

FOR LEASE

31009 Pacific Highway S,
Federal Way, WA 98003



Pacific Hwy S 🚗 15,500 CPD

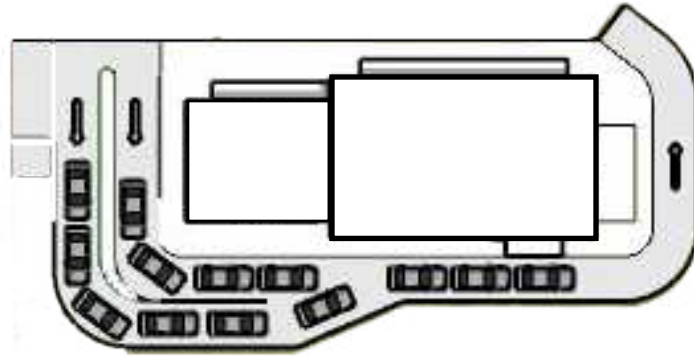
S 312th St 🚗 14,200 CPD



CAMPEON MARKET BY H-MART PAD

Tim Weber | Don Whittles | Blake Weber

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



Proposed site plan

AVAILABLE:

4,200 SF CALL FOR DETAILS

- Site plan can be altered
- Drive-thru approved
- 6 curb cuts



Population



Average HH Income

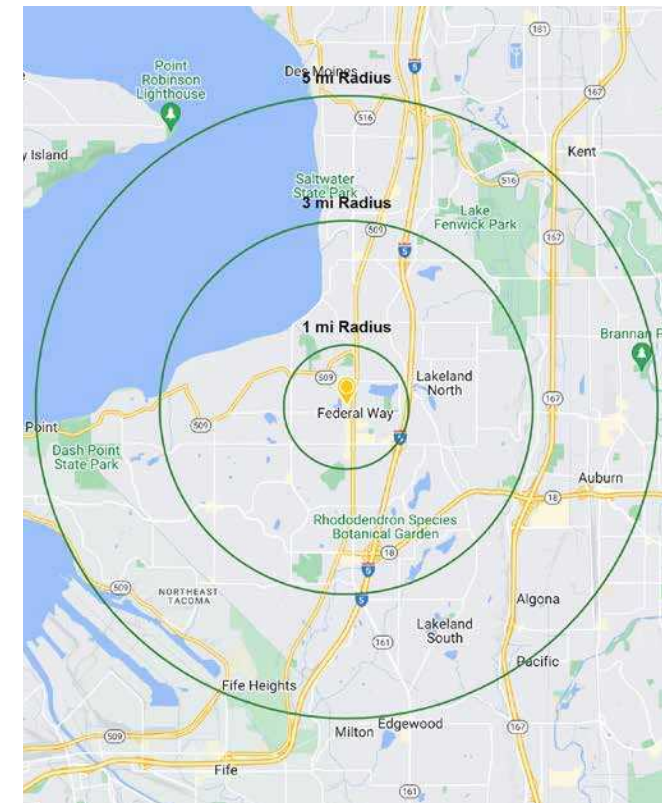


Daytime Population

Regis - 2022

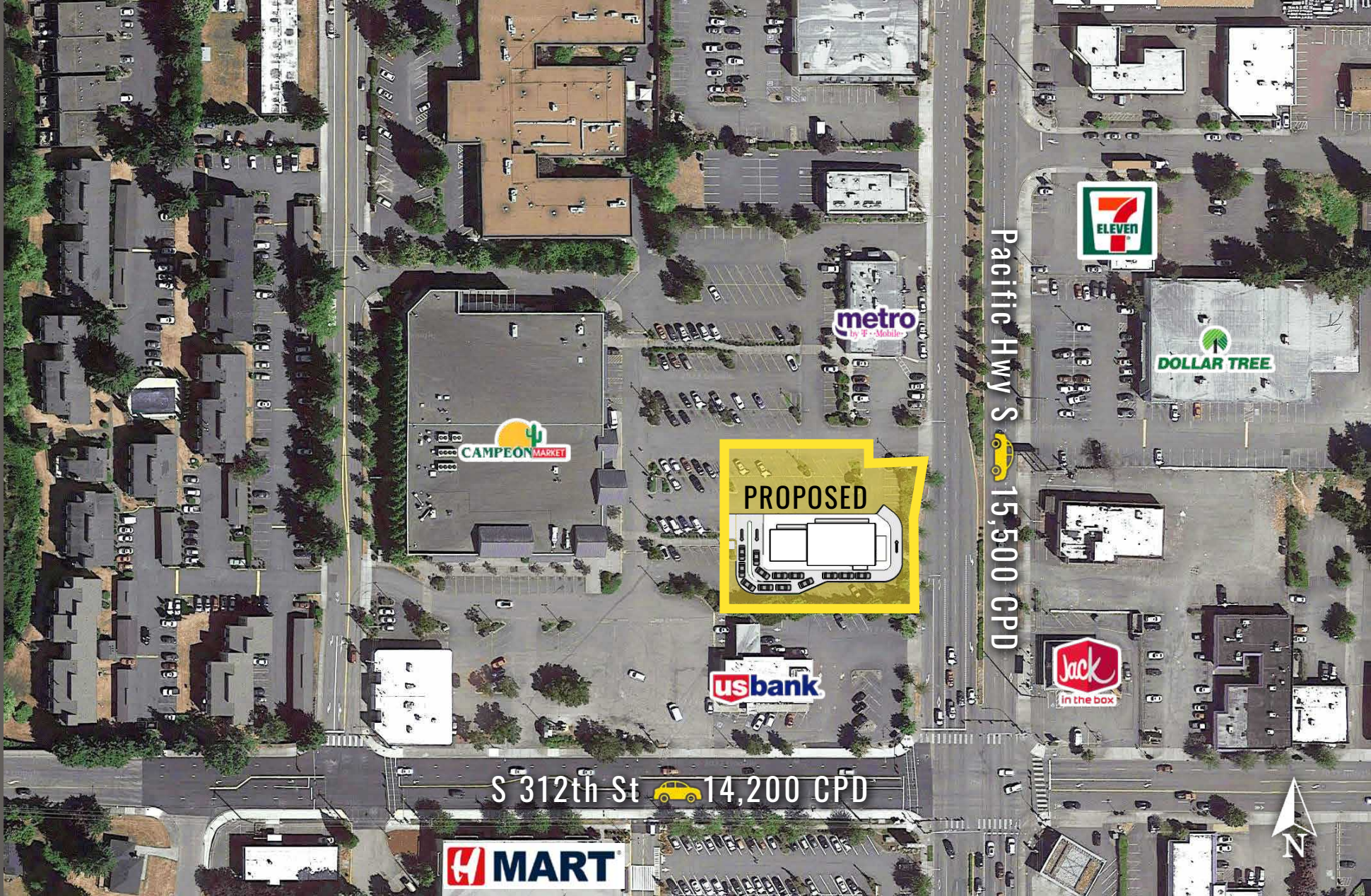
	Population	Average HH Income	Daytime Population
Mile 1	16,001	\$74,600	12,747
Mile 3	108,273	\$95,465	71,517
Mile 5	221,059	\$96,211	149,119

NEARBY TENANTS





LOCATION DETAILS



Located moments from Interstate 5



Located in the Federal Way Retail Core

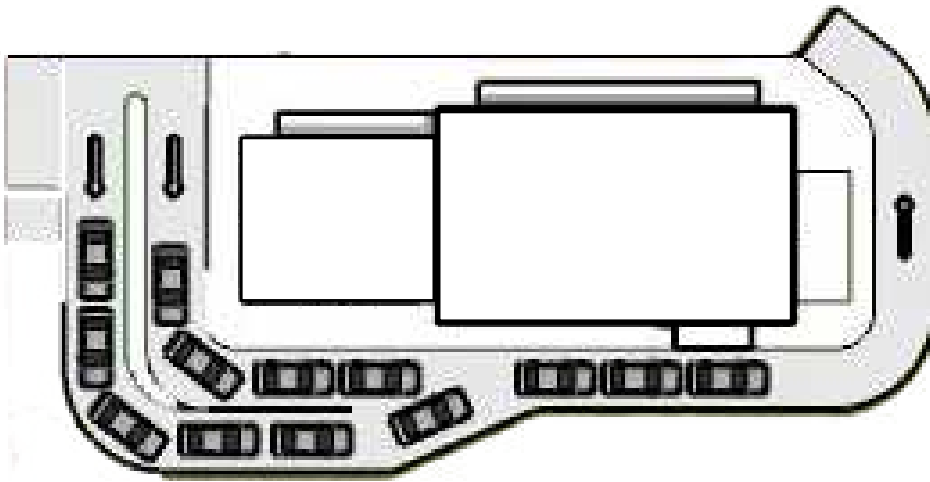


14,200 CPD
S 312th St



15,500 CPD
Pacific Hwy S

Proposed site plan - can be altered



Pacific Hwy S

US Bank

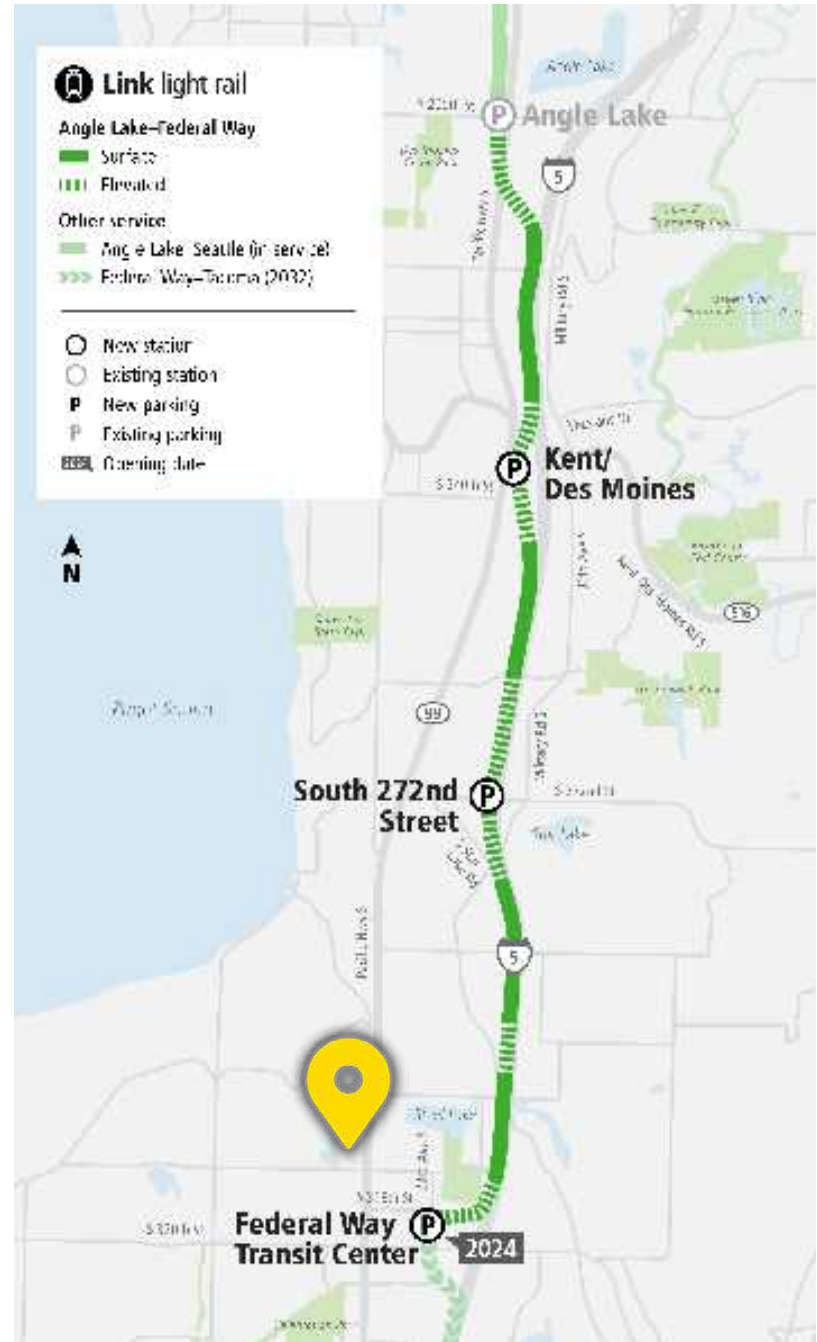
S 312th St

Join the Following Tenants

- Campeon Market
- Vons Chicken
- State Farm
- Sun Cleaners
- Hair Masters
- US Bank
- Metro by T-mobile



Federal Way Link Extension Project



SITE PLAN



**EXISTING
CAMPEON
MARKET**

**EXISTING
RETAIL
PAD**

MAIN ENTRY

**PROPOSED PAD
32,769 SF
(0.75 ACRES)**

4,200 SF

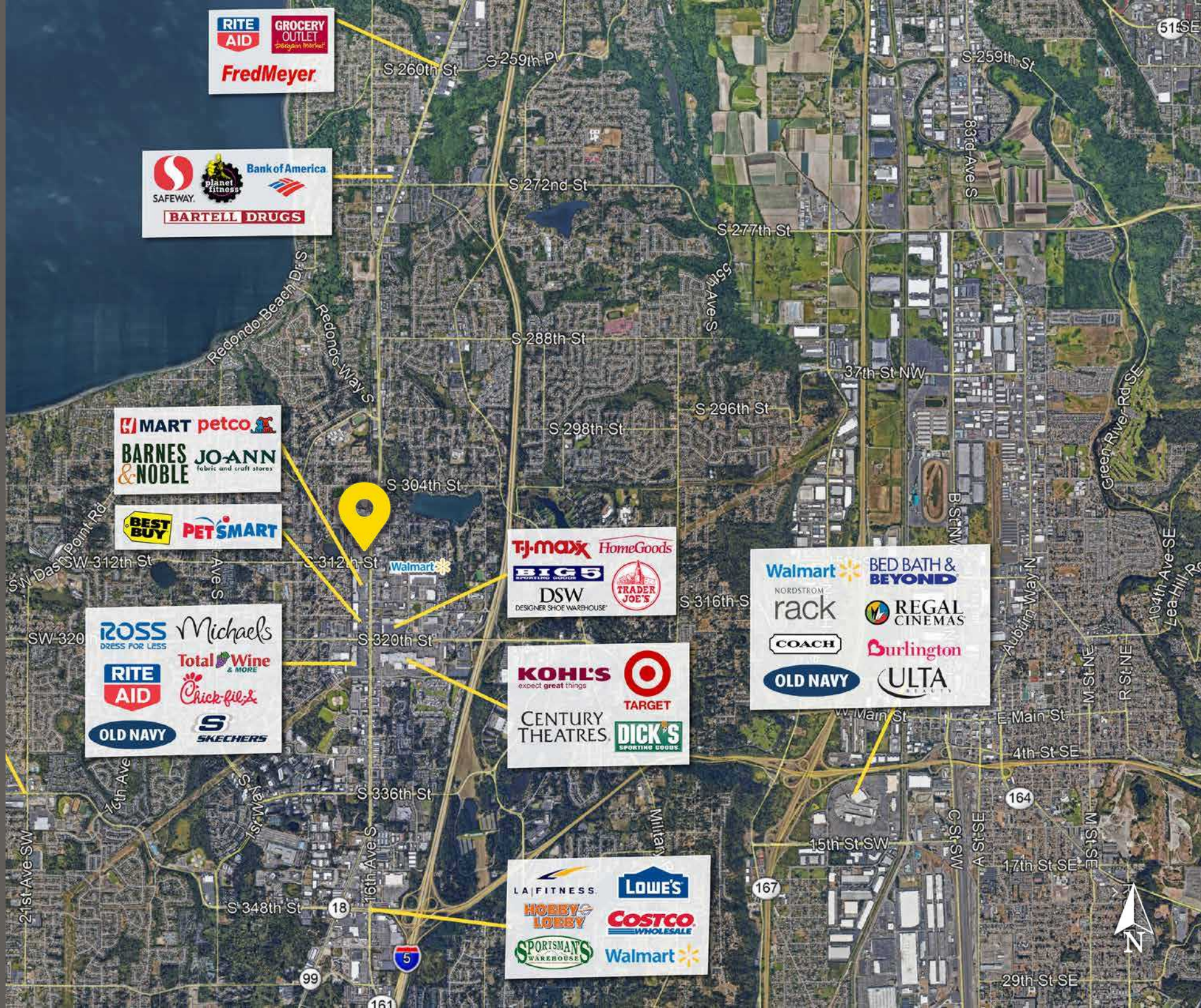
**EXISTING
RETAIL
PAD**

**EXISTING
BANK PAD**

**PACIFIC
HIGHWAY
SOUTH**

SOUTH 312TH STREET

LOCATION AERIAL



RITE AID
GROCERY OUTLET
Fred Meyer

SAFeway
planet fitness
Bank of America
BARTELL DRUGS

MART petco
BARNES & NOBLE
JO-ANN
BEST BUY
PET SMART

ROSS
Michael's
RITE AID
Total Wine & MORE
Chick-fil-A
OLD NAVY
SKECHERS

TJ-maxx
HomeGoods
BIG 5
DSW
TRADER JOE'S

KOHL'S
expect great things
TARGET
CENTURY THEATRES
DICK'S
SPORTING GOODS

Walmart
NORDSTROM
rack
COACH
OLD NAVY
BED BATH & BEYOND
REGAL CINEMAS
Burlington
ULTA

LA FITNESS
HOBBY LOBBY
SPORTSMAN'S WAREHOUSE
LOWE'S
COSTCO WHOLESALE
Walmart





FEDERAL WAY, WA is located along the Puget Sound Inlet and shadowed by the majestic Mount Rainier in the Seattle Tacoma metro area and is a “Family Friendly” community - great for leisure and business travelers alike. Nearly 1 million tourists visit Federal Way every year. With ongoing local music, theater, arts, and community events, visitors have plenty of entertainment to choose.

TACOMA | KIRKLAND | PORTLAND



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

TIM WEBER

253.471.5502
tweber@firstwesternproperties.com

DON WHITTLES

253.471.5509
dwhittles@firstwesternproperties.com

BLAKE WEBER

253.284.3646
bweber@firstwesternproperties.com



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

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.