

# FOR LEASE

23313 Pacific Highway S  
Des Moines, WA 98032

**UW Medicine**  
RENT / DES MOINES CLINIC

**HARBOR FREIGHT**  
QUALITY TOOLS | LOWEST PRICES  
**COMING SOON!**



## HIGHLINE VILLAGE

Patric Grissom | Justin Holmes

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

**HIGHLINE VILLAGE** is located at the prime intersection in Kent/Des Moines with over 67,000 CPD passing by the center. The center is near immediate access to Interstate 5 and SR 516; and offers strong foot traffic being located adjacent to Highline College with over 13,000 students. There is massive growth potential for this area as the future light rail station will open in 2024.

**AVAILABLE**

- » SUITE 23219A      2,100 SF
  - » SUITE 23219B      2,100 SF
  - » SUITE 23231      1,650 SF
  - » SUITE 23235      1,200 SF    **FORMER SUBWAY**
- } CAN BE COMBINED

- Above market parking ratio of 4 spaces per 1,000 SF
- Direct visibility to Highway 99
- Paint, lighting, and other capital upgrades recently completed



Population



Average HH Income

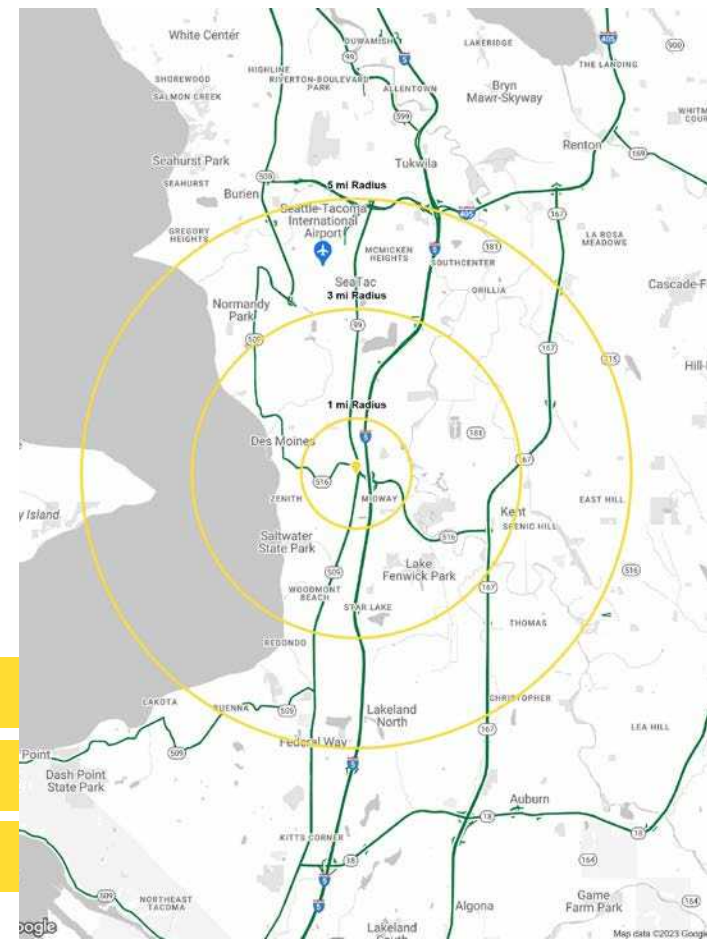


Daytime Population

Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	15,884	\$89,521	3,394
Mile 3	88,128	\$92,684	49,534
Mile 5	207,599	\$93,506	124,998

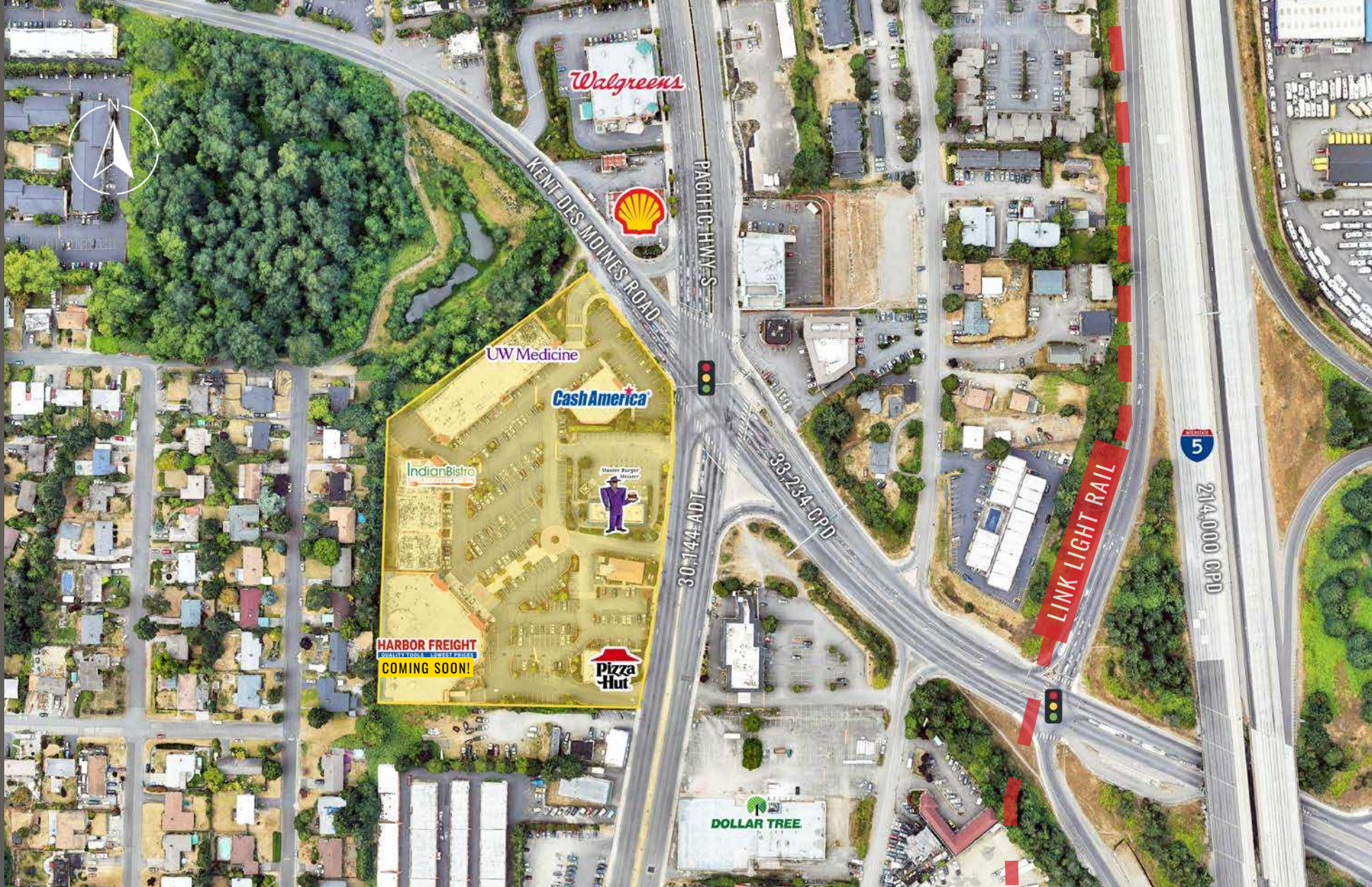
**TENANTS**



SUMMARY



LOCATION DETAILS



Located at Prominent  
Lighted Intersection



Located moments  
from I-5 access



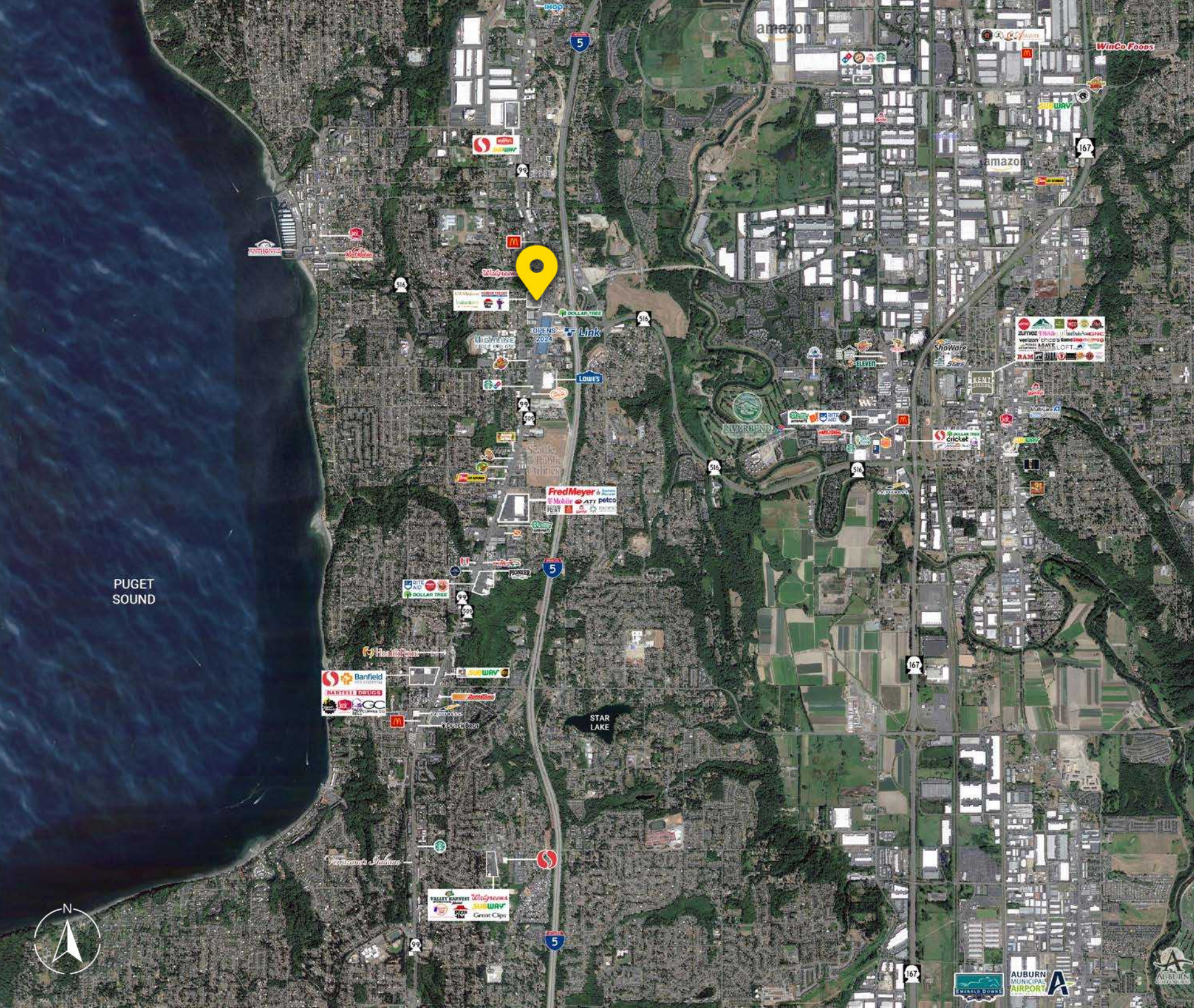
30,144 ADT  
Pacific Hwy S

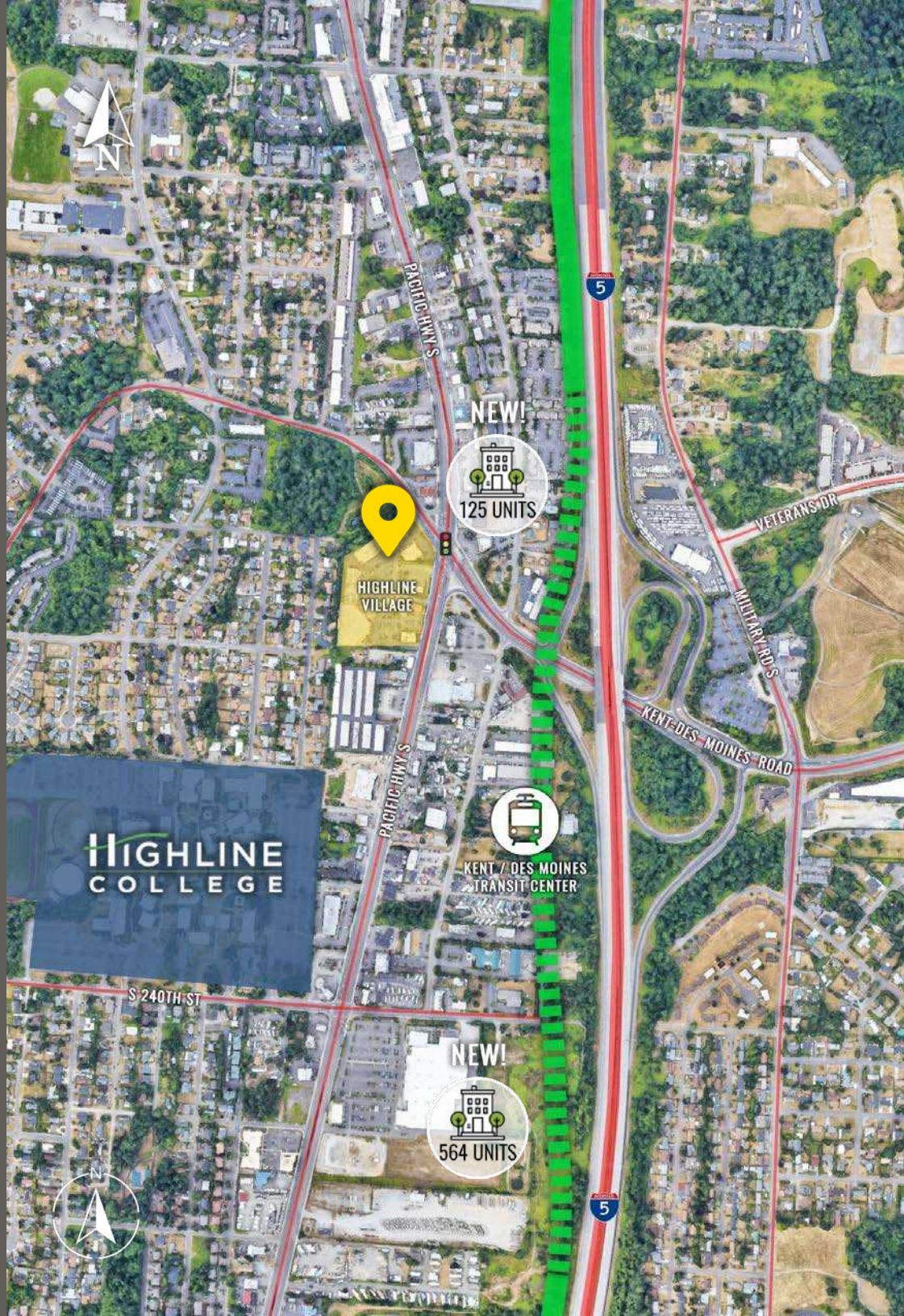


33,324 ADT  
Kent Des Moines Road

# LOCATION AERIAL

PUGET SOUND





# LINK LIGHT RAIL COMING TO DES MOINES IN 2024

**Link light rail**

**Angle Lake–Federal Way**

- Surface
- Elevated

**Other service**

- Link 1 Line: Angle Lake–Seattle (in service)
- Federal Way–Tacoma (future service)

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New station

Existing station

New parking

Existing parking



# SITE PLAN





TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

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