



For Lease

# 31,795 SF of Big Box Space Available for Lease

2131 SW 336th Street | Federal Way, WA 98023



**Colliers Bellevue**

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31,795 RSF Available



High Visibility



Ceiling Heights: 19 Feet  
*\*tenant to verify*



Available Now



Convenient Transit Access



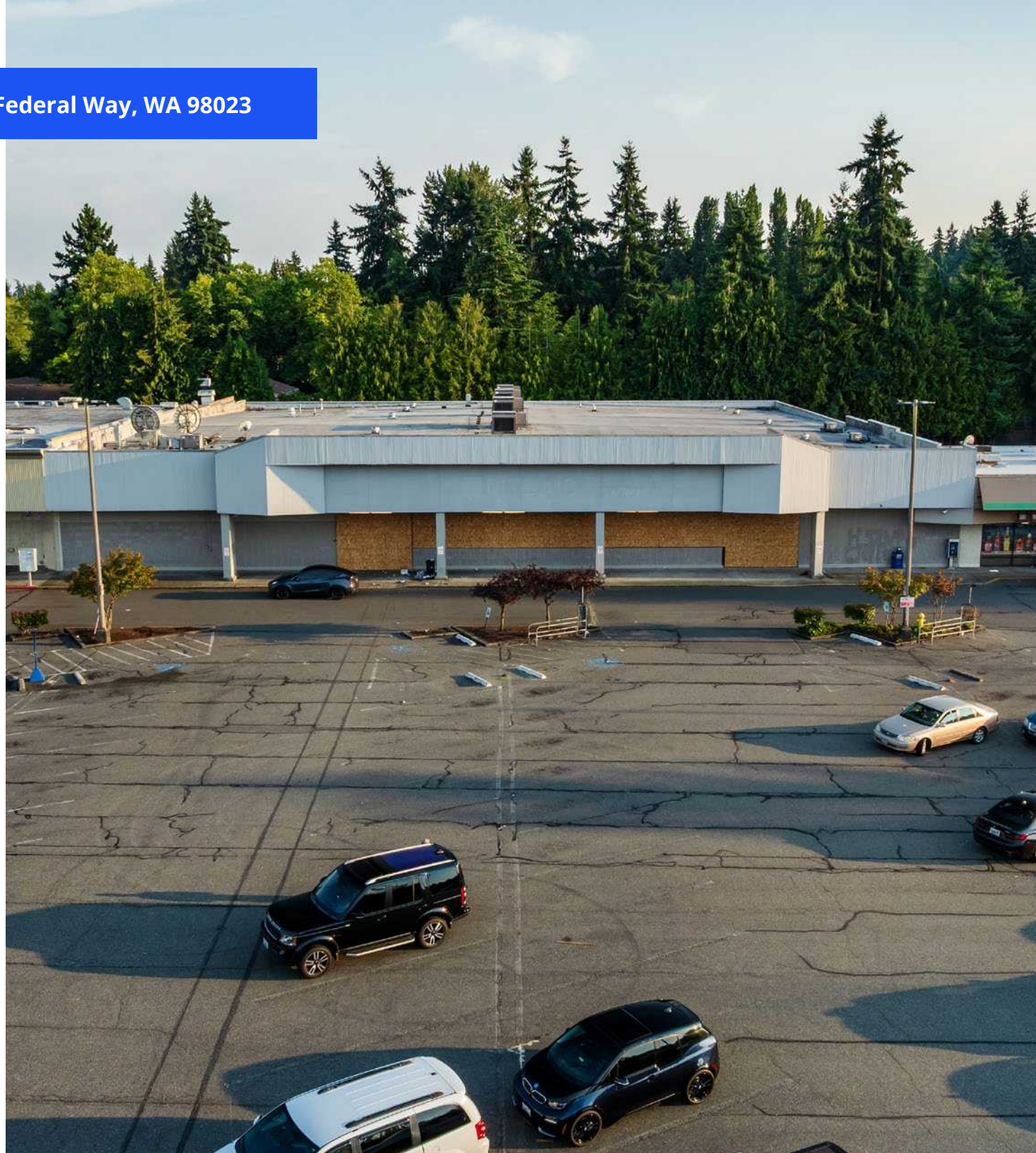
Strategically located in a  
densely populated area



No Grocery or Pharmacy  
Tenants



Asking rent: \$13.00/SF  
+ NNN





For Lease | 2109 SW 336th Street, Federal Way, WA 98023

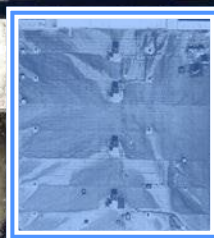
±19,780  
Average Daily Traffic

±21,120  
Average Daily Traffic



SW 336th St

±15,460  
Average Daily Traffic



21st Ave SW



±4,880

Daytime Population  
in a ½-mile  
radius



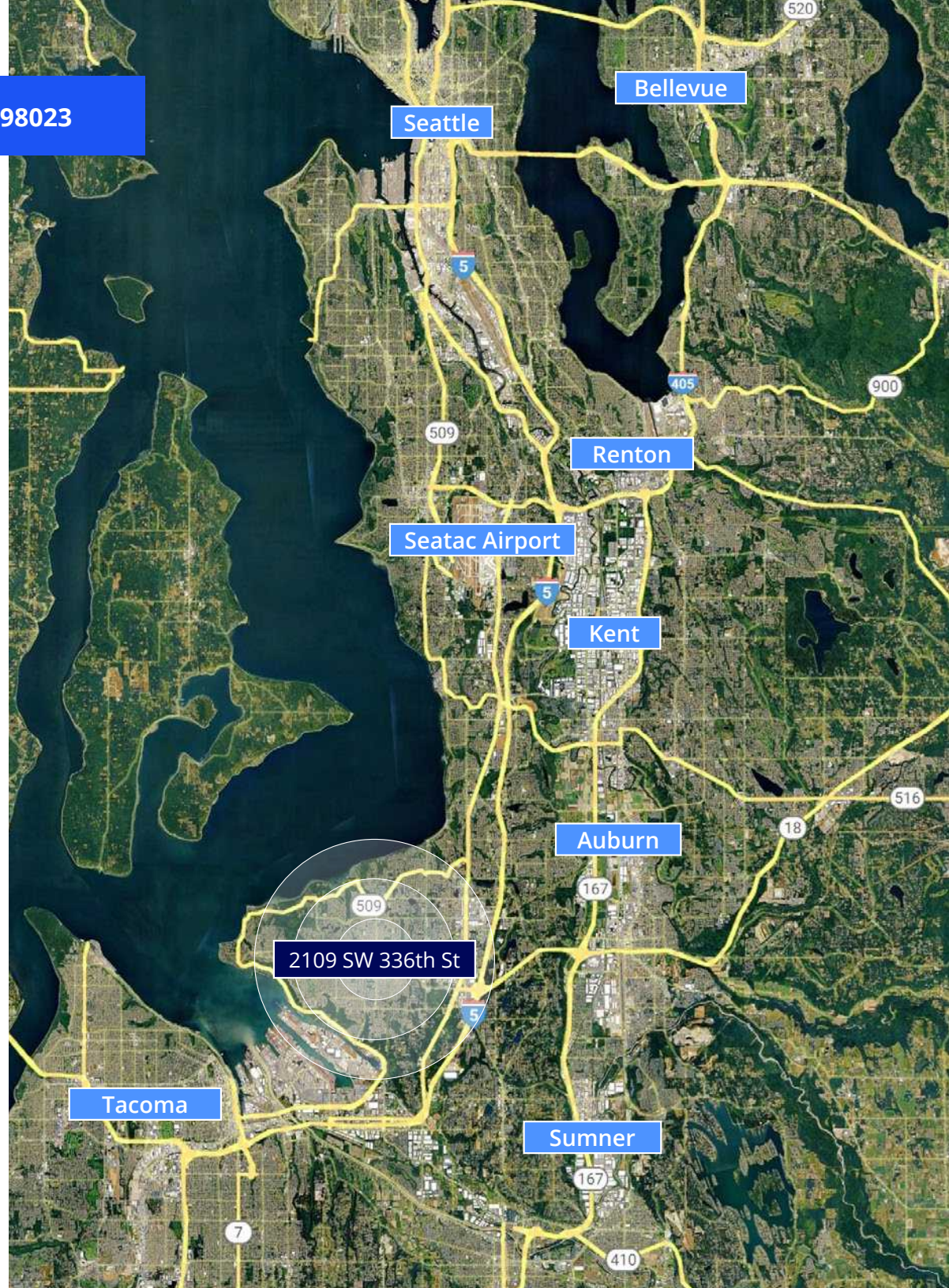
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## Demographics

|                    | 1 mile    | 2 miles   | 3 miles   |
|--------------------|-----------|-----------|-----------|
| Total Population   | 22,547    | 65,916    | 96,744    |
| Daytime Population | 14,379    | 55,729    | 89,802    |
| Total Household    | 7,321     | 23,271    | 23,222    |
| Median Home Value  | \$559,754 | \$602,133 | \$611,320 |
| Median HH Income   | \$107,645 | \$101,942 | \$96,806  |

## Drive Time

|                 |          |             |
|-----------------|----------|-------------|
| <b>Tacoma</b>   | 9 miles  | ~20 minutes |
| <b>SeaTac</b>   | 14 miles | ~25 minutes |
| <b>Tukwila</b>  | 17 miles | ~30 minutes |
| <b>Renton</b>   | 19 miles | ~32 minutes |
| <b>Seattle</b>  | 27 miles | ~45 minutes |
| <b>Bellevue</b> | 30 miles | ~45 minutes |





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**Fred Meyer**

21st Ave SW

SW 336th St



**Domino's**

**DQ**

**Papa Murphy's**  
TAKE 'N' BAKE PIZZA  
**SUBWAY**

**emerald city smoothies**  
nourish your body

**KFC**



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