

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

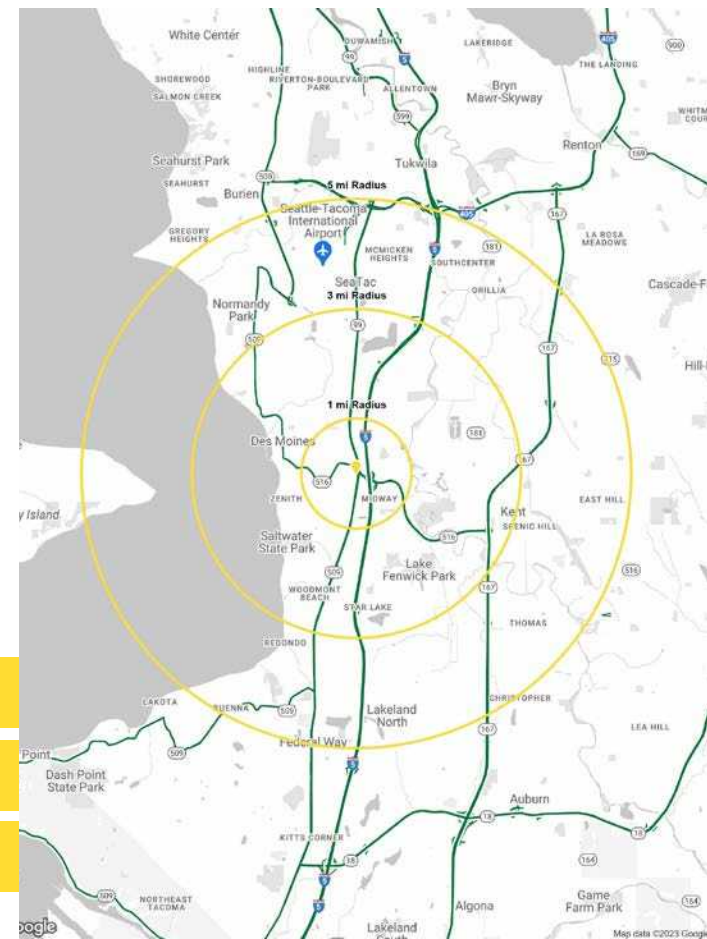


Daytime Population

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

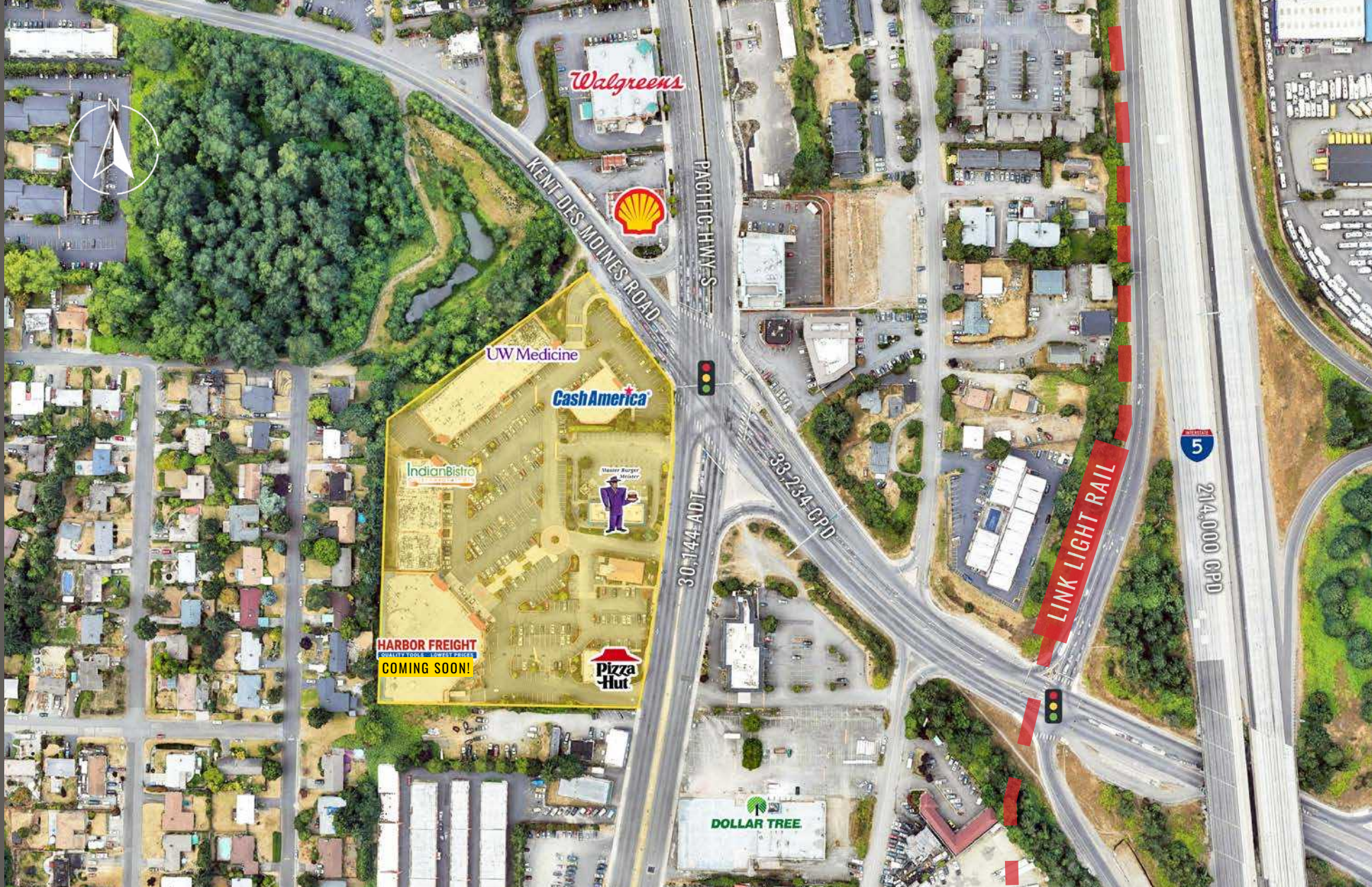
TENANTS



SUMMARY



LOCATION DETAILS



Located at Prominent
Lighted Intersection



Located moments
from I-5 access



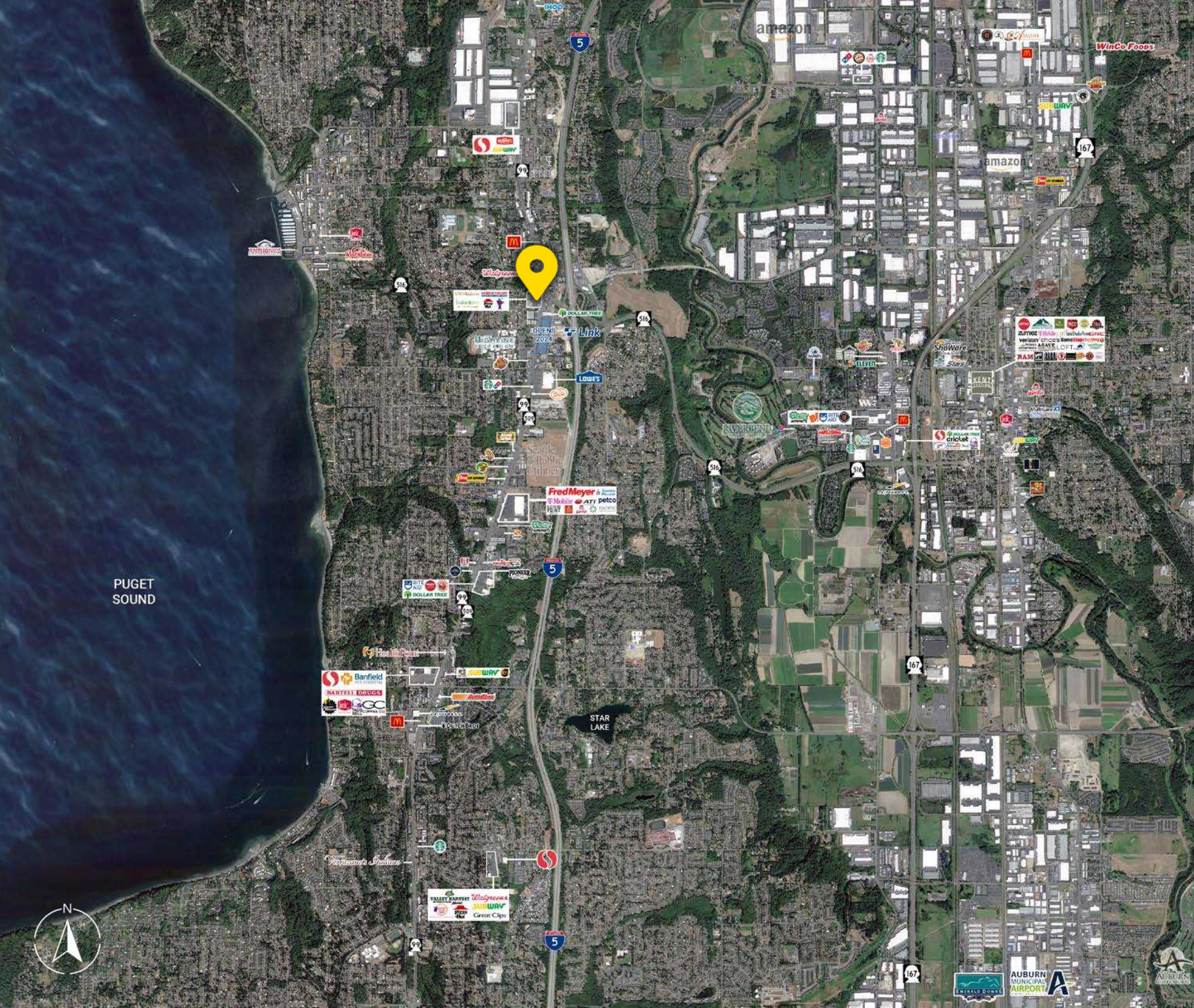
30,144 ADT
Pacific Hwy S

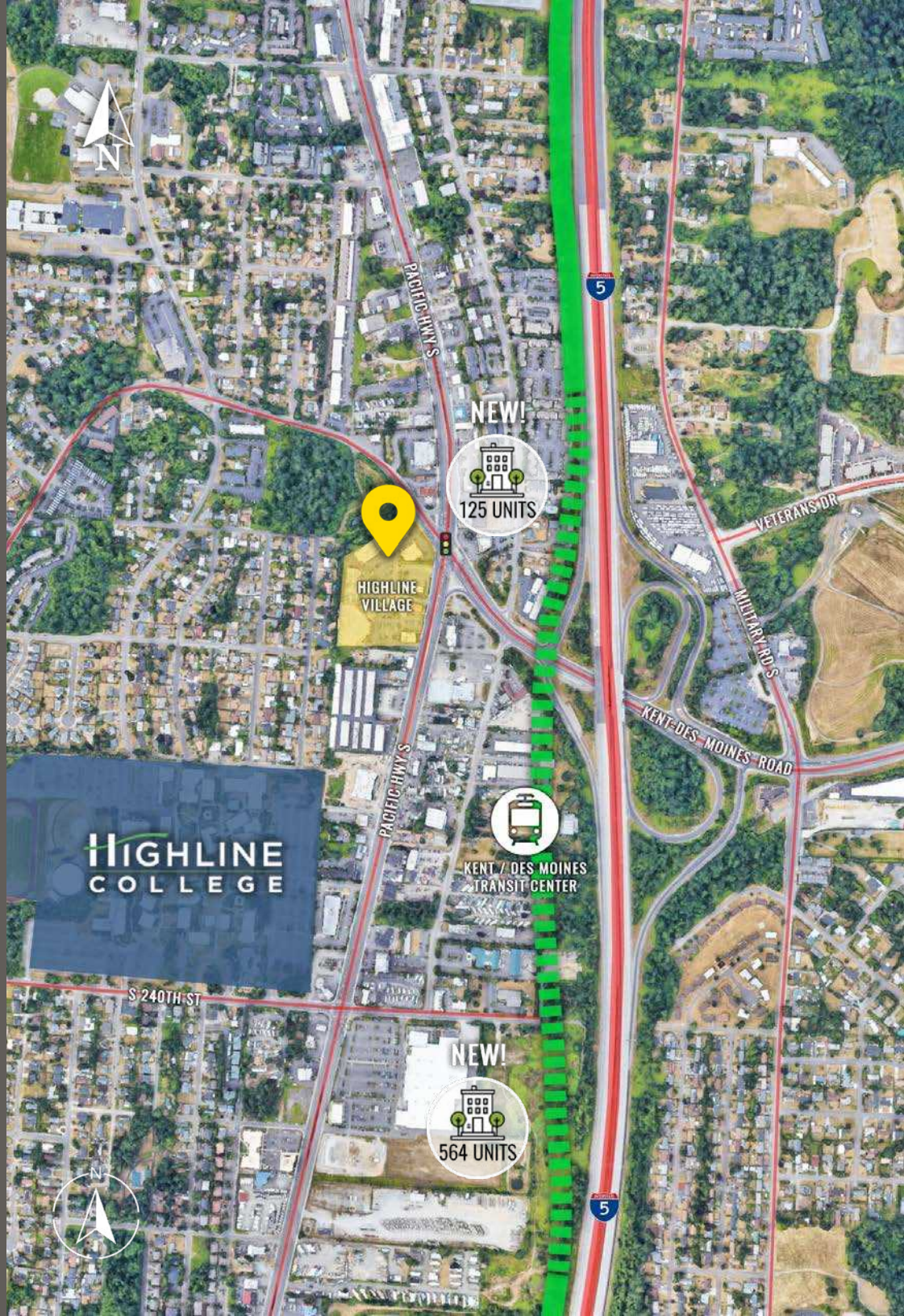


33,324 ADT
Kent Des Moines Road

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)

New station

Existing station

New parking

Existing parking



SITE PLAN





TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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