

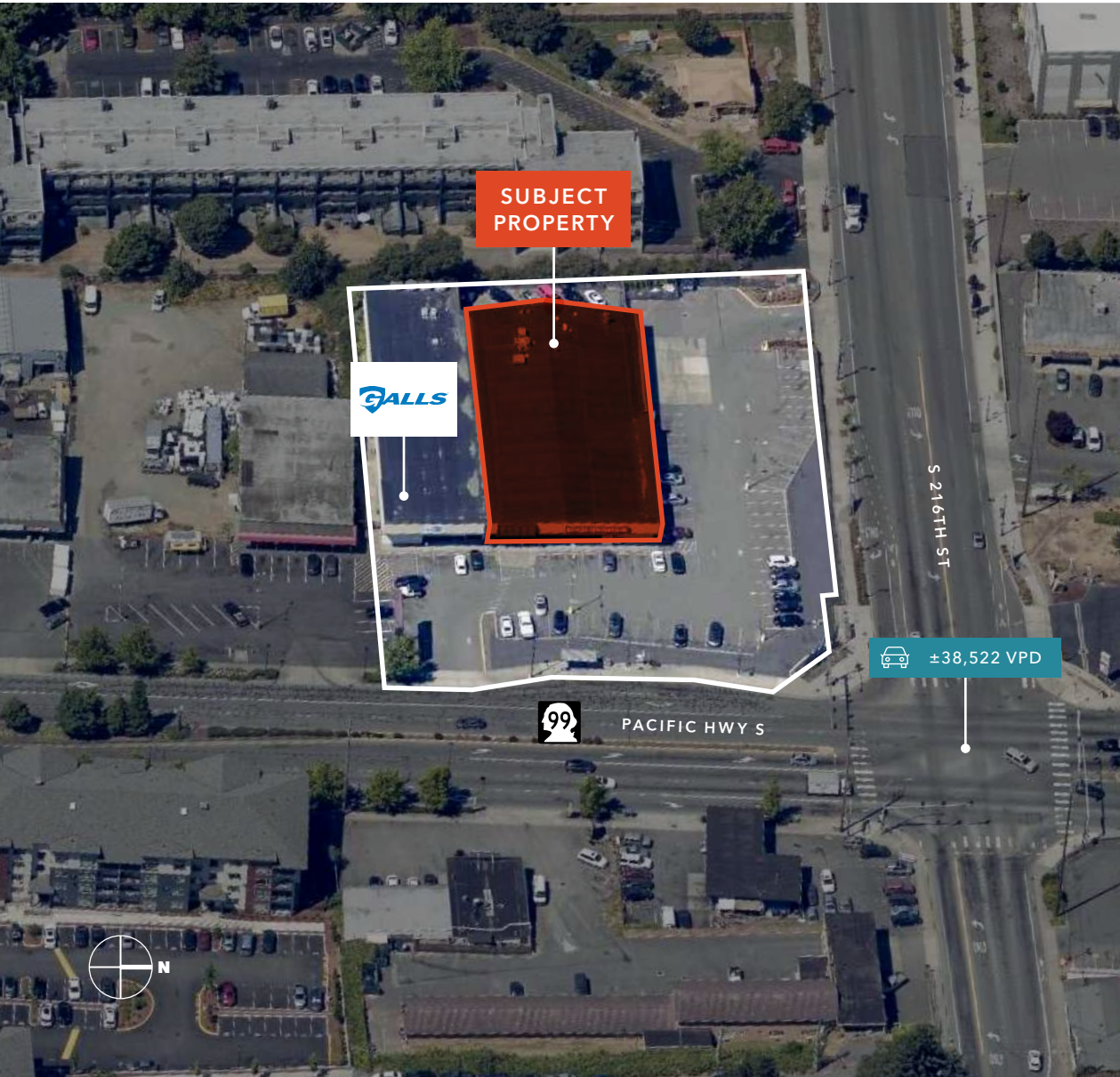
FOR LEASE

BARTELL DRUGS

21615-21621 PACIFIC HWY S | DES MOINES, WA

±14,786 SF Retail Space Available for Lease, Can Be Demised to 5,000 SF in Des Moines, WA





Property Highlights

±14,786 SF available & can be demised to 5,000 SF

Parcel no. 215640-0301

Built in 1957

New roof in 2016 and new HVAC in 2012

In proximity to newly constructed apartment buildings and distribution centers

New light rail and SR 509 extensions within blocks from the property

Co-tenant is Galls, a public safety equipment and uniform supplier

Convenient access to I-5

Pylon signage available

Excellent visibility from Pacific Highway S

Strong daytime population with over 40K employees in 3-mile radius

Capacity for 100+ surface parking stalls

\$21 - 30 /SF
LEASE RATE

\$4/SF
NNN





DEMOGRAPHICS

Population

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| EST POPULATION (2024) | 18,340 | 83,586 | 201,211 |
| PROJECTED POPULATION (2029) | 18,263 | 82,374 | 200,716 |

Housing

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|--------|---------|---------|
| ESTIMATED HOUSEHOLDS (2024) | 6,579 | 31,964 | 76,460 |
| OWNER-OCCUPIED HOUSING (2024) | 37.6% | 51.2% | 50.3% |
| RENTER-OCCUPIED HOUSING (2024) | 62.4% | 48.8% | 49.7% |

Income & Employment

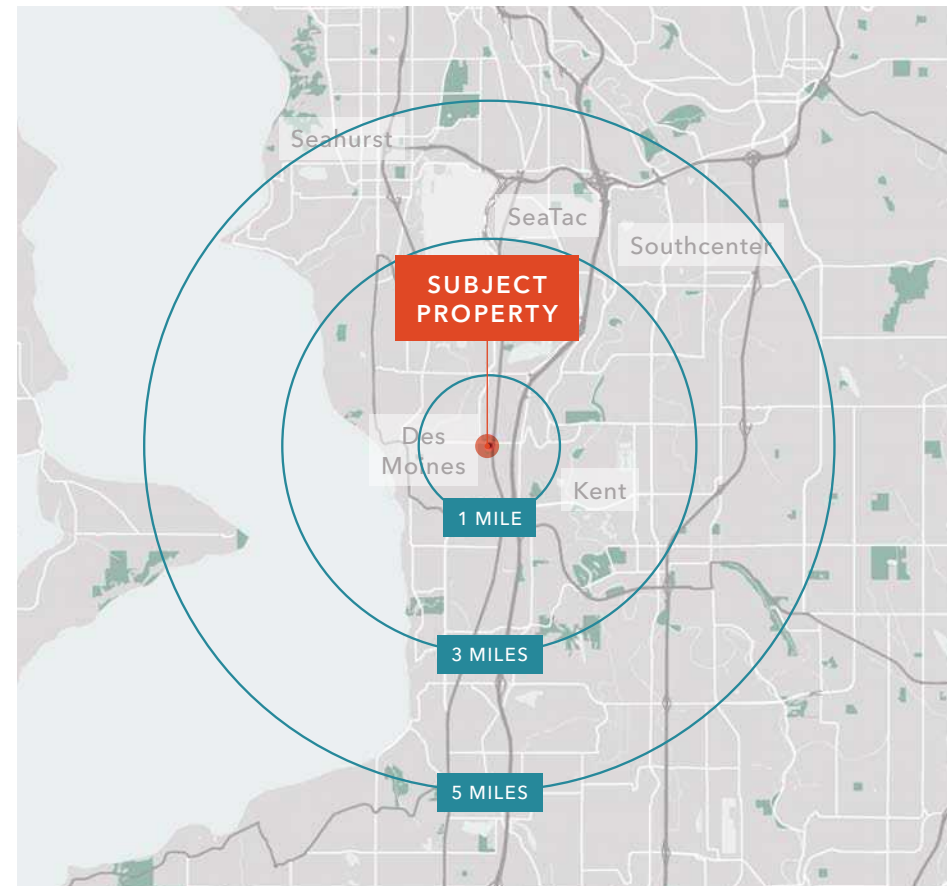
| | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|-----------|-----------|-----------|
| EST AVG HH INCOME (2024) | \$99,890 | \$121,067 | \$126,529 |
| PROJ AVG HH INCOME (2029) | \$104,157 | \$127,045 | \$132,856 |
| EST MEDIAN HH INCOME (2024) | \$75,725 | \$91,015 | \$96,452 |
| PROJ MEDIAN HH INCOME (2029) | \$77,815 | \$93,894 | \$99,784 |
| EST PER CAPITA INCOME (2024) | \$36,032 | \$46,487 | \$48,250 |
| TOTAL BUSINESSES | 473 | 4,247 | 11,799 |
| TOTAL EMPLOYEES | 5,528 | 54,587 | 130,684 |
| WHITE-COLLAR WORKERS | 47.1% | 53.0% | 54.2% |
| BLUE-COLLAR WORKERS | 52.9% | 47.0% | 45.8% |

5-Mile Trade Area

201K
POPULATION (2024)

201K
ESTIMATED
POPULATION (2029)

\$126K
EST AVG HH
INCOME (2024)



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