

# FOR LEASE

16th Ave S & Hwy 18  
Federal Way, WA 98003



## FEDERAL WAY MARKETPLACE

Ray Velkers

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

# AVAILABLE | CALL FOR PRICING




- ▶ 1,300 SF
  - ▶ 1,346 SF
  - ▶ 1,893 SF
- } CAN BE COMBINED  
2,646 SF

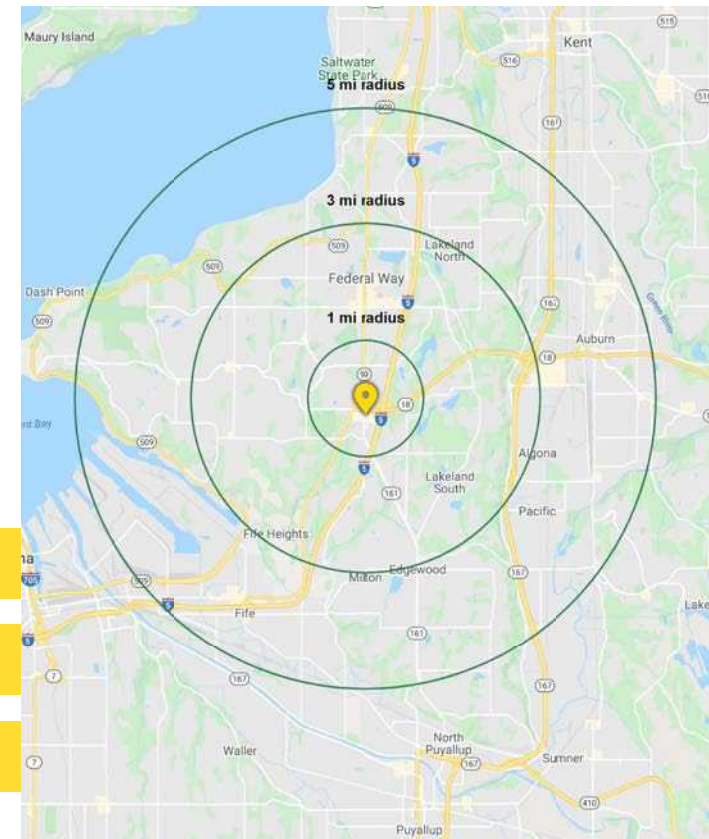
- Great signage opportunity!
- Super Wal-Mart anchored center with direct access to I-5 and Hwy 18
- 27.6 acre shopping center anchored by one of the largest sales volume Wal-Mart stores in the State of Washington!
- Built in 2007
- Ample parking
- TI's available

## TENANTS



# SUMMARY

Regis - 2025	 Population	 Average HH Income	 Daytime Population
Mile 1	7,029	\$99,272	8,584
Mile 3	96,749	\$118,210	58,489
Mile 5	221,478	\$124,701	142,208

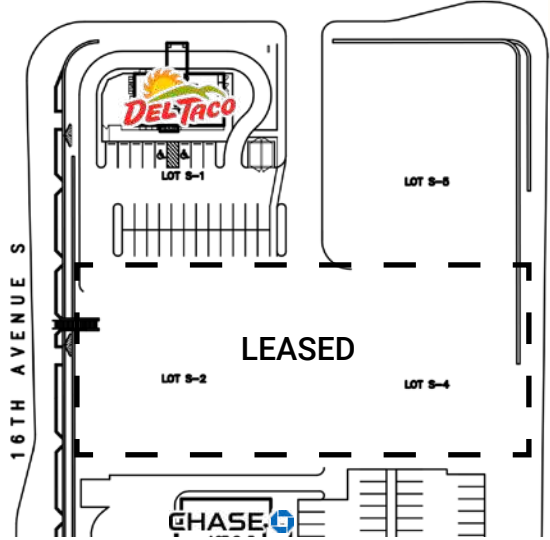
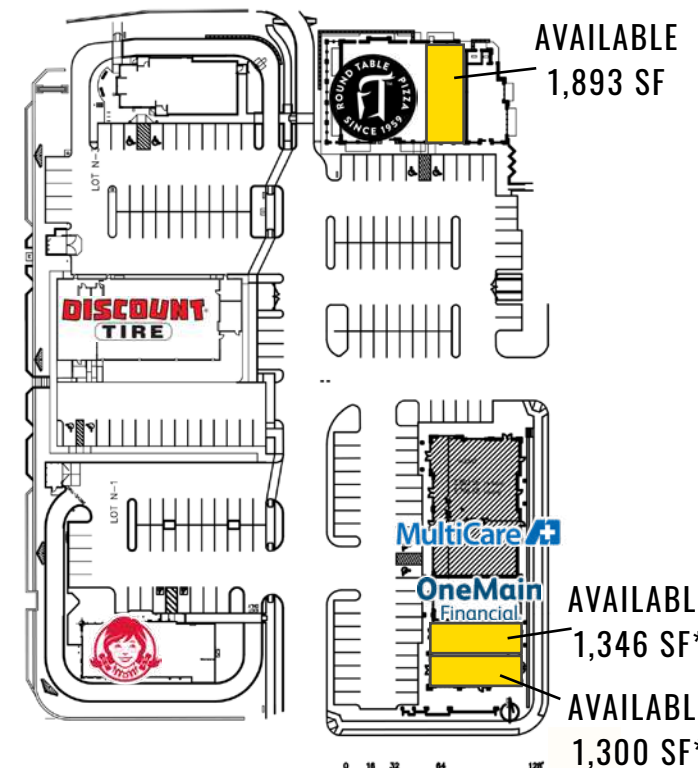


# SITE PLAN



SOUTH 344TH STREET

16TH AVENUE SOUTH



\* CAN BE COMBINED: 2,646 SF



LOCATION AERIAL



Located at the core of Federal Way retail on 348th



Located moments from I-5 & Hwy 18



34,148 CPD  
16th Ave S



66,000 CPD  
Hwy 18

# LOCATION AERIAL



Walmart	Wendy's
Jack in the box	CHASE
DEL TACO	MultiCare

SPORTSMAN'S WAREHOUSE	CATAPULT ADVENTURE PARK
McDonald's	LA FITNESS
STARBUCKS	PANDA EXPRESS
jamba	SUPER CHIX
Jimmy Mac's Roadhouse	SportClips HAIRCUTS
BECU	menchie's frozen yogurt

HOBBY LOBBY	Seattle Children's
COSTCO WHOLESALE	Olive Garden
MATTRESS depot USA	POPEYES


LOWE'S
U-HAUL


THE HOME DEPOT
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TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

RAY VELKERS

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