FOR LEASE/FOR SALE

5211 20TH ST E

FIFE, WA 98424

PORT OF TACOMA

169,996 VEHICLES
Average Daily Traffic

SUBJECT PROPERTY

12,734+ VEHICLES
Average Daily Traffic

Option to Purchase

20TH ST E

km Kidder Mathews

78,592 SF / 1.8 AC
COMBINED LAND

$4,320,000
COMBINE PRICE

SUBJECT PROPERTY

YOUR SIGN HERE

Option to buy Former Johnny's at Fife Restaurant situated on 1.21 acres alone or both Former Johnny's at Fife Restaurant and Starbucks as a package

FORMER JOHNNY'S AT FIFE RESTAURANT

Available For Lease or Sale

Building: 7,469 SF

Land: 52,795 SF / 1.21 AC

Second Generation Restaurant

Purchase Price: $1,600,000

Ground Lease: $130,000 per year, plus NNN

Lease Rate: $20 PSF, plus NNN

STARBUCKS

Available For Sale (As Package Only)

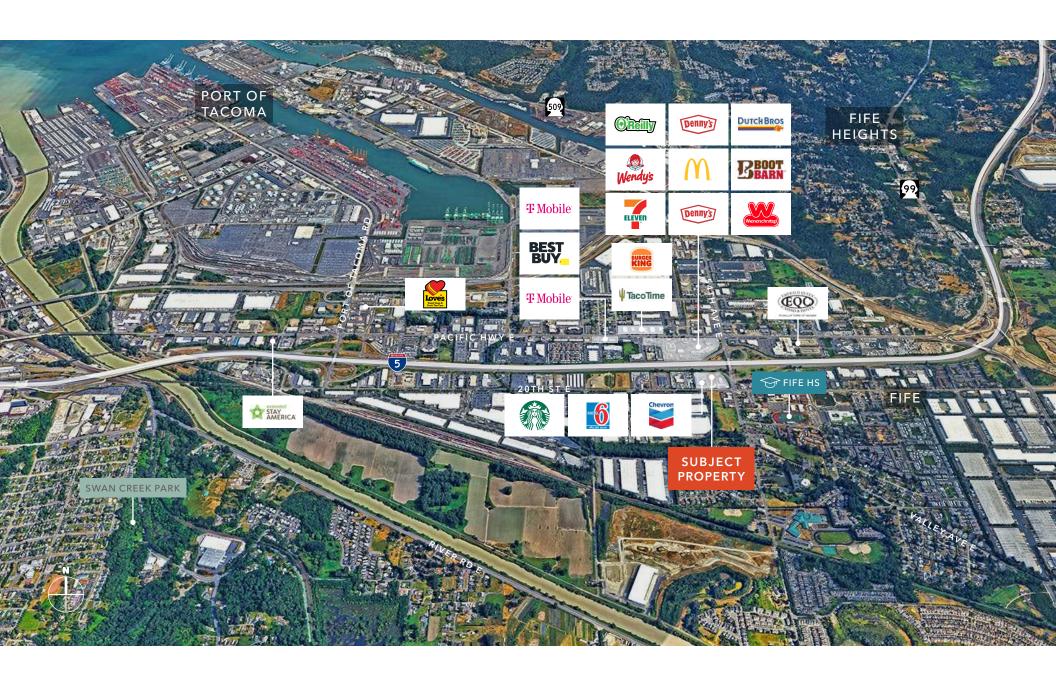Building: 2,200 SF

Land: 25,800 SF / 0.59 AC

Price: $2,720,000

Cap Rate: 5.5%

169,996+ VEHICLES
Average Daily Traffic

INTERSTATE 5

FOR LEASE
FOR SALE

11,388+ VEHICLES
Average Daily Traffic

RV COUNTRY

MOTEL 6
ACCOR hotels

CASCADIA BBQ

54TH AVE E

Chevron

Shell

FOR SALE

12,734+ VEHICLES
Average Daily Traffic

20TH ST E

Starbucks

76

FIFE AQUATIC CENTER

5211 20TH ST E

PORT OF TACOMA

FIFE HEIGHTS

FIFE

O'Reilly · Denny's · DUTCH BROS
Wendy's · McDonald's · BOOT BARN
7 ELEVEN · Denny's · Wienerschnitzel

T Mobile
BEST BUY
T Mobile

BURGER KING
TacoTime

PORT OF TACOMA RD

PACIFIC HWY E

4TH AVE E

EQC

Loves

extended STAY AMERICA

20TH ST E

FIFE HS

Starbucks · MOTEL 6 · Chevron

SUBJECT PROPERTY

SWAN CREEK PARK

RIVER RD E

VALLEY AVE E

N

DEMOGRAPHICS

POPULATION

	5 Minutes	10 Minutes	15 Minutes
2025 ESTIMATED	10,541	47,783	229,760
2030 PROJECTED	10,489	50,067	233,182
2010 ESTIMATED	9,006	36,093	187,657
2020 CENSUS	10,653	43,597	216,338

MEDIAN AGE & GENDER

	5 Minutes	10 Minutes	15 Minutes
MEDIAN AGE	33.2	35.8	36.6
% FEMALE	50.3%	48.9%	49.3%
% MALE	49.7%	51.1%	50.7%

HOUSEHOLD INCOME

	5 Minutes	10 Minutes	15 Minutes
2025 MEDIAN	$94,202	$92,493	$92,169
2030 MEDIAN PROJECTED	$93,625	$90,764	$90,935
2025 AVERAGE	$120,345	$117,719	$116,112
2030 AVERAGE PROJECTED	$119,003	$114,905	$113,913

Data Source: ©2025, Sites USA

SUBJECT PROPERTY

5 MIN DRIVE TIME
10 MIN DRIVE TIME
15 MIN DRIVE TIME

Exclusively listed by

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