

# PRIME PACIFIC AVENUE RETAIL SHELL SPACE

13021 PACIFIC AVE S | PARKLAND, WA 98444

## HIGH TRAFFIC RETAIL SHELL – MAKE IT YOURS



### LEASE INFORMATION

Available Size	Divisible to	Lease Rate	TI Allowance
7,000 SF	1,400 SF	\$18/SF/YR, NNN	Negotiable

**This prime retail space** boasts a brilliant location, just a 5-minute drive from Hwy 512. Its convenient ingress and egress make it easily accessible from both Pacific Ave and 131st St. The open shell space offers flexibility, allowing you to bring your own floor plan and customize the space to fit your business needs. Additionally, there is a corner space available for a food truck, with negotiable rates. Don't miss the opportunity to secure a highly visible location in a thriving commercial area.

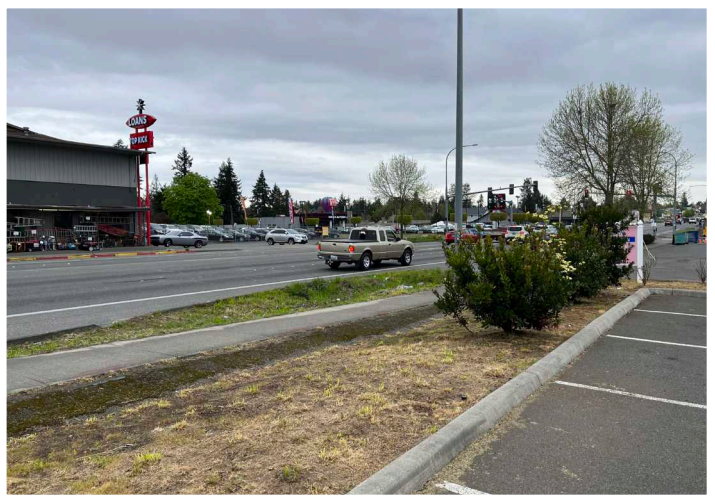
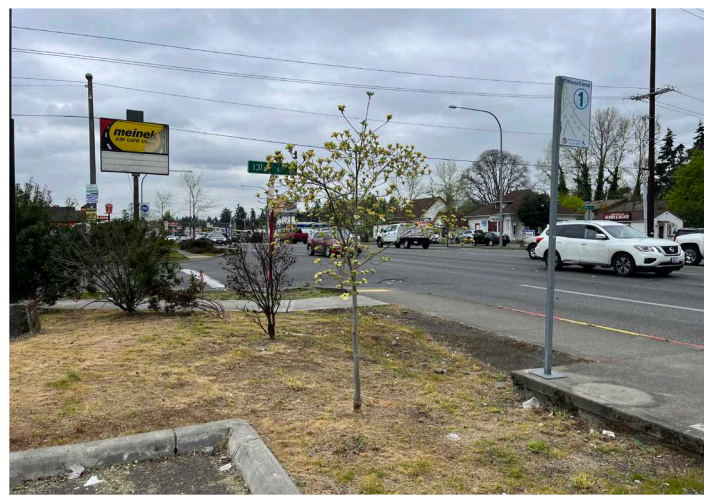
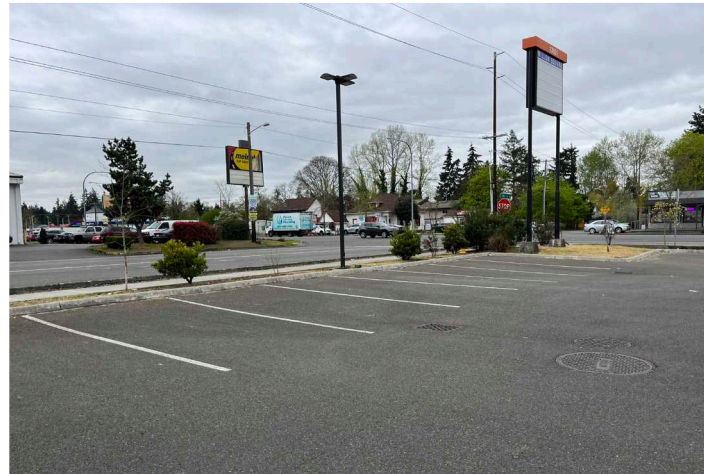


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## DEMOGRAPHICS

5-Mile Population

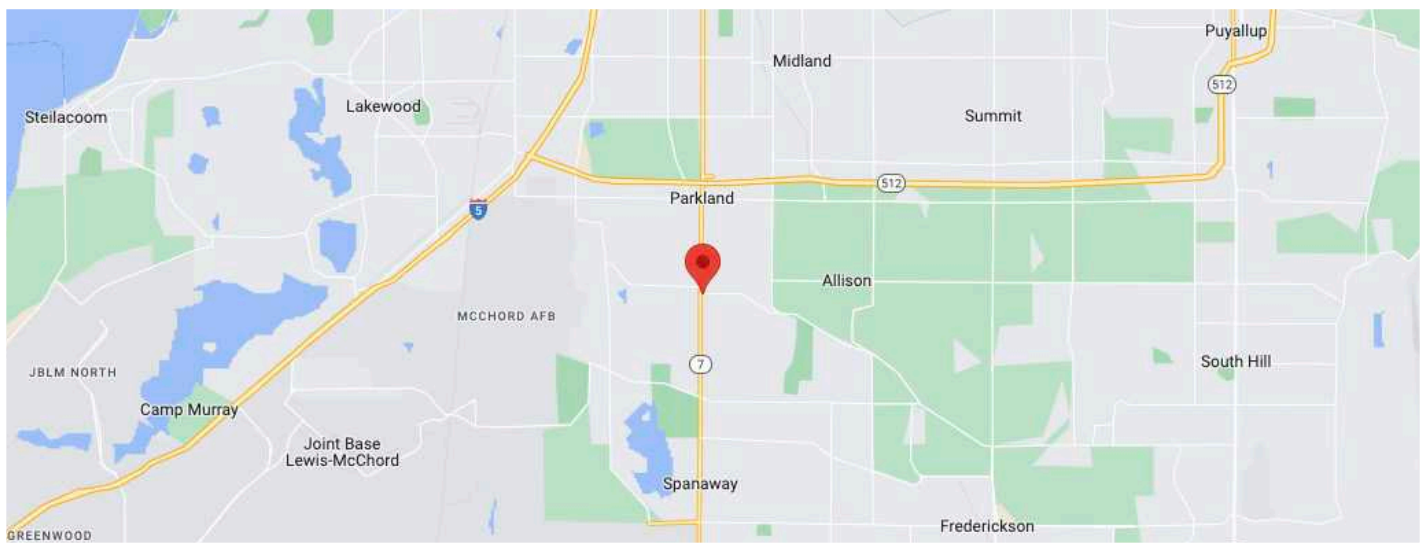
230,000 SF

5-Mile HH Income

\$79,552

ADT

~33,000



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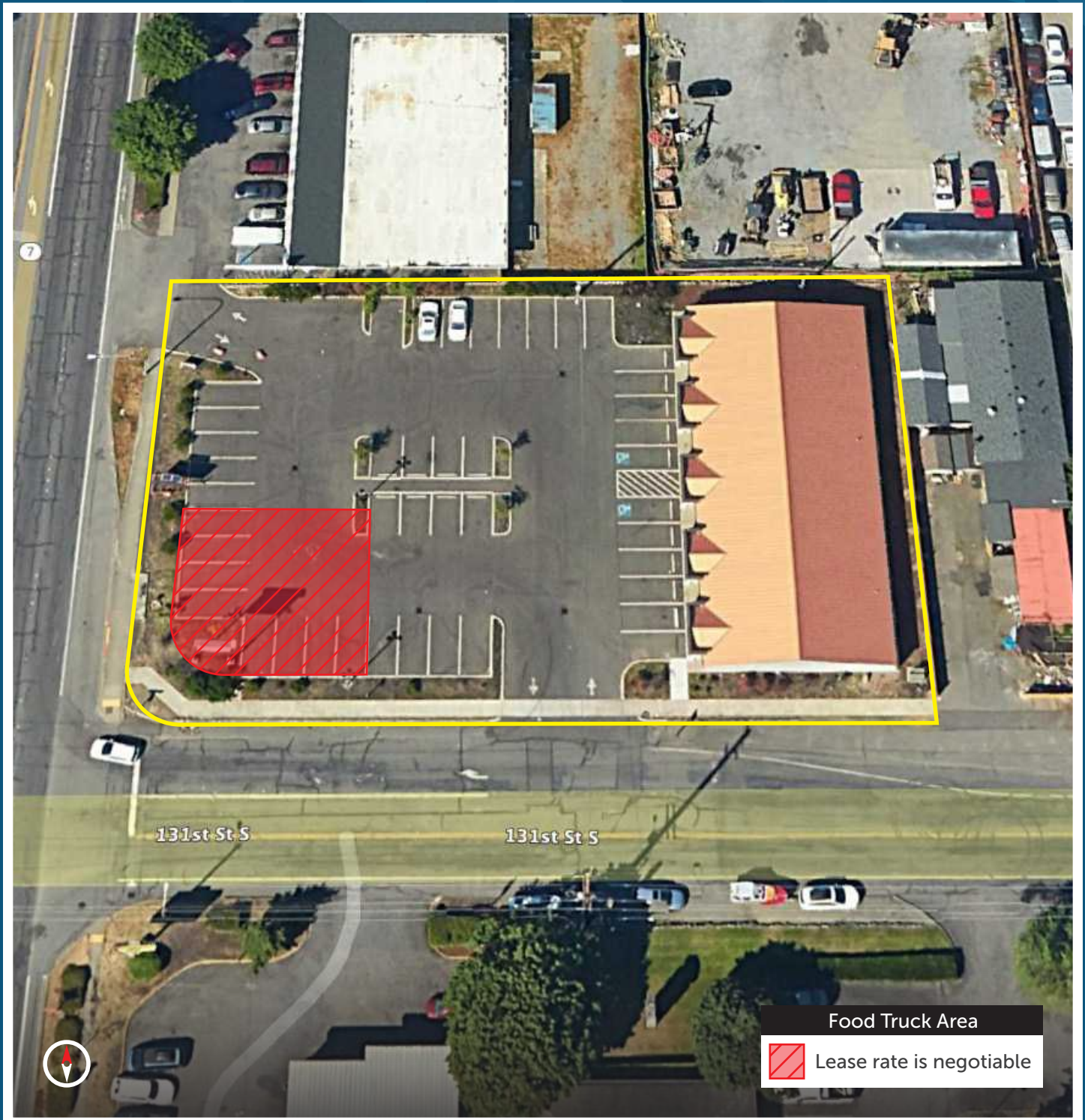
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Food Truck Area



Lease rate is negotiable



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