

A photograph of a Safeway grocery store storefront. The building has a tan horizontal-siding facade with a prominent gable roof. The word "SAFEWAY" is written in large, dark blue, sans-serif capital letters across the front. To the right of the name is a large red circular logo with a white stylized 'S' inside. Above the name and logo, a string of black musical notes is mounted on the wall. The entrance features large glass doors and windows, with a brick pillar on either side. In front of the entrance, there are several flower arrangements. To the left, a sign for "Pharma" is visible on an adjacent building. The sky is blue with some clouds, and there are yellow chevron graphics in the upper left corner.

SAFEWAY



FOR LEASE

215 Whitesell Street NW
Orting, WA 98360



NOW OPEN!



PIONEER VILLAGE SHOPPING CENTER

Jameson Sullivan | Josh Parnell | Justin Holmes

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

PIONEER VILLAGE SHOPPING CENTER is a Safeway anchored center that is home to a host of national brands including McDonalds, Verizon and Anytime Fitness. As the only grocery anchored shopping center in this captive market, Pioneer Village consistently draws large numbers of consumers which is illustrated by the Safeway anchor which consistently beats national averages for gross sales for their stores.

215 WHITESELL STREET NW:

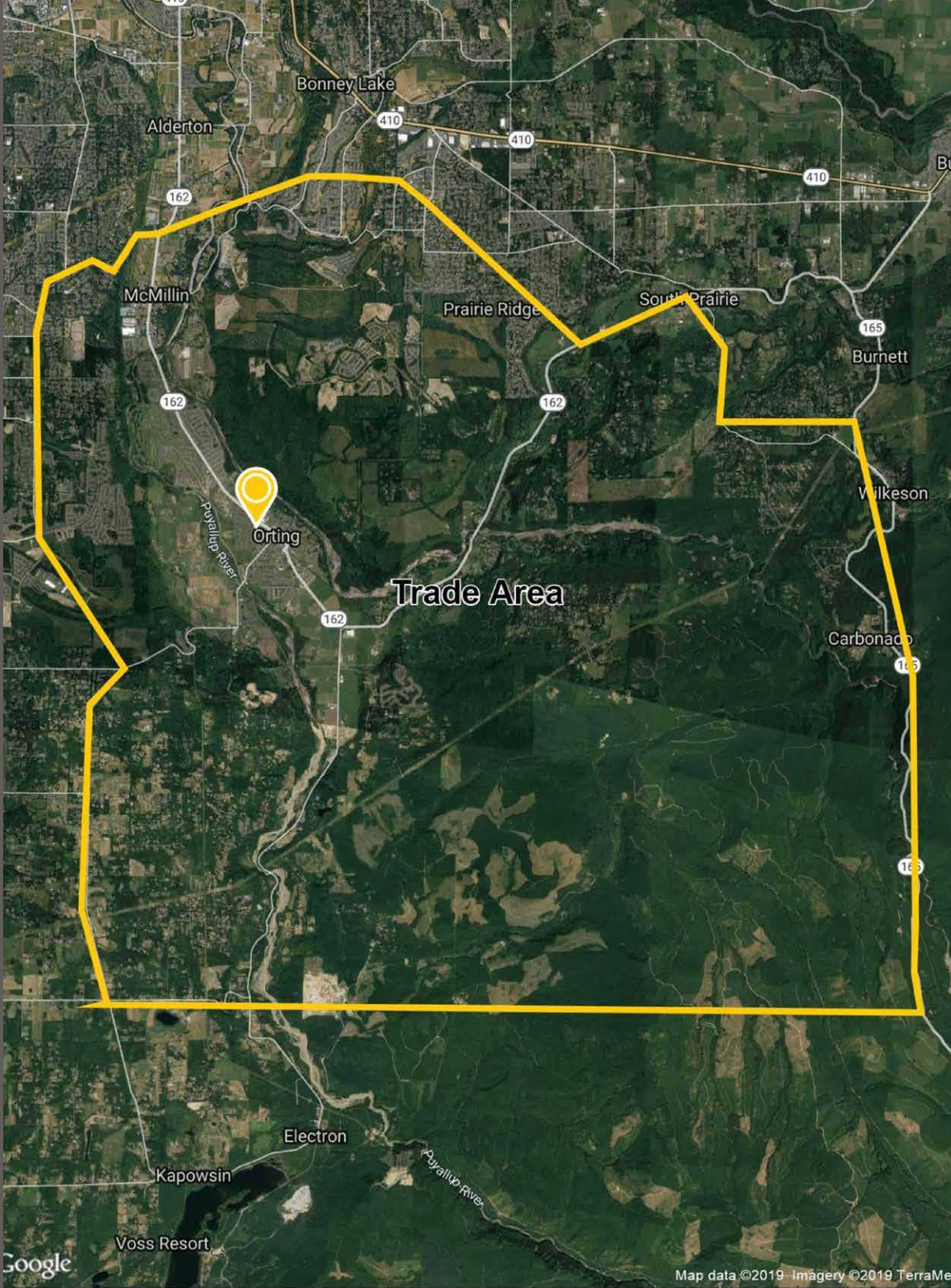
1,878 - 3,000 SF \$22.00-\$24.00 PSF \$8.34 NNN

- 3,000 SF available immediately adjacent to Safeway entrance
- Settled between Orting High School & Orting Middle School which serve approximately 1,280 students
- City rezoning surrounding parcels to allow for more residential density



TENANTS





DEMOGRAPHICS



POPULATION

43,985



DAYTIME DEMOGRAPHICS

14,324



AVERAGE HH INCOME

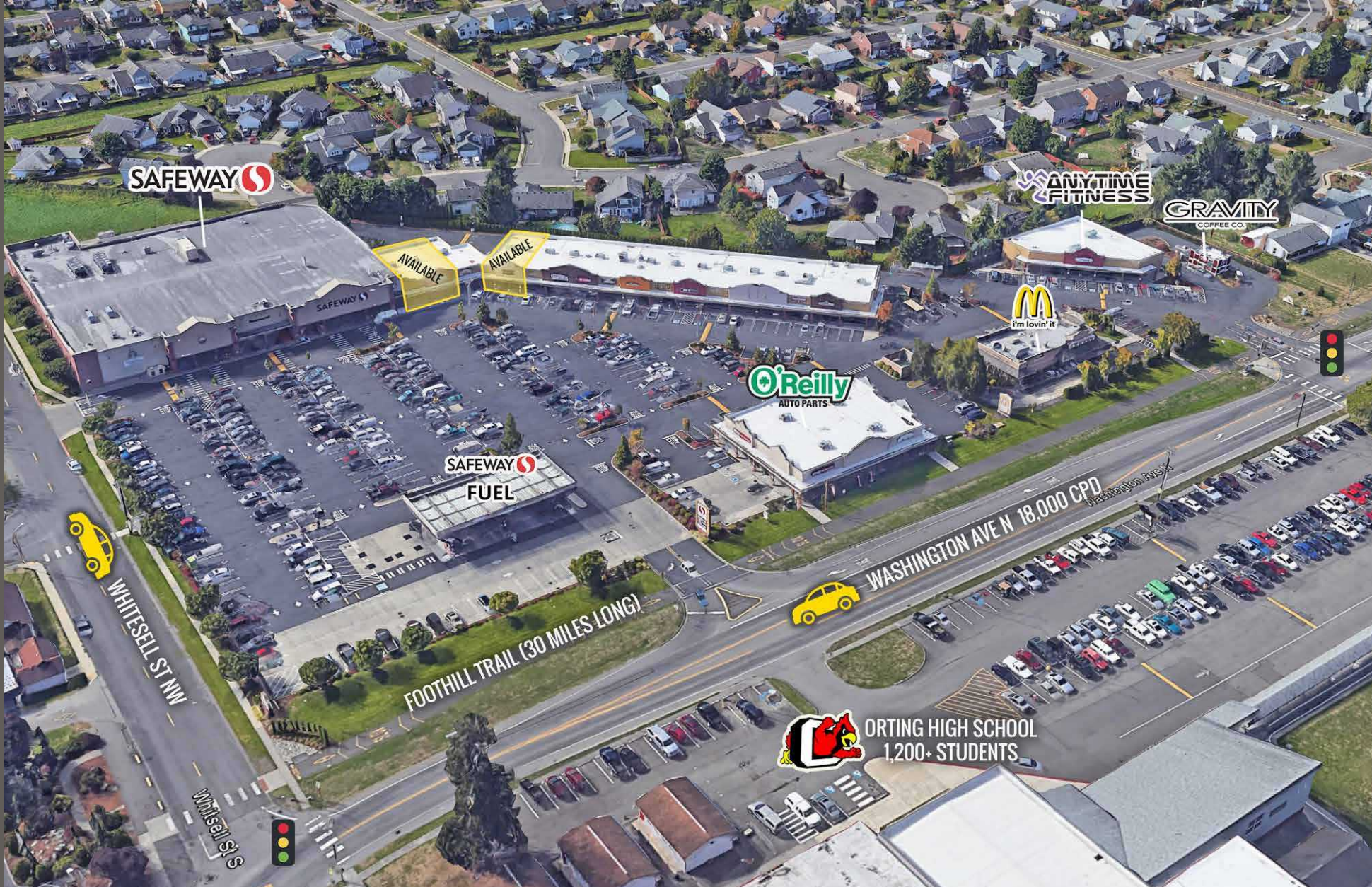
\$102,229



ESTIMATED NUMBER OF HH

15,037

LOCATION DETAILS



High income community



High performing Safeway anchor

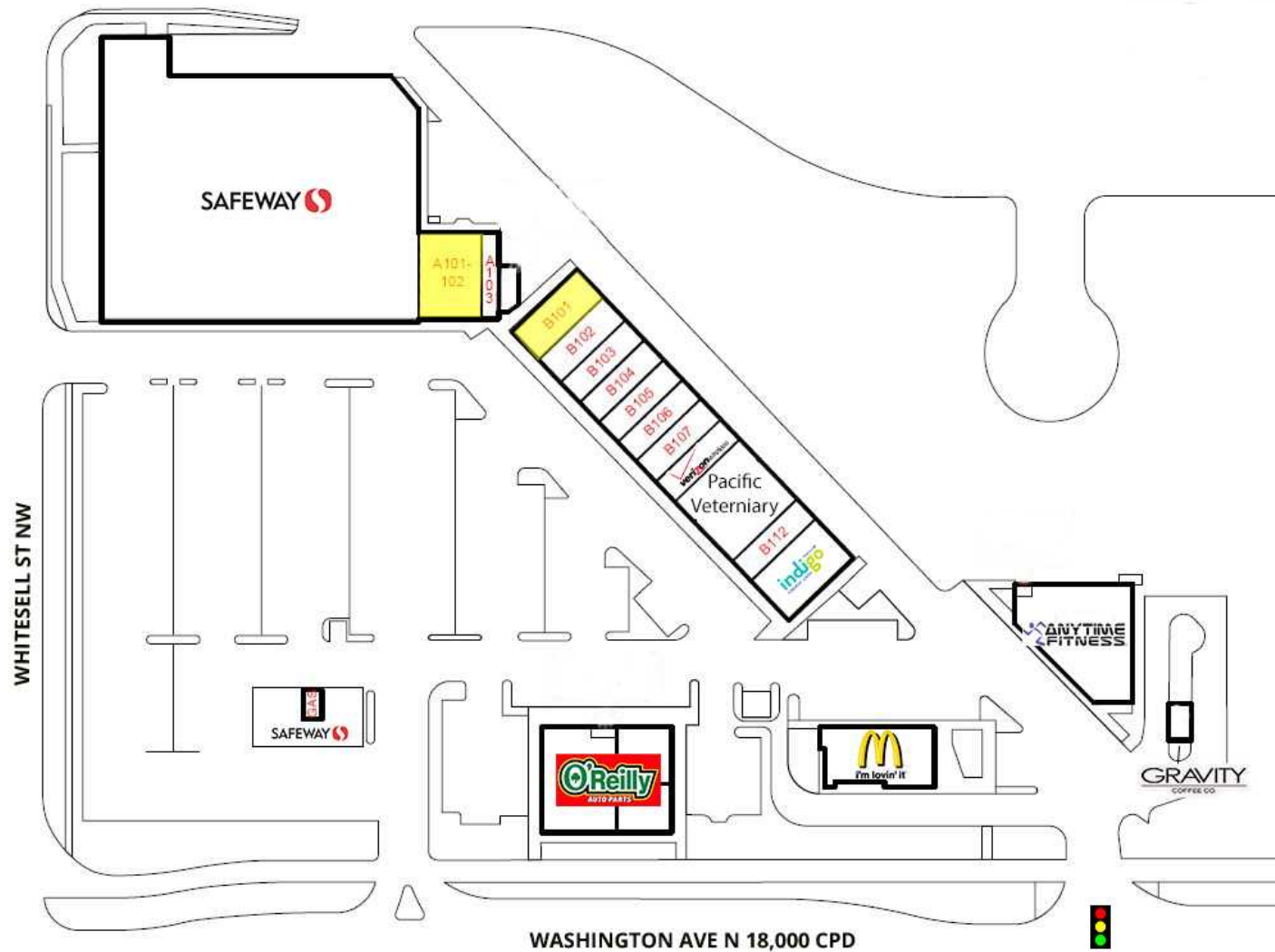


Large year over year residential growth



18,000 CPD Washington Ave

SITE PLAN



Suite	SF	Tenant	Suite	SF	Tenant
A-100	42,238	Safeway	B106	1,333	Modoo Teryaki
A-101 - 102	3,000	AVAILABLE	B107	1,333	Fine Touch Cleaners
A103	1,003	KC Nails	B108	1,333	Verizon Wireless
C101-103	7,125	O'Reilly Auto Parts	B109	3,999	Pacific Veterinary
B101	1,878	AVAILABLE	B112	1,216	Papa Murphy's
B102	1,548	Jones Family Chiropractor	B113	2,782	Indigo Urgent Care
B103	1,333	TGF Hair Salon	PAD	5,500	Anytime Fitness
B104	1,333	Smoke Village	PAD	800	Gravity Coffee
B105	1,333	Subway	PAD	3,500	McDonald's



ORTING, WA is a quaint community situated 20 miles southeast of Tacoma and 40 miles south of Seattle. With it's beautiful views of Mt. Rainier and seemingly endless riverside walking trails it is no wonder that Orting has seen residential development and population spike since the year 2000. High incomes and low housing prices allow residents of this captive community to enjoy a lifestyle free from the financial confines of larger cities.

TACOMA | KIRKLAND | PORTLAND



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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