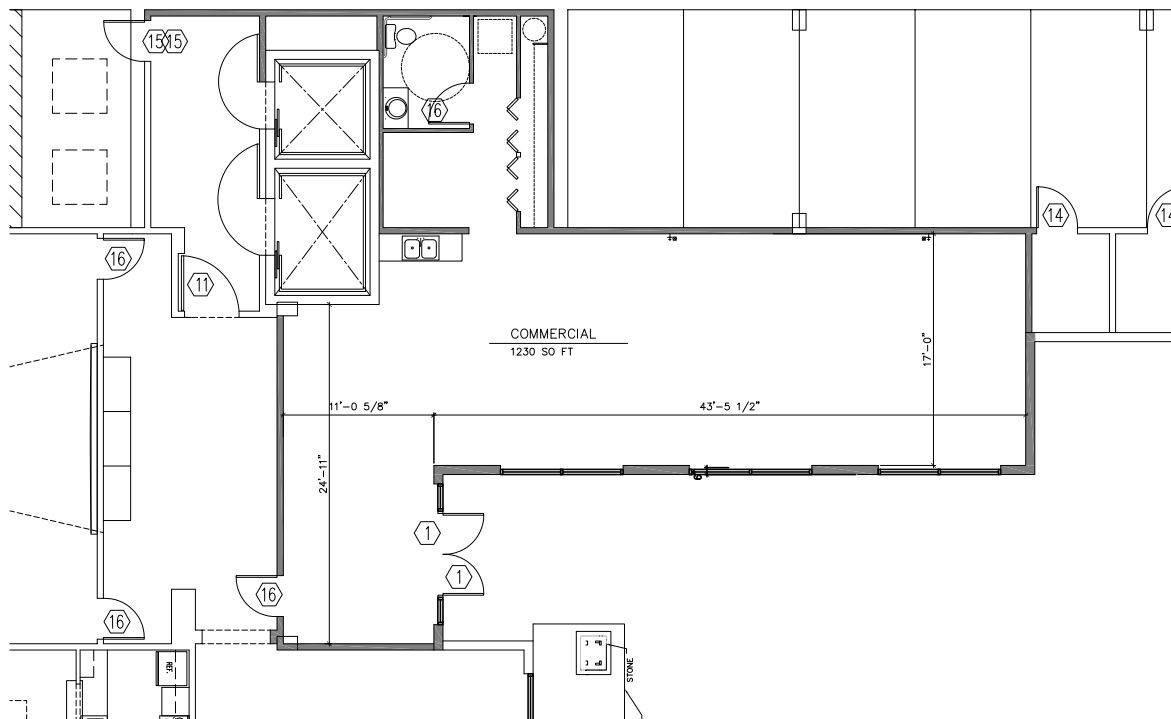
| Date | Leg | Enter Volume | Exit Volume | Total Volume |
|------------------------|-------|--------------|-------------|--------------|
| Thurs., Aug. 23, 2007 | East | 26,249 | 18,785 | 45,034 |
| | North | 7,501 | 9,144 | 16,645 |
| | South | 12,342 | 13,704 | 26,046 |
| Wed., Aug. 22, 2007 | East | 25,630 | 18,349 | 43,979 |
| | North | 7,184 | 8,676 | 15,860 |
| | South | 12,126 | 13,363 | 25,489 |
| Tues., August 21, 2007 | East | 25,631 | 18,554 | 44,185 |
| | North | 7,363 | 9,048 | 16,411 |
| | South | 12,553 | 13,576 | 26,129 |



FOR LEASE

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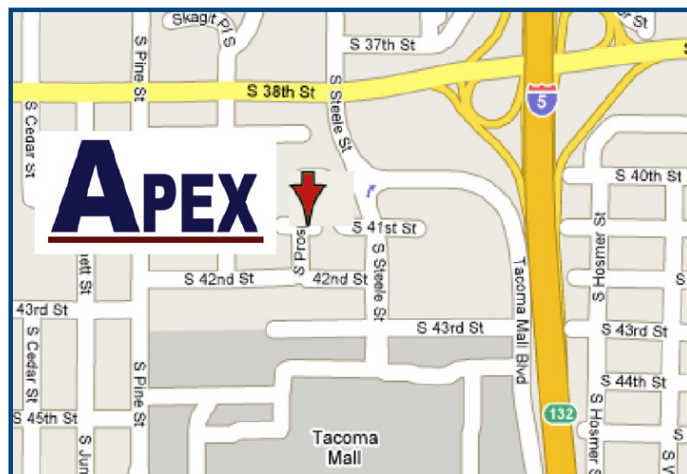


TOTAL SF:

▶ 1,338±

PROVISIONS FOR ALL UTILITIES HAVE BEEN MADE INCLUDING:

- ▶ Phone-ready
- ▶ Pre-wired for cable TV
- ▶ Electrical wiring
- ▶ Forced air heating and A/C
- ▶ Plumbing stubbed for a hair/nail salon
- ▶ Great cafe/wine bar opportunity
- ▶ Perfect coffee/pastry shop



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