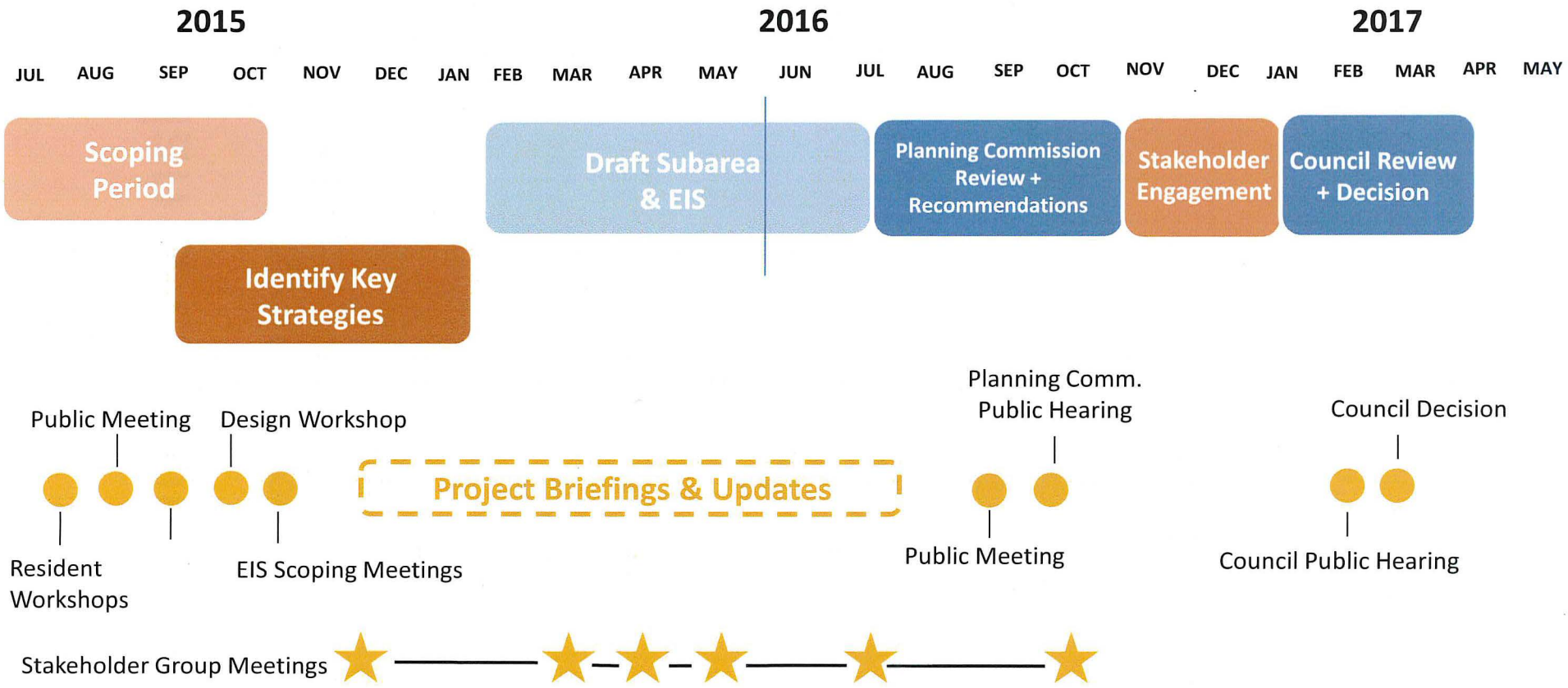TACOMA MALL neighborhood