

RETAIL FOR LEASE

# GATEWAY CENTER

2500 SOUTH 320TH STREET, FEDERAL WAY, WA 98003

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Available | Building D



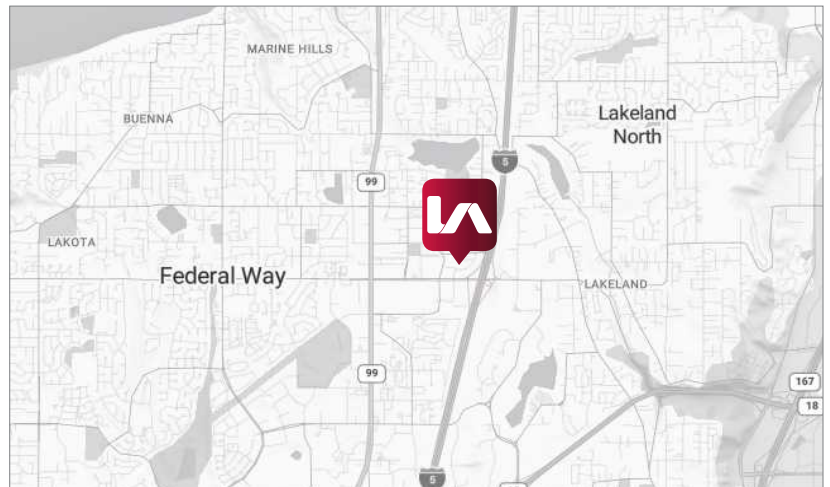
Available | Building A

## AVAILABLE SPACE

SUITE A-31879:	±1,879 SF
SUITE B-31823:	±5,940 SF
SUITE B-31817:	±1,512 SF
SUITE B-31811:	±1,681 SF
LEASE RATE:	\$32 - \$37 PSF, NNN

## HIGHLIGHTS

- » Immediate access to Interstate 5, exit 143 at 320th Street
- » HOV access to and from I-5 on South 317th St
- » Near Regional King County Transit Center and Federal Way Commons Mall
- » Adjacent to two major hotels: Hampton Inn and Courtyard Marriott
- » One block from newly planned Light Rail Station
- » Traffic signal at entrance to shopping center.
- » Tenants include Marlene's Market, East India Grill, Jimmy John's Cold Stone Creamery, Pacific Medical Center and Indigo Urgent Care



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,078	100,422	230,874
Average HH Income	\$60,719	\$83,402	\$81,430
Daytime Population	15,923	101,801	228,815



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2500 SOUTH 320TH STREET, FEDERAL WAY, WA



## Building D



## Building A

### CONTACT

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# GATEWAY CENTER

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## BUILDING

- » Cold Stone
- » Jimmy Johns
- » Nail Salon
- » Mariner Finance
- » Salon Centric
- » Crawfish Island

## BUILDING B

- » East India Grill
- » Frame Shop
- » Expand Yoga
- » Pacific Medical Center
- » Menya Musashi Ramen

## BUILDING D

- » Marlene's Market

A-31879

B-31823

B-31817

B-31811

## BUILDING C

- » Indigo Urgent Care

## Prime Retail Spaces Available at Gateway Center

- » **STRATEGIC POSITION:** Immediate I-5 access (Exit 143), near the upcoming Light Rail Station, and adjacent to major hotels.
- » **HIGH VISIBILITY:** Signalized entrance, close proximity to Federal Way Commons Mall and Regional Transit Center.
- » **STRONG TENANT MIX:** Anchored by Marlene's Market, East India Grill, Pacific Medical Center, and more.

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