



RETAIL / OFFICE FOR LEASE

TRAX

AT DUPONT STATION

1,190 SF AVAILABLE

Ground floor retail / office space below 179 residential units. Half-mile from I-5 access, next door to Best Western Liberty Inn, 3-minute walk from Fairfield Inn & Suites, and walking distance to all DuPont Station businesses, including hotels containing a total of 222 rooms.

Highly desirable retail in 179-unit apartment development

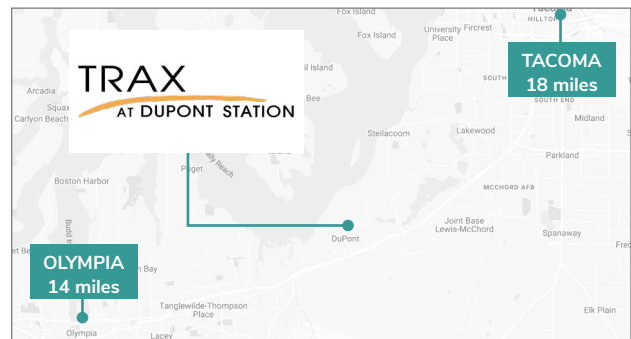
Generous TI package for qualified tenants

Parking ratio 5/1,000

Less than 5-minute drive from Joint Base Lewis McChord with an estimated population of 48,000

Rates starting at \$20-22 / SF / YR (NNN)

URBAN, MIXED-USE VIBE



FOR RETAIL / OFFICE LEASING, CONTACT:

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL / OFFICE SPACES

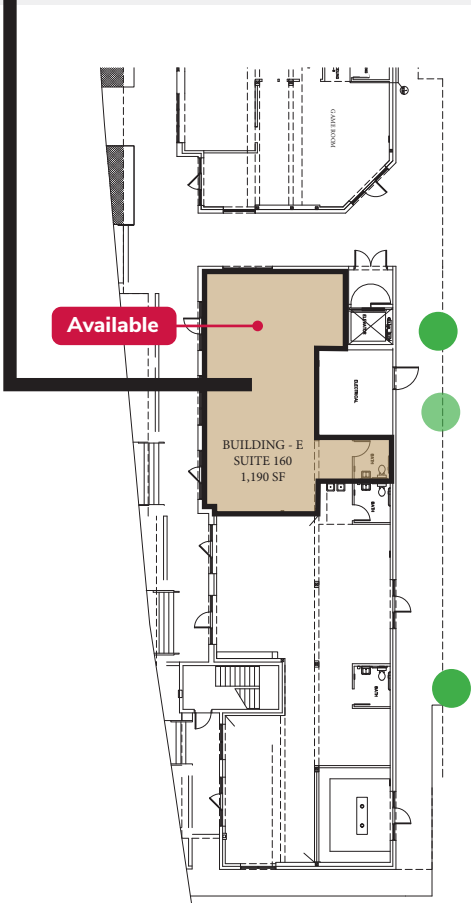
One retail / office suite available, total of 1,190 SF



AVAILABLE FOR LEASE

Suite 160: 1,190 SF Available 12/01/2024

Ready for tenant improvements, with generous TI allowances



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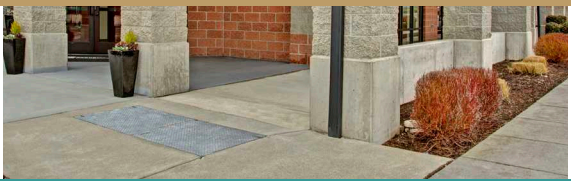
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SURROUNDING AREA



DEMOGRAPHICS (not including JBLM)

	1-mi	3-mi	5-mi
Population	4,696	20,100	39,010
Households	1,996	5,852	10,634
Owner Households	874	2,019	4,302
Renter Households	1,031	3,298	6,332
Median HH Income	\$92,288	\$85,175	\$78,443
Average HH Income	\$116,890	\$113,490	\$104,114
Median Age	34.4	24.3	24.8

Source: U.S. Census Bureau, Census 2020 Summary

DUPONT STATION BUSINESSES

Businesses shown on map include: FairBridge INN & SUITES, Jack in the box, West Coast Self-Storage, ACE Hardware, COMMUNITY 1ST CREDIT UNION, BW, Quiznos, Bliss, McDonald's, jiffylube, T Mobile, Pizza Hut, Starbucks, Farrel's Pizza, McDonald's, acur, MINC, Fairfield BY MARRIOTT, Barber Shop, Logic Staffing, TRAX AT DUPONT STATION, and 27west BOUTIQUE.

Strong daytime and commuter population

Landmarks shown include: The Home Course, Eagle's Pride Golf Course, Amazon Distribution, State Farm Operations Center, and JOINT BASE LEWIS-MCCHORD. Access to Interstate 5 and Exit 118 is also indicated.

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