

RETAIL FOR LEASE

GATEWAY CENTER

2500 SOUTH 320TH STREET, FEDERAL WAY, WA 98003

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Available | Building D



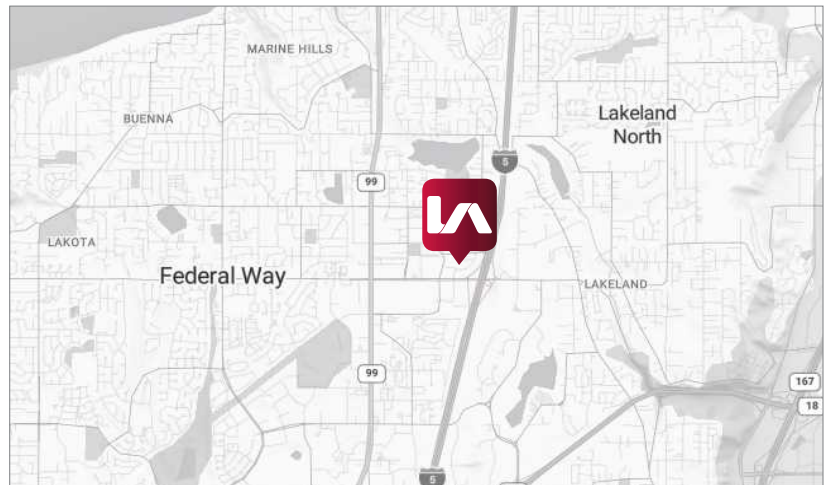
Available | Building A

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

GATEWAY CENTER

2500 SOUTH 320TH STREET, FEDERAL WAY, WA



Building D



Building A

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. 3610 S 17th St, Tacoma (Berg Medical Bldg)\Lease Flyer\Lease Flyer - 3610 S 17th St Tacoma 05.28.2024.indd

GATEWAY CENTER

2500 SOUTH 320TH STREET, FEDERAL WAY, WA

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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