

Waterview Crossing

21814 PACIFIC HWY S | DES MOINES, WA

FOR LEASE



① WEST ELEVATION
SCALE: 1/8" = 1'-0"

Commercial Space Available for Lease in New, Mixed-Use Development in Des Moines

NEW 9-BUILDING development project includes 3 mixed-use buildings with commercial spaces and 6 multi-family buildings with a total of 326 apartment units

COMMERCIAL spaces can accommodate retail, professional, and flex uses

SIZES RANGE from 1,065 sf to 3,077 sf (Some spaces may be combined)

HIGH TRAFFIC Pacific Hwy close to nearby Angle Lake Light Rail Station

EXCEPTIONAL visibility

\$18 - 22 / SF Modified Gross (Depending on Configuration)

LIGHT RAIL ACCESSIBILITY Angle Lake Station, Des Moines

AVAILABLE now!

CRAMER FOSTER
253.241.7244
cramer@westcomproperties.com

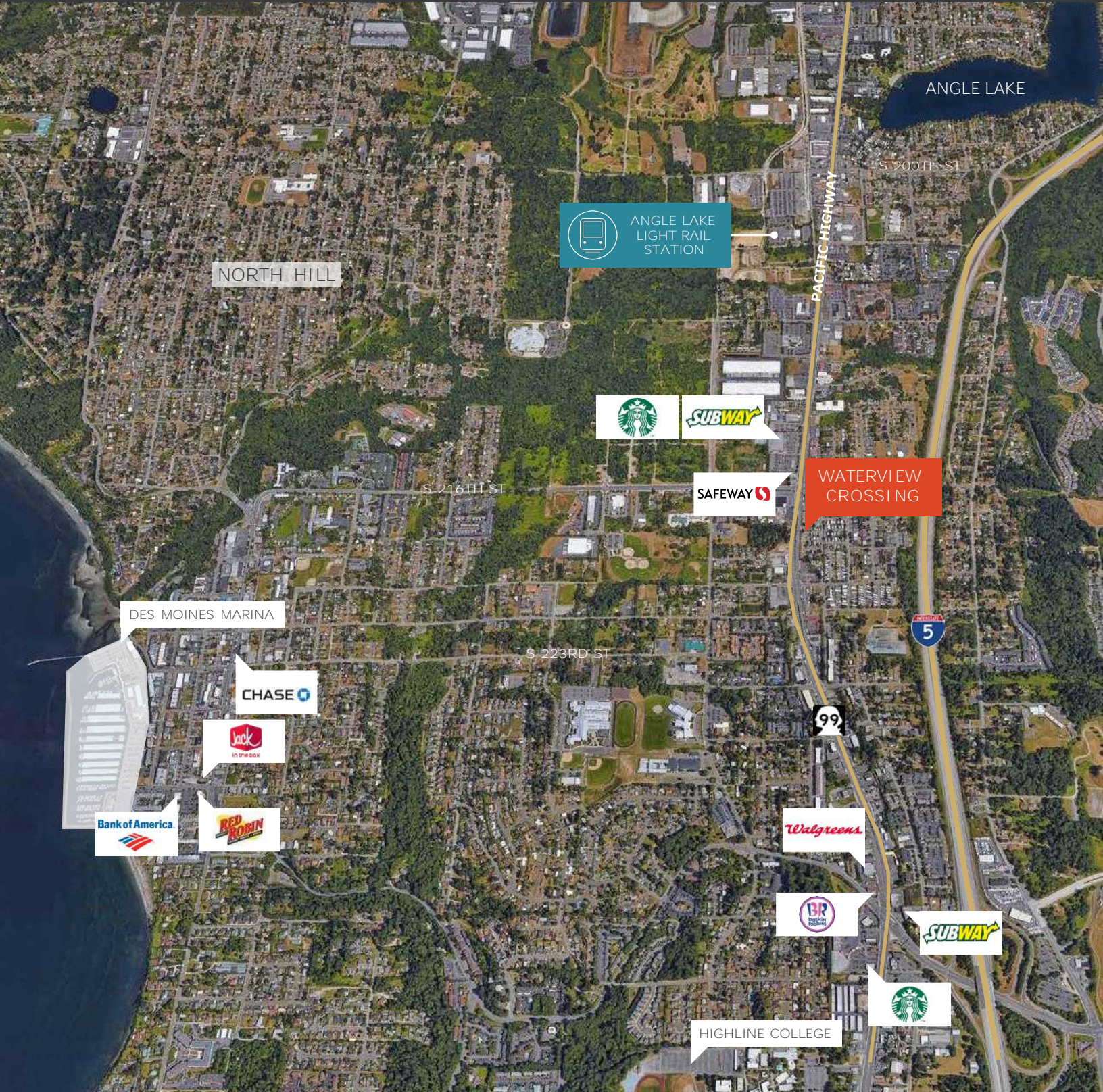
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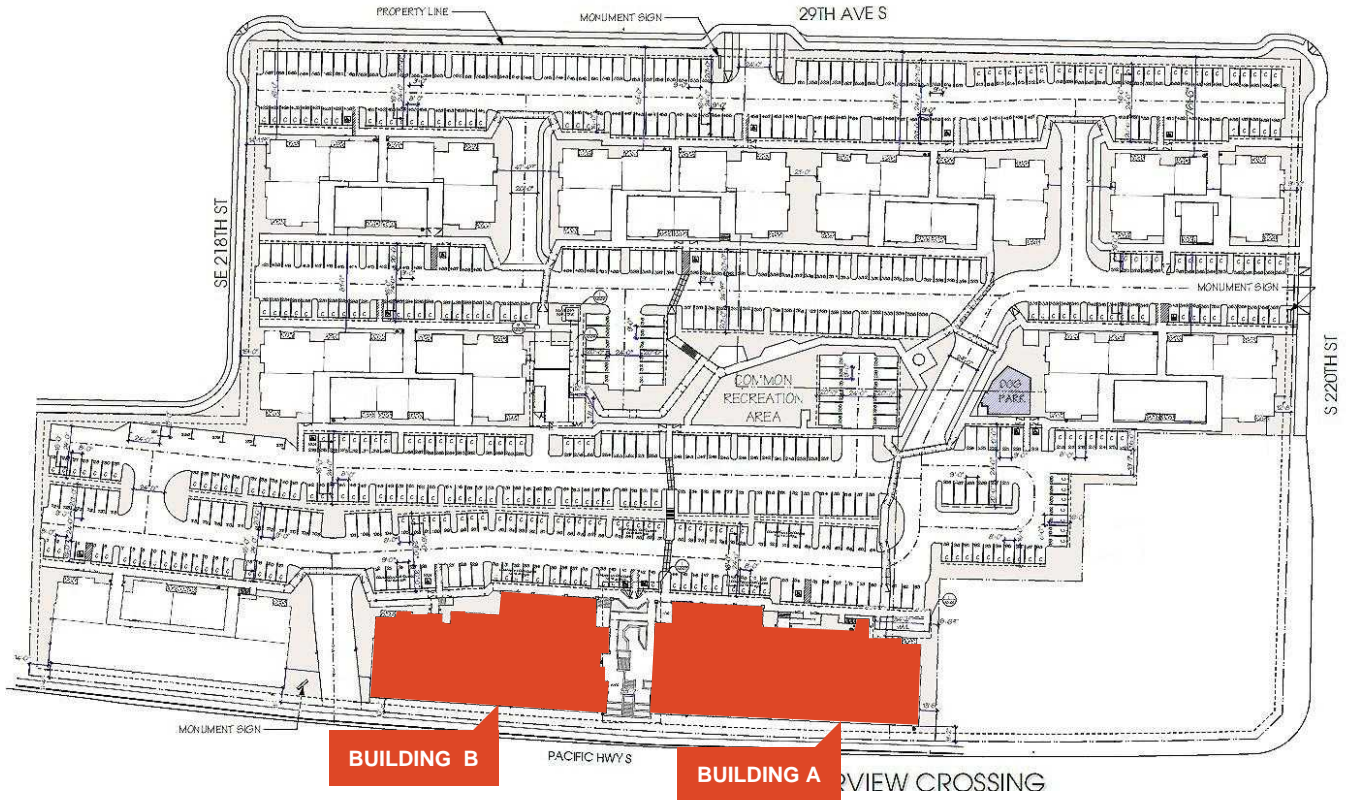
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SITE PLAN



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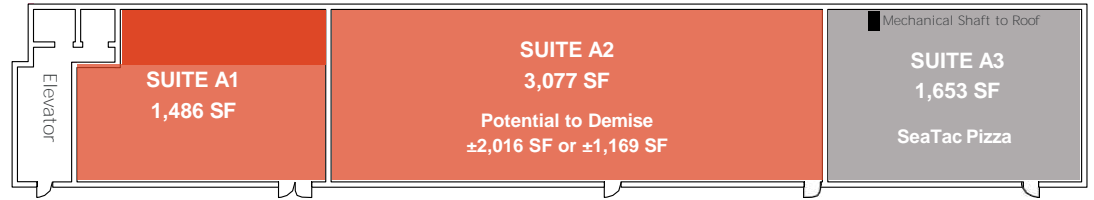
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Building A - Retail Space

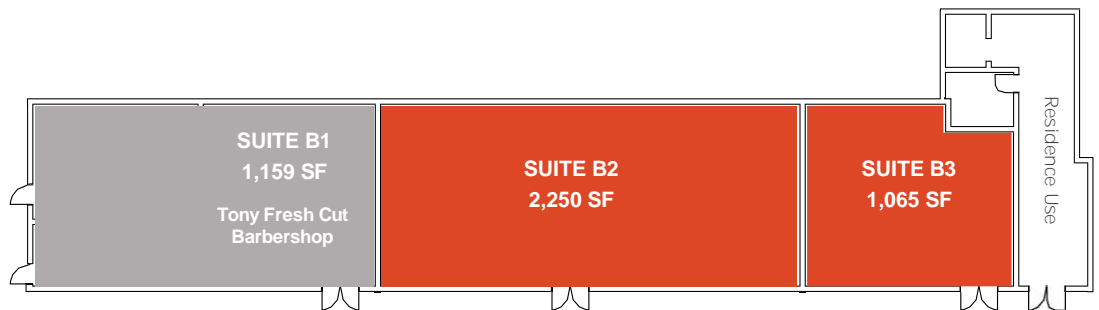
Suite	SF
A1	1,486
A2	3,077
A3	Leased



THIS FLOOR PLAN IS NOT TO SCALE.

Building B - Retail Space

Suite	SF
B1	Leased
B2	2,250
B3	1,065



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Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2023 Projection	18,965	92,810	234,790
2018 Estimate	17,688	85,798	217,019
2010 Census	15,769	72,123	182,370
Growth 2018 - 2023	7.22%	8.17%	8.19%
Gross Rental Income	12.17%	18.96%	19.00%
HOUSEHOLDS			
2023 Projection	6,800	36,876	92,218
2018 Estimate	6,323	34,012	84,975
2010 Census	5,566	28,185	69,911
Growth 2018 - 2023	7.54%	8.42%	8.52%
Growth 2010 - 2018	13.60%	20.67%	21.55%
Owner Occupied	2,760	17,656	42,491
Renter Occupied	3,563	16,356	42,484
2017 Avg Household Income	\$67,775	\$76,620	\$79,218
2017 Med Household Income	\$51,856	\$58,145	\$58,652
POPULATION BY RACE			
2018 Population	17,688	85,798	217,019
White	9,615	54,172	133,585
Black	2,842	10,651	27,200
Am. Indian & Alaskan	308	1,446	3,707
Asian	3,004	11,681	33,684
Hawaiian & Pacific Island	837	2,897	6,235
Other	1,082	4,951	12,608
2018 AVG HOUSEHOLDS BY HOUSEHOLDS INC			
<\$25,000	1,179	6,439	16,512
\$25,000 - \$50,000	1,882	8,441	20,259
\$50,000 - \$75,000	1,215	6,445	15,639
\$75,000 - \$100,000	894	4,219	11,054
\$100,000 - \$125,000	480	2,991	6,936
\$125,000 - \$150,000	239	1,757	4,445
\$150,000 - \$200,000	269	2,273	5,458
\$200,000+	166	1,447	4,671

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