

FOR LEASE

# BROOKLAKE VILLAGE

*2,200 and 3,930 SF retail spaces available at  
the busy intersection of Pacific Hwy & S 348th St*

34815 PACIFIC HWY S, FEDERAL WAY, WA 98003



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**km** Kidder  
Mathews





*Brooklake Village is located at the busy intersection of Pacific Hwy & S 348th St in Federal Way, WA*

Along with easy access to and from Interstate 5, Brooklake Village is surrounded by many national retailers such as Costco, Walmart, Hobby Lobby, Office Depot, Lowe's, Starbucks, LA Fitness and McDonald's.

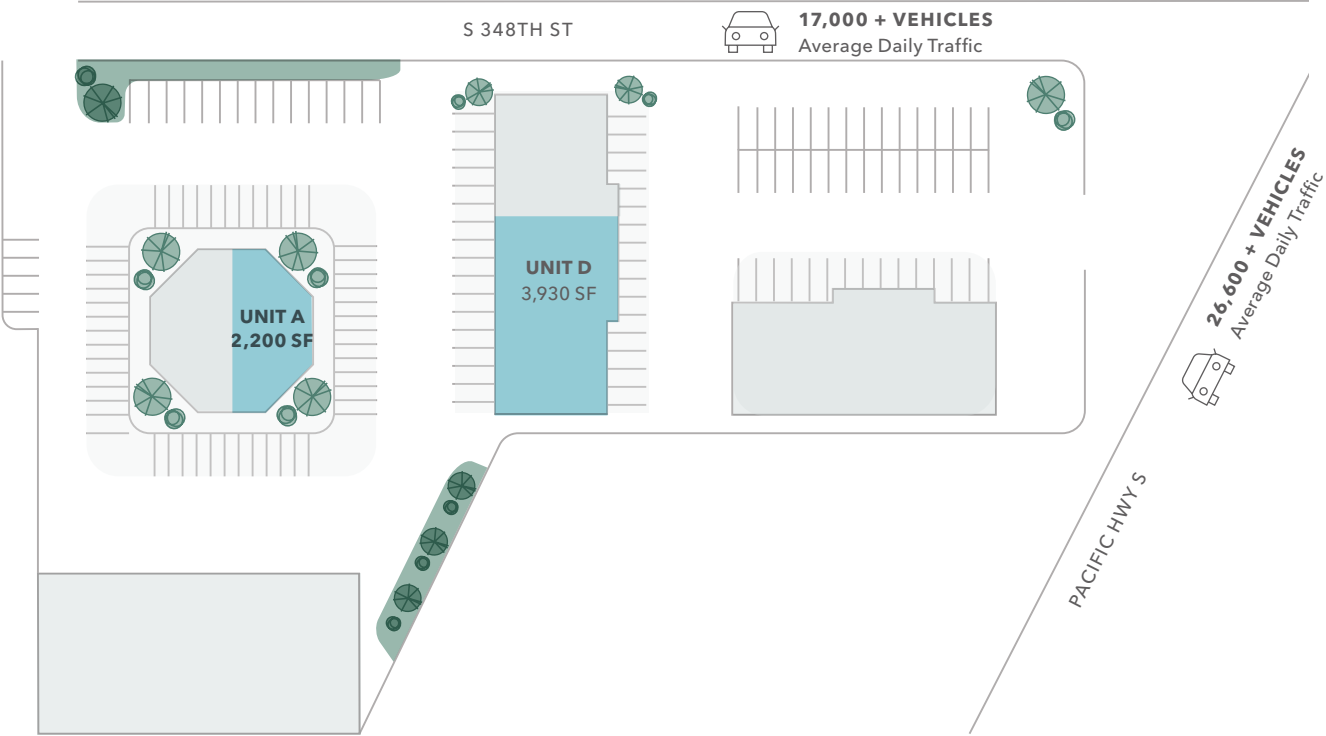
AVAILABLE	Unit A: 2,200 SF Unit D: 3,930 SF
ASKING RATE	\$20.00/SF
NNN	\$8.80/SF
SIGNAGE	Prominent facade signage
PARKING	Abundant upper & lower
LEASE DATE	Available Now
TRAFFIC COUNT	26,600 + VPD
CO-TENANTS	Burger King, Metro by T-Mobile, Subway, Planned Parenthood



BROOKLAKE VILLAGE



SITE PLAN



2,200 SF

UNIT A

\$3,930 SF

UNIT D

\$20.00/SF

ASKING RATE

NOW

AVAILABLE



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	7,327	97,412	209,395
2029 PROJECTION	7,434	96,384	207,334
2020 CENSUS	6,787	99,826	215,040
2010 CENSUS	5,454	86,550	187,516
PROJECTED GROWTH 2024 - 2029	0.3%	-0.2%	-0.2%
2024 MEDIAN AGE	32.7	37.0	37.2

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	2,629	35,586	76,841
2029 PROJECTION	2,624	34,988	75,735
2020 CENSUS	2,665	35,503	76,853
2010 CENSUS	2,177	31,946	69,123
PROJECTED GROWTH 2024 - 2029	-	-0.3%	-0.3%

INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$104,386	\$122,105	\$126,382
2028 MEDIAN HH INCOME	\$82,704	\$101,406	\$101,592
2024 PER CAPITA INCOME	\$37,945	\$44,835	\$46,538

BUSINESS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	1,082	4,411	9,441
2024 EMPLOYEES	9,609	30,113	76,646
2024 EMPLOYEE POP/BUSINESS	8.9	6.8	8.1
2024 RESIDENTIAL POP/BUSINESS	6.8	22.1	22.2

RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	43.8%	50.0%	52.3%
BLACK OR AFRICAN AMERICAN	20.6%	12.4%	10.9%
ASIAN OR PACIFIC ISLANDER	17.5%	19.4%	18.2%
AMERICAN INDIAN OR NATIVE ALASKAN	0.8%	0.9%	0.9%
OTHER RACES	17.3%	17.3%	17.7%
HISPANIC	15.1%	15.3%	15.9%

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	1.8%	5.0%	5.1%
HIGH SCHOOL DIPLOMA	26.5%	25.9%	25.7%
SOME COLLEGE	22.6%	21.8%	21.9%
ASSOCIATE	14.4%	11.4%	11.0%
BACHELOR'S	21.7%	22.0%	21.2%
GRADUATE	7.9%	9.9%	10.9%

Data Source: ©2024, Sites USA





*Exclusively listed by*

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