

34024 Hoyt Road SW, Suite C

Federal Way, WA

WestCom
PROPERTIES, INC



ABOUT THE PROPERTY

- * Former Dessert Sun (please do not disturb Tenant) Space will be vacant on 3/31/2025.
- * \$40.00 PSF, plus NNN
- * 1,338 SF of retail space
- * No vacancies in this highly sought-after center in over 7-years
- * Ample Parking
- * Shadow Anchored by Walgreens and Starbucks

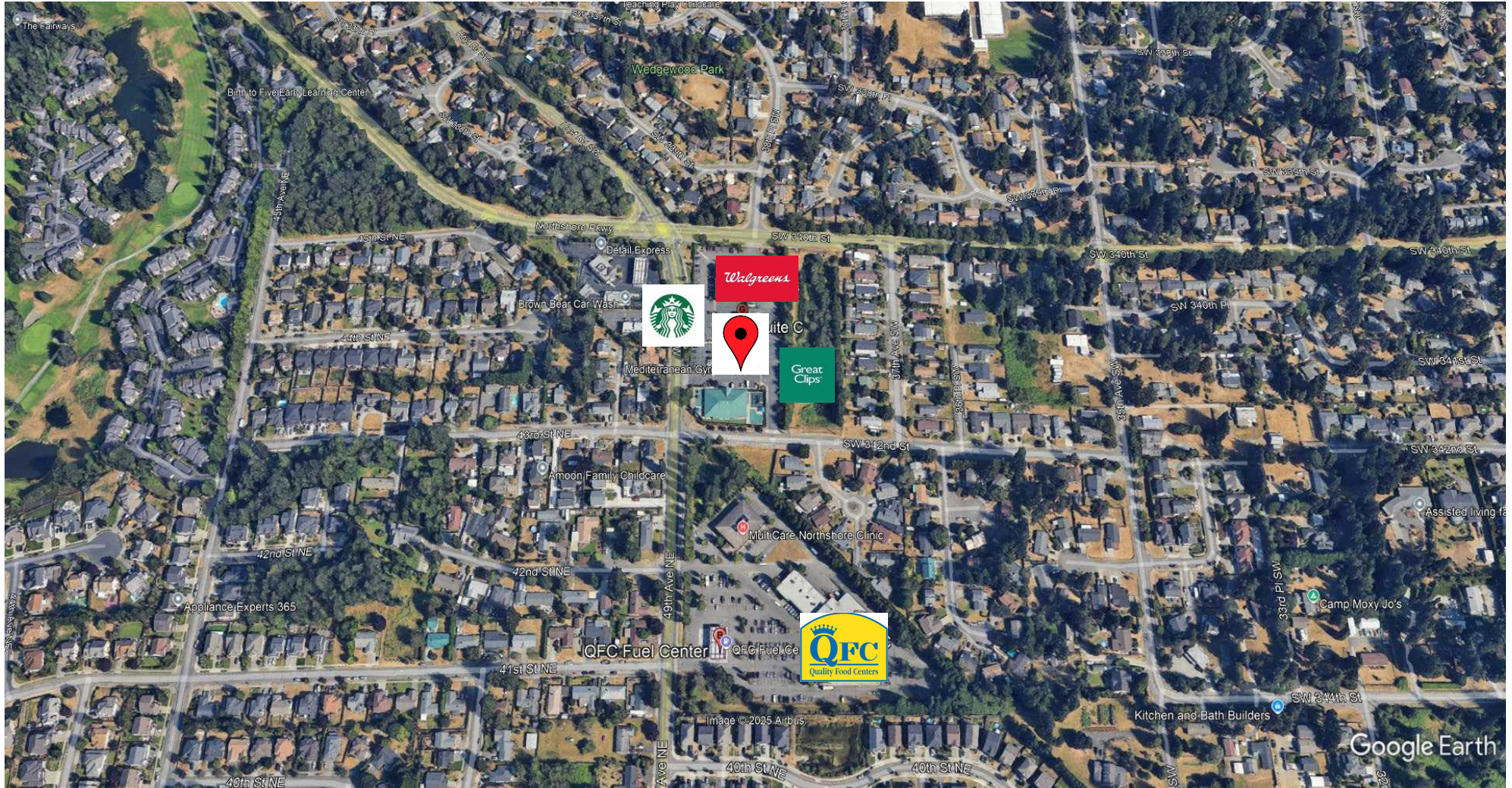
Cramer Foster
(253) 241-7244
cramer@westcomproperties.com
www.westcomproperties.com

Jeff Kraft
(206) 383-9973
jeff@westcomproperties.com
www.westcomproperties.com

34024 Hoyt Road SW, Suite C

Federal Way, WA

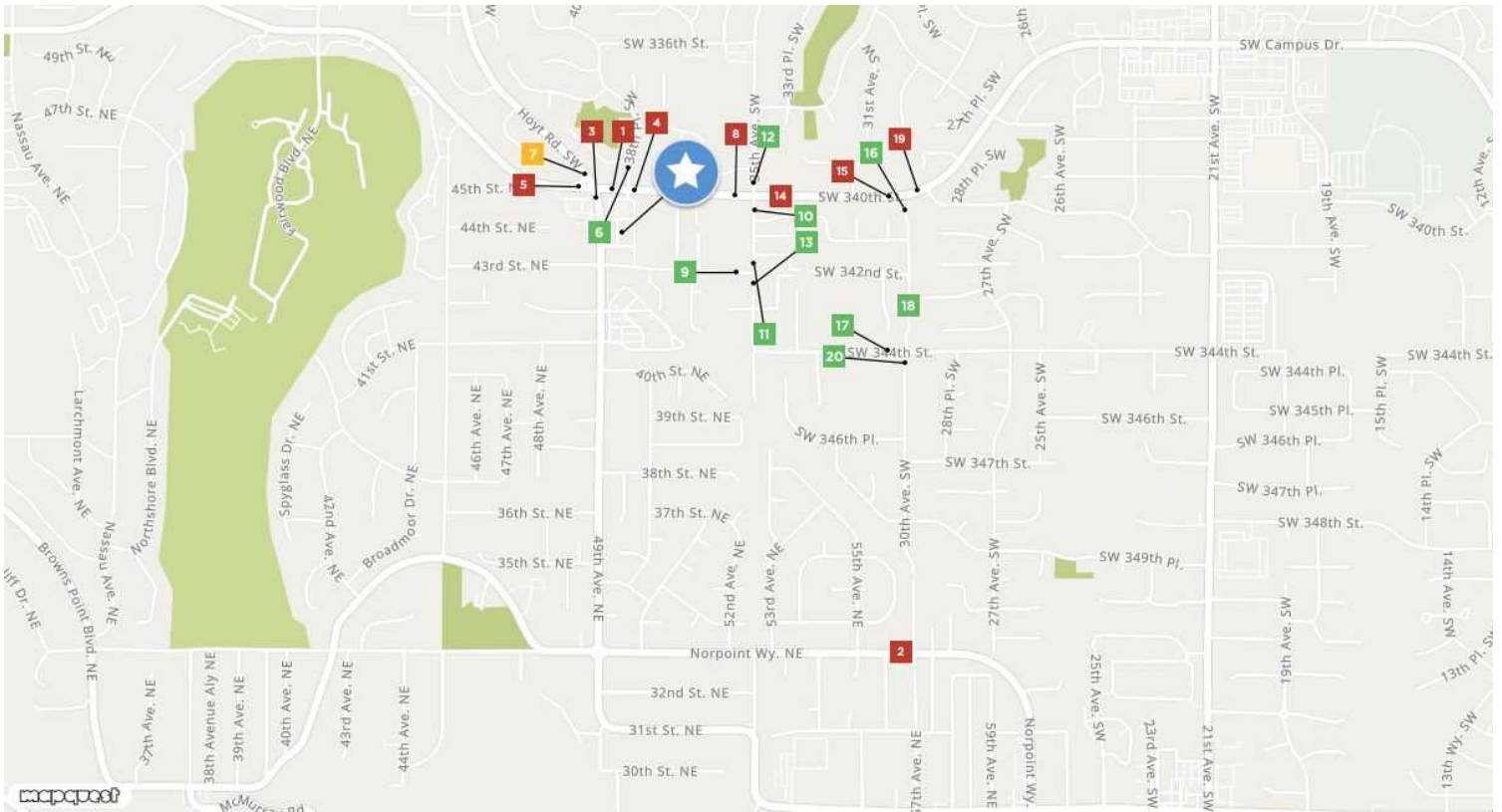
WestCom
PROPERTIES, INC



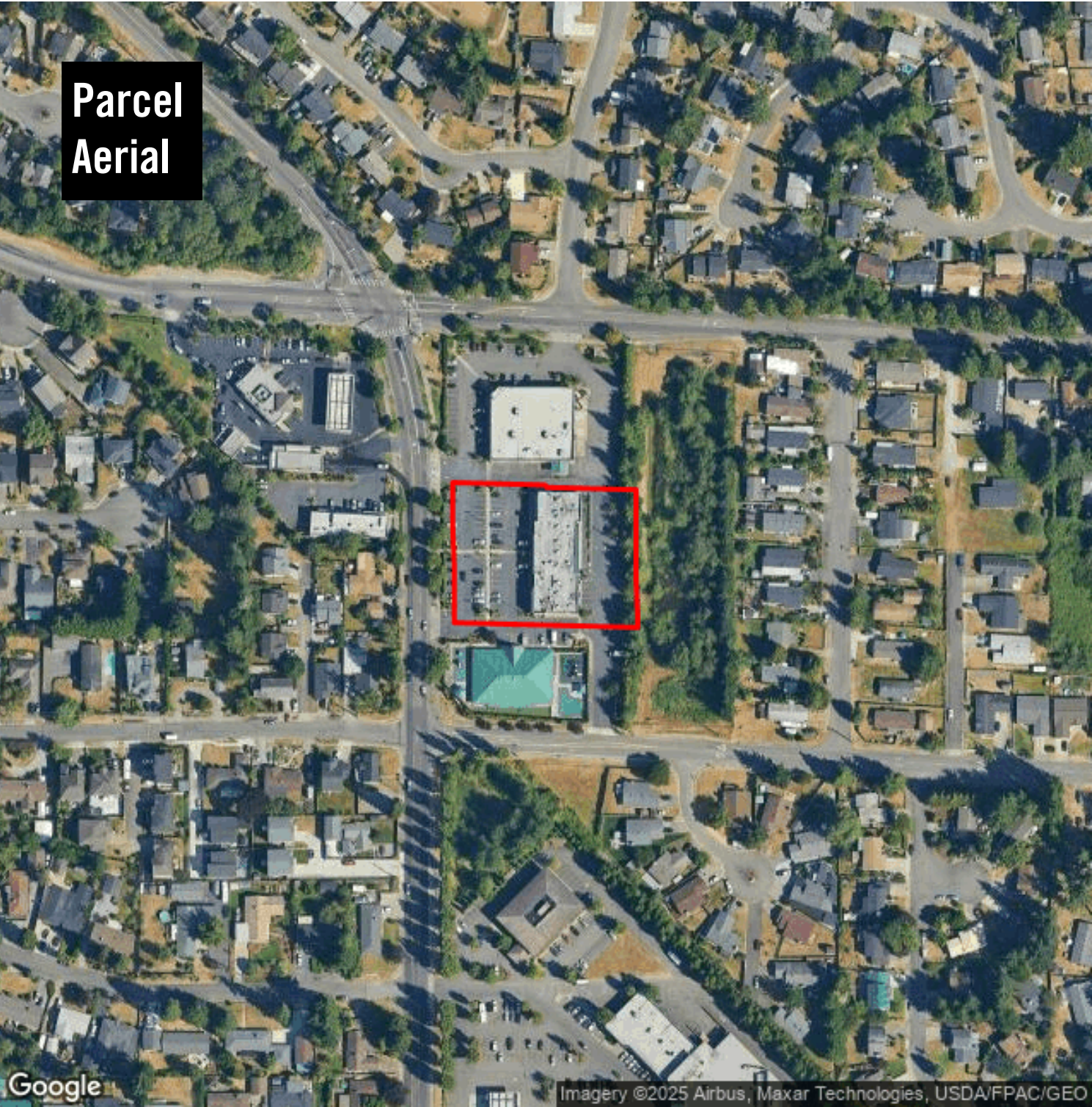
Cramer Foster
(253) 241-7244
cramer@westcomproperties.com
www.westcomproperties.com

Jeff Kraft
(206) 383-9973
jeff@westcomproperties.com
www.westcomproperties.com

Traffic Counts



SW 340th St 1 38th Pl SW Year: 2013 18,971 Year: 2012 14,040 Year: 2012 13,830	Norpoint Way NE 2 57th Ave NE Year: 2013 22,073	39th Ave SW 3 49th Ave NE Year: 2012 11,190 Year: 2010 11,870 Year: 2003 11,210	SW 340th St 4 38th Pl SW Year: 2012 14,300 Year: 2010 14,640 Year: 2005 14,790	SW 340th St 5 38th Pl SW Year: 2012 13,870 Year: 2010 14,000
38th Pl SW 6 SW 339th St Year: 2012 940 Year: 2010 970 Year: 2005 1,310	Hoyt Rd SW 7 SW 338th St Year: 2012 7,540 Year: 2010 8,430	SW 340th St 8 35th Ave SW Year: 2012 14,280 Year: 2010 12,780 Year: 2003 18,120	SW 342nd St 9 36th Pl SW Year: 2012 1,560 Year: 2010 1,180	35th Ave SW 10 SW 340th Pl Year: 2012 1,660 Year: 2010 1,240 Year: 2003 2,920
35th Ave SW 11 SW 340th Pl Year: 2012 1,580 Year: 2010 1,220	35th Ave SW 12 SW 340th St Year: 2012 3,590 Year: 2010 3,240 Year: 2003 5,050	35th Ave SW 13 SW 343rd St Year: 2012 1,920 Year: 2010 1,640	SW 340th St 14 35th Ave SW Year: 2012 16,670 Year: 2010 1,442 Year: 2003 22,020	SW 340th St 15 SW 336th Way Year: 2012 16,720 Year: 2010 17,350
30th Ave SW 16 SW 341st St Year: 2012 870 Year: 2010 950	SW 344th St 17 30th Ave SW Year: 2012 1,920 Year: 2010 1,430 Year: 2003 2,960	30th Ave SW 18 SW 342nd Pl Year: 2012 560 Year: 2010 490 Year: 2003 130	SW 336th Way 19 SW 340th Pl Year: 2012 17,510 Year: 2010 18,000 Year: 2005 18,280	30th Ave SW 20 SW 344th St Year: 2012 840 Year: 2010 680 Year: 2003 790



Hoyt Road Shopping Center

34008-34024 Hoyt Rd SW
Federal Way, WA 98023