

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



**Kidder
Mathews**

KIDDER.COM



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%





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

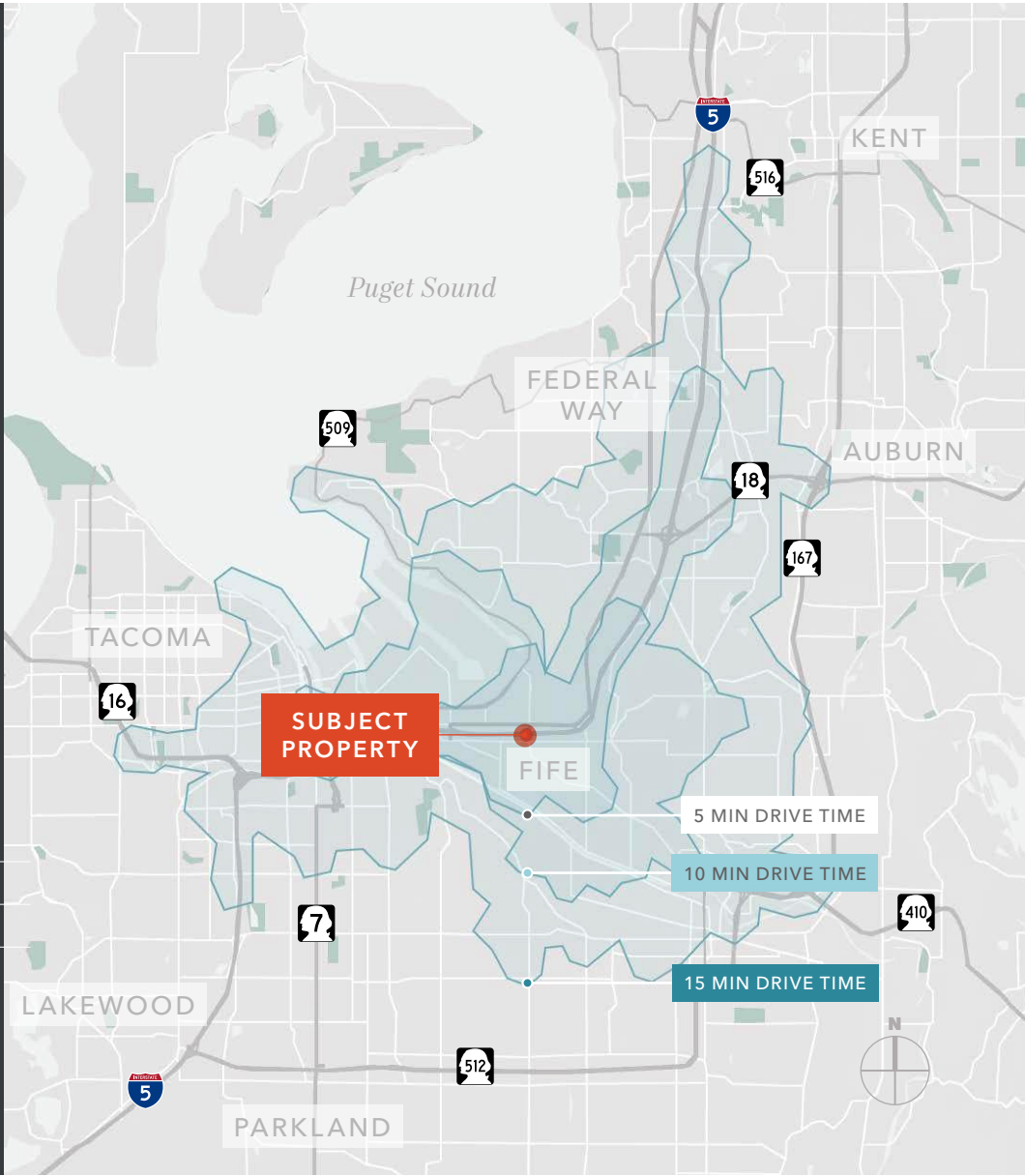
MEDIAN AGE & GENDER

	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





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