



AVAILABLE

20325 Mountain HWY E
Spanaway, WA 98387

Walmart

MOUNTAIN HWY E

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

FT
CHERNG
FAMILY
TRUST
OWNED BY



DRIVE-THRU PAD ADJACENT TO NEW PANDA EXPRESS

Lucy Malone & Justin Holmes



20325 MOUNTAIN HWY E is strategically positioned along SR-7, Spanaway's primary retail and commuter corridor, offering strong visibility and consistent daily traffic. The property benefits from convenient regional access to Tacoma and Joint Base Lewis-McChord, while surrounding residential growth supports steady consumer demand.

AVAILABLE FOR GROUND LEASE

► **34,660 SF | CALL FOR DETAILS**

- Drive-thru Available
- Pad ready with site work completed
- Walmart Anchored
- Proposed 36 Parking Stalls
- Lighted Intersection
- Frontage on busy SR-7 (Mountain Hwy E)
- Strong visibility and daily traffic
- Easy access to Tacoma and JBLM

SUMMARY



Population



Average HH Income



Daytime Population

Drive Times

5 Minutes

20,664

\$132,251

7,673

10 Minutes

64,958

\$127,434

27,310

15 Minutes

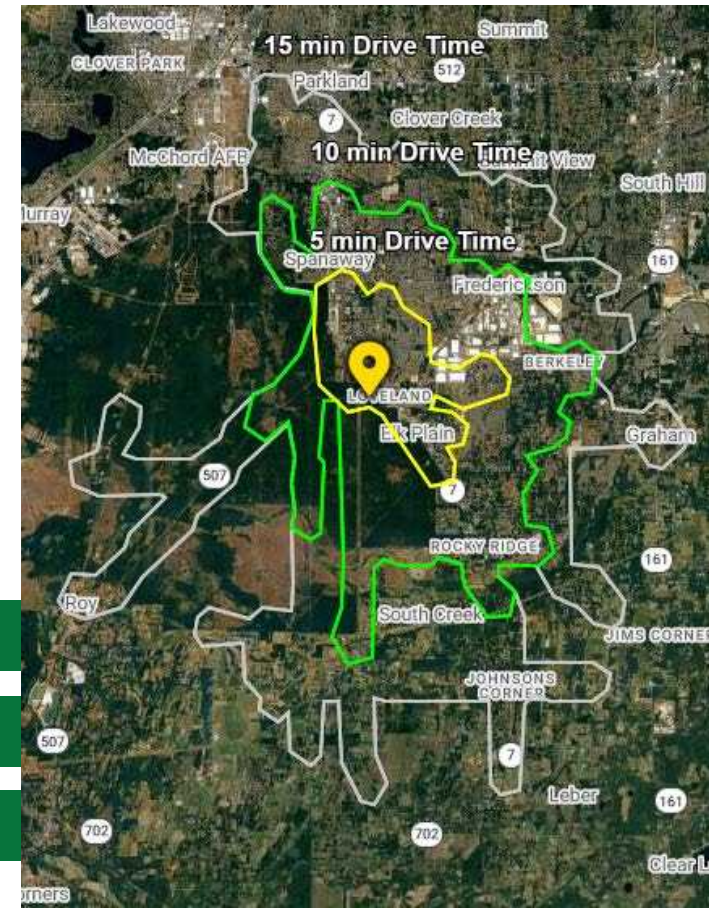
108,520

\$126,932

47,726

Regis - 2025

NEARBY TENANTS



MARKET AERIAL



24,959 CPD
Mtn HWY E



6,847 CPD
8th Ave E



Frontage located
on busy SR-7



Easy access to
Tacoma and JBLM

MARKET AERIAL



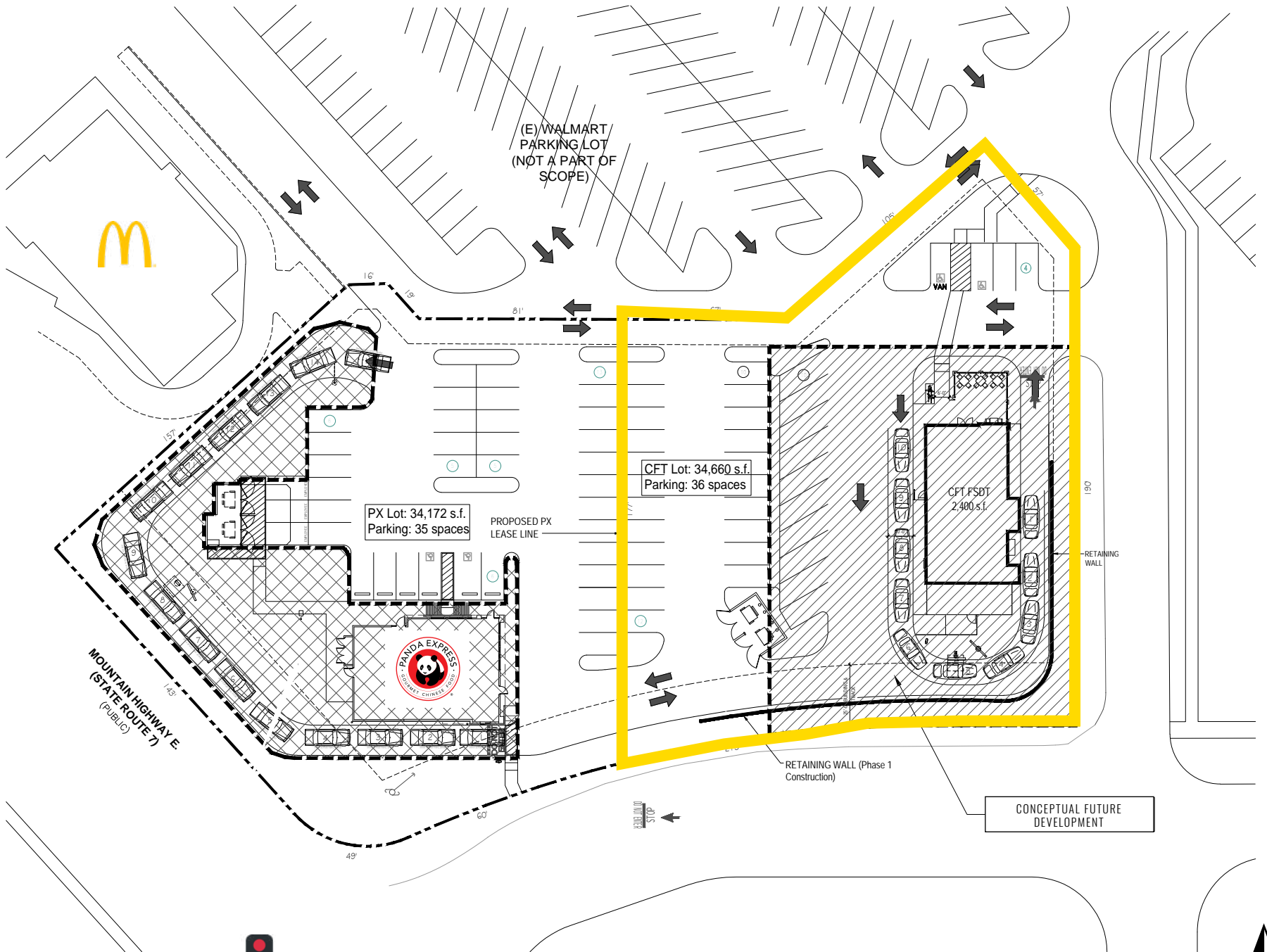
*ESTIMATED

~40,000 ACTIVE MILITARY MEMBERS
~110,000 BASE POPULATION

*SOURCE:
<https://home.army.mil/lewis-mcchord/about>



CONCEPTUAL SITE PLAN



*SUBJECT TO CHANGE






PHOTOS




TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.
RESULTS DRIVEN.


LUCY MALONE

 253.284.3634

 lucy@firstwesternproperties.com

JUSTIN HOLMES

 253.447.2282

 justin@firstwesternproperties.com



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

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.