



# PACIFIC COMMONS

17821 Pacific Avenue, Spanaway, WA 98387

**FOR  
LEASE**

**AVAILABLE  
90,000 SF**



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## LOCATION DETAILS

- On Spanaway's busy 176th Street and Pacific Avenue intersection.
- Traffic Counts: 43,000 cars per day on Pacific Avenue .



## AVAILABLE

- Former grocery and Anchor space and shop space available
- Complete Redevelopment options are possible
- Shop Space: \$18.00 per square foot, plus NNN
- Anchor slots from \$6 per foot.
- Rental credits provided pending anchor lease up
- \$4.00 NNN

## Property Highlights

Large shopping center with strong customer base in the heart of Spanaway off of Pacific Highway and 176th Street. Project has excellent traffic flow and is located convenient to South Hill, Canyon Road, and Joint Base Lew McChord. Pacific Commons is anchored by K-Mart.

DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	8,070	45,511	108,851
Average HH Income	\$60,576	\$65,687	\$61,720
Daytime Population	3,795	19,998	52,575

## RETAILERS IN AREA



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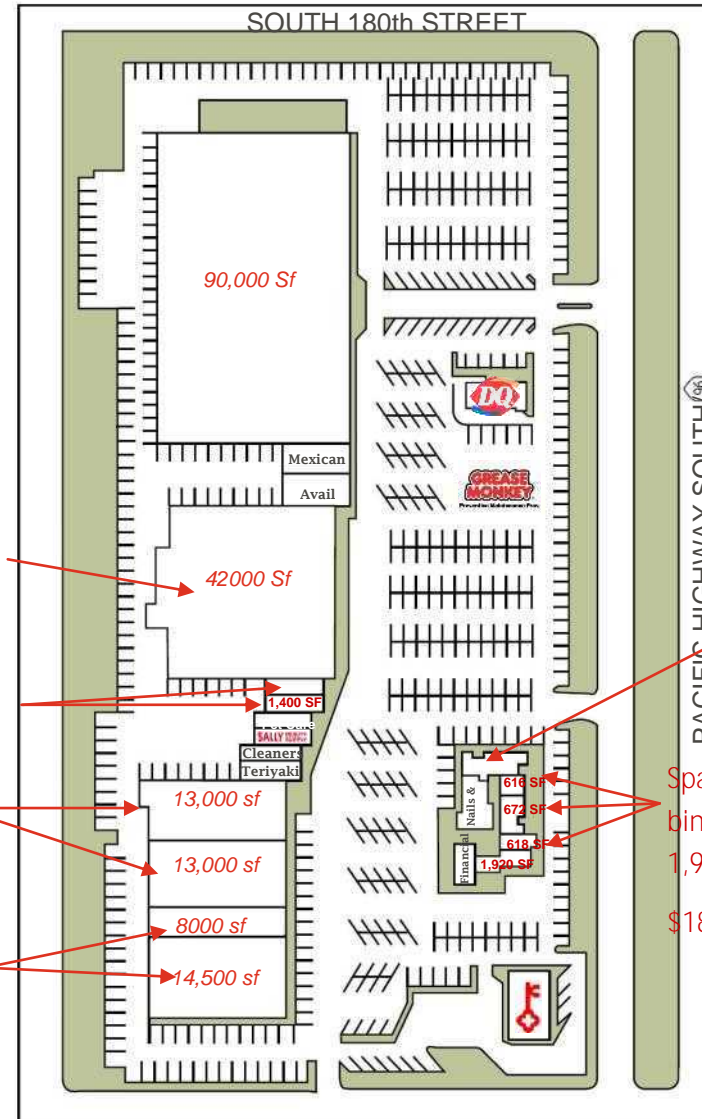
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FOR  
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Pylon Signage  
Available



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Call for rate!

**AVAILABLE**  
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**AVAILABLE**  
1,950 SF

Spaces can be combined for a total of 1,906 SF  
\$18.00 psf, plus



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