

**FOR LEASE**

23313 Pacific Highway S  
Des Moines, WA 98032

**HARBOR FREIGHT**

**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

**NOW OPEN!**



**HIGHLINE VILLAGE**

Patric Grissom | Justin Holmes

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

**HIGHLINE VILLAGE** is located at the prime intersection in Kent/Des Moines with over 62,000 CPD passing by the center. The center is near immediate access to Interstate 5 and SR 516; and offers strong foot traffic being located adjacent to Highline College with over 13,000 students. There is massive growth potential for this area as the future light rail station will open in 2025.

**AVAILABLE**

- » SUITE 23219      2,074 SF
  - » SUITE 23219-A    2,134 SF
  - » SUITE 23235-B    1,251 SF
  - » SUITE 23301-B    1,233 SF
- } CAN BE COMBINED
- } CAN BE COMBINED

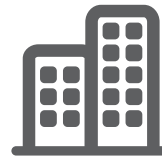
- Above market parking ratio of 4 spaces per 1,000 SF
- Direct visibility to Highway 99
- Paint, lighting, and other capital upgrades recently completed



Population



Average HH Income

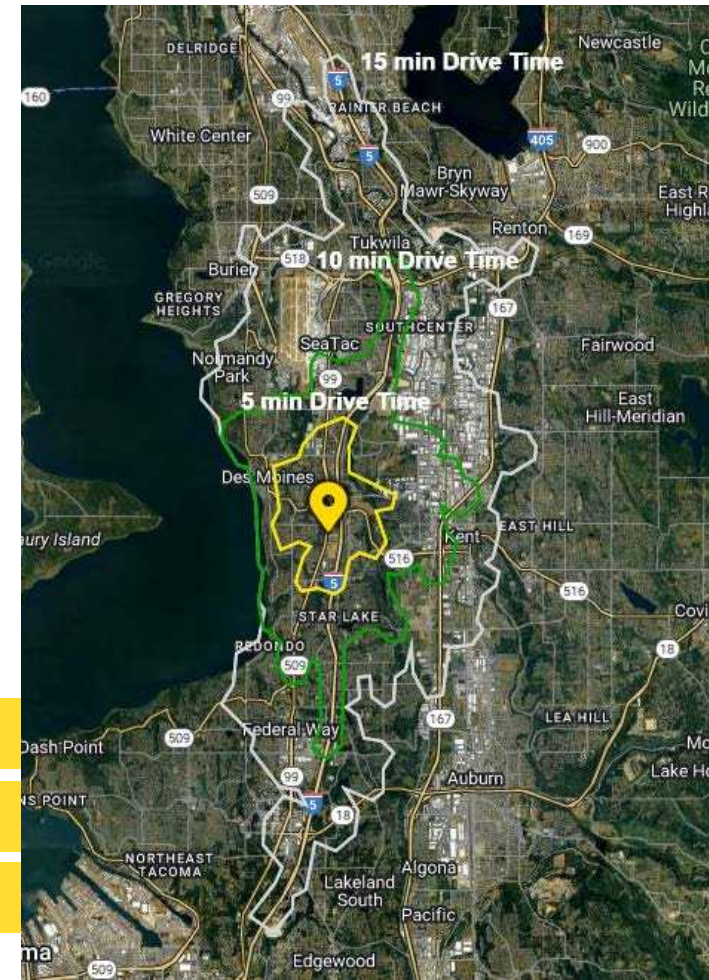


Daytime Population

Drive Times  
Regis - 2025

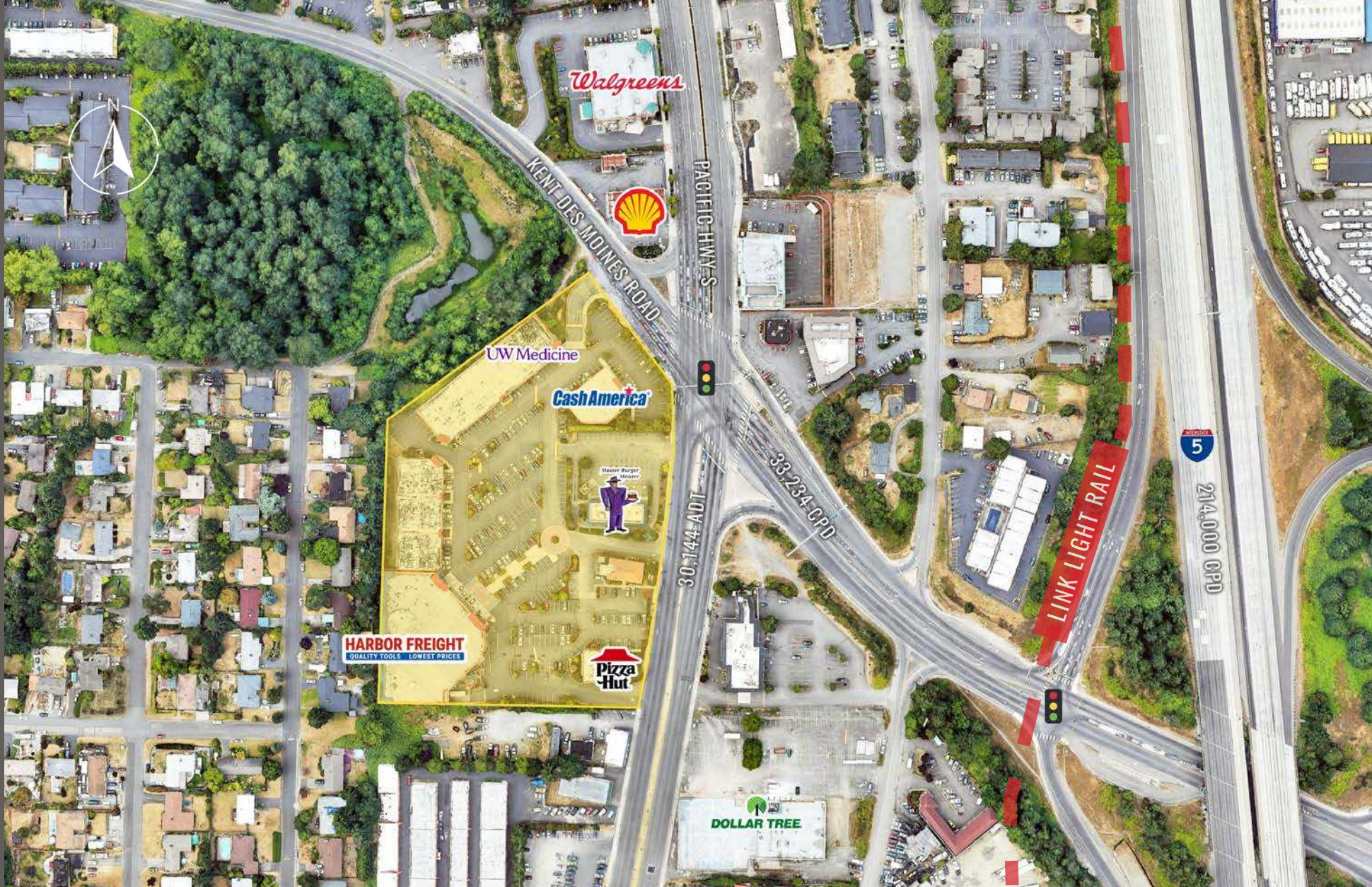
Drive Times	Population	Average HH Income	Daytime Population
5 min	31,630	\$105,600	16,361
10 min	98,793	\$118,850	77,232
15 min	213,513	\$117,902	217,711

**TENANTS**





LOCATION DETAILS



Located at Prominent  
Lighted Intersection



Located moments  
from I-5 access



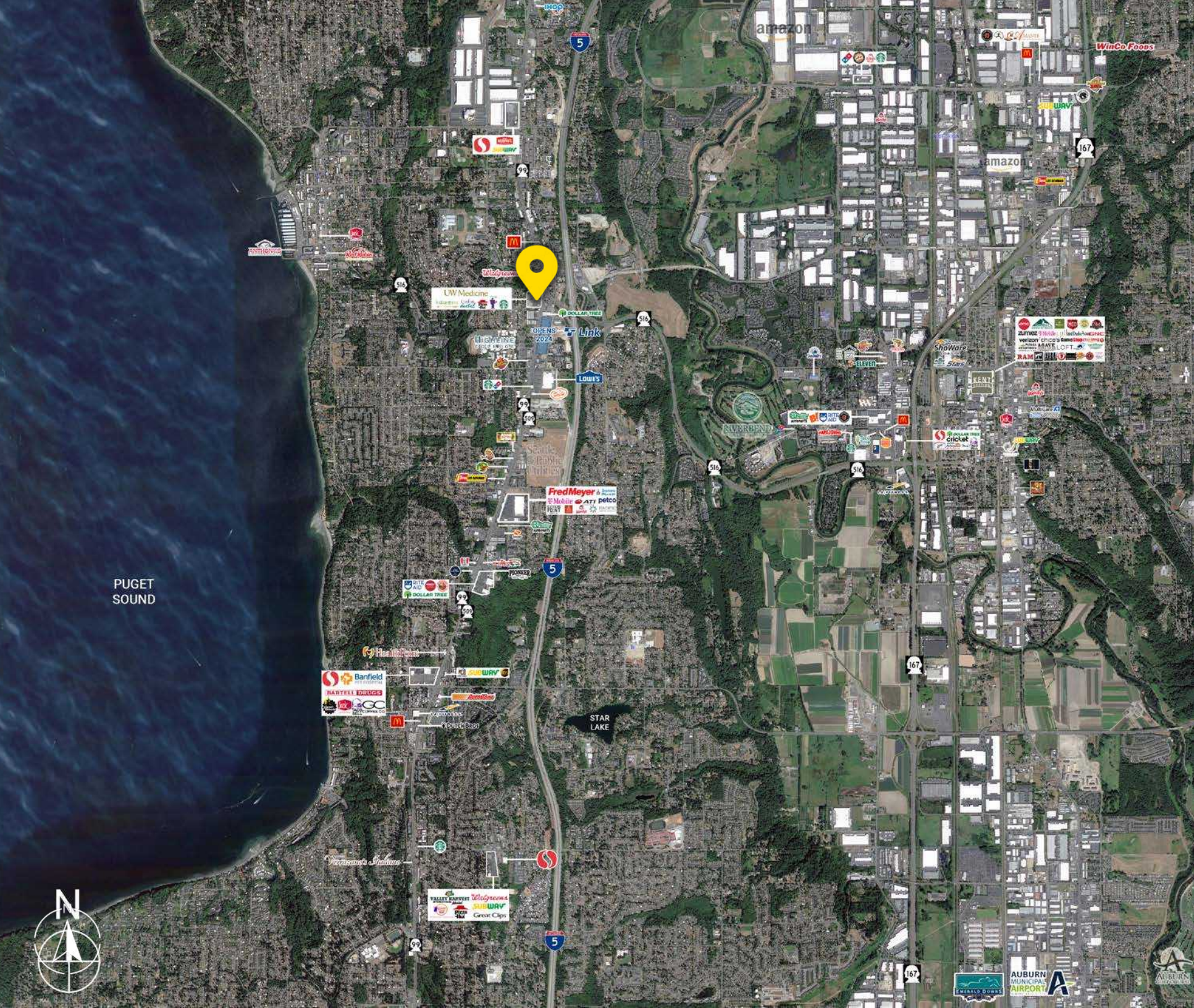
32,120 CPD  
Pacific Hwy S

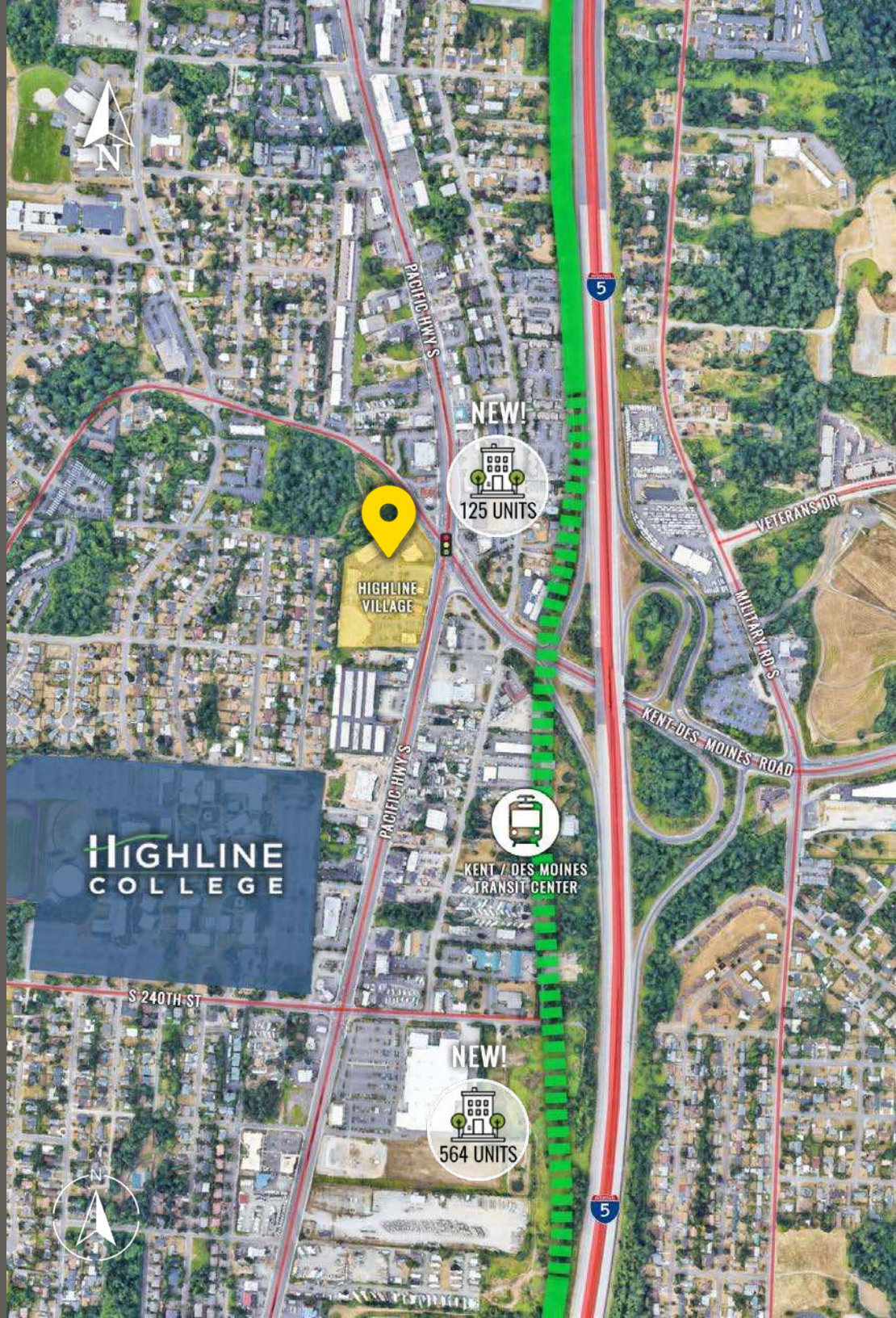


30,600 CPD  
Kent Des Moines Road

# LOCATION AERIAL

PUGET SOUND





# LINK LIGHT RAIL COMING TO DES MOINES IN 2024

**Link light rail**

**Angle Lake–Federal Way**

- Surface
- Elevated

**Other service**

- Link 1 Line: Angle Lake–Seattle (in service)
- Federal Way–Tacoma (future service)

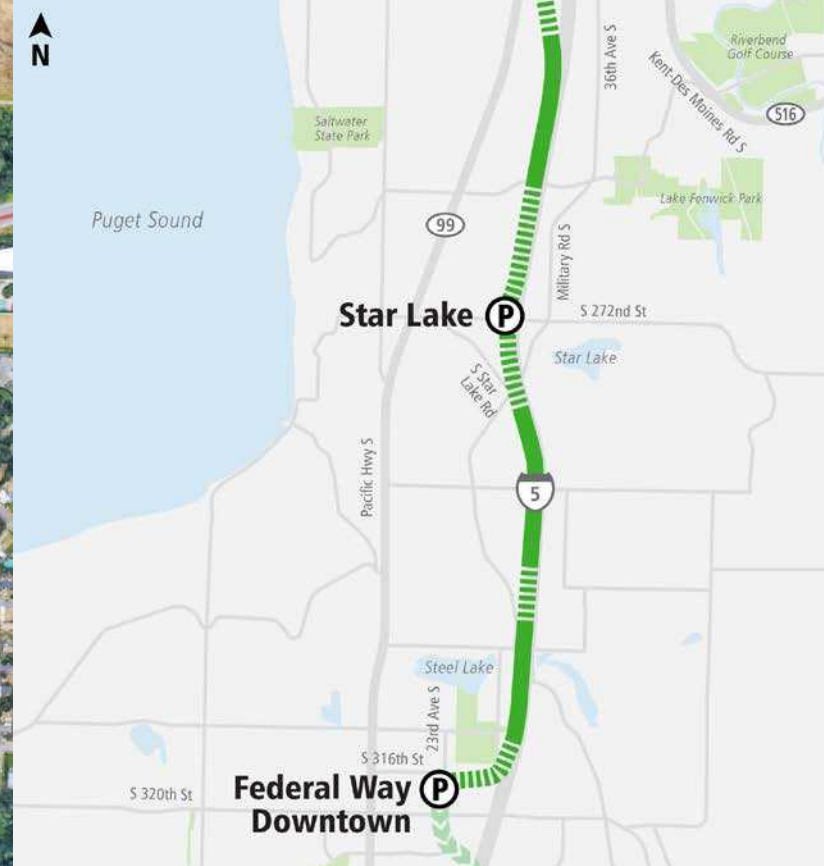
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New station

Existing station

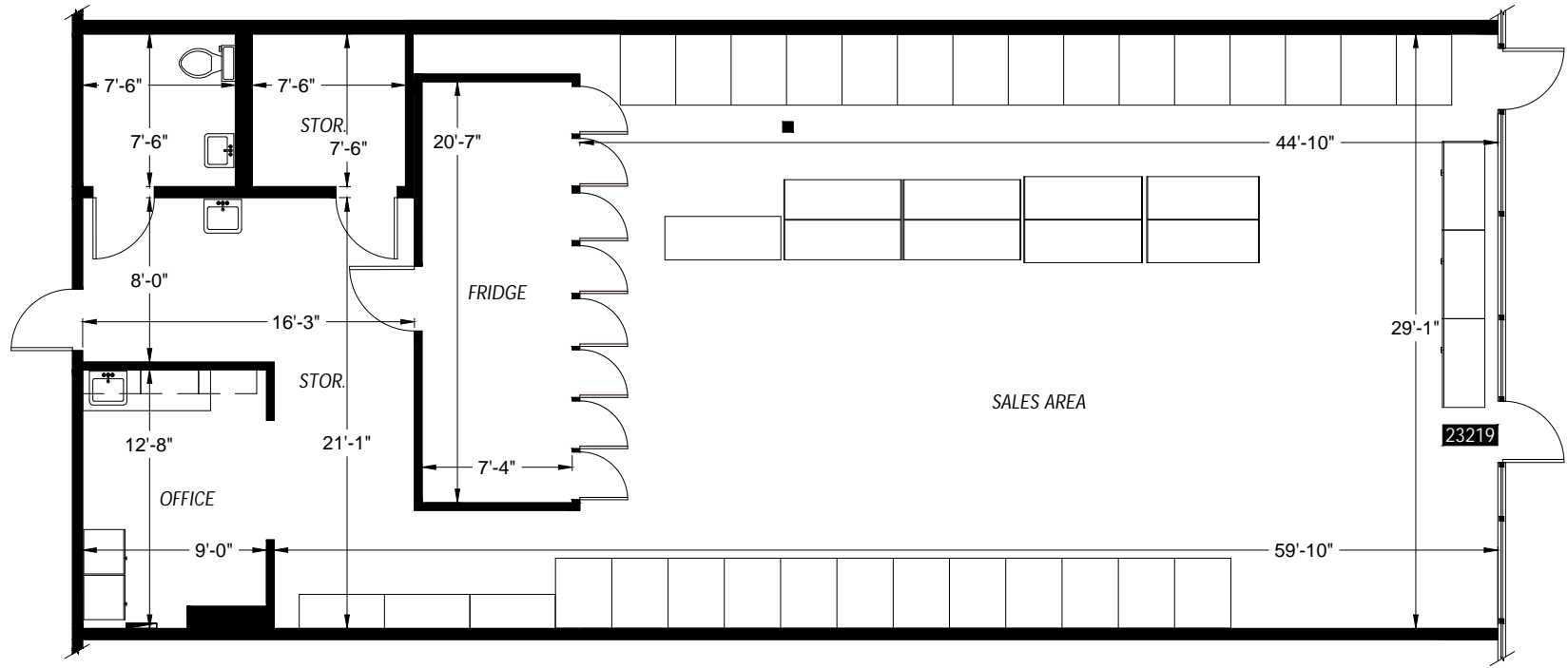
New parking

Existing parking



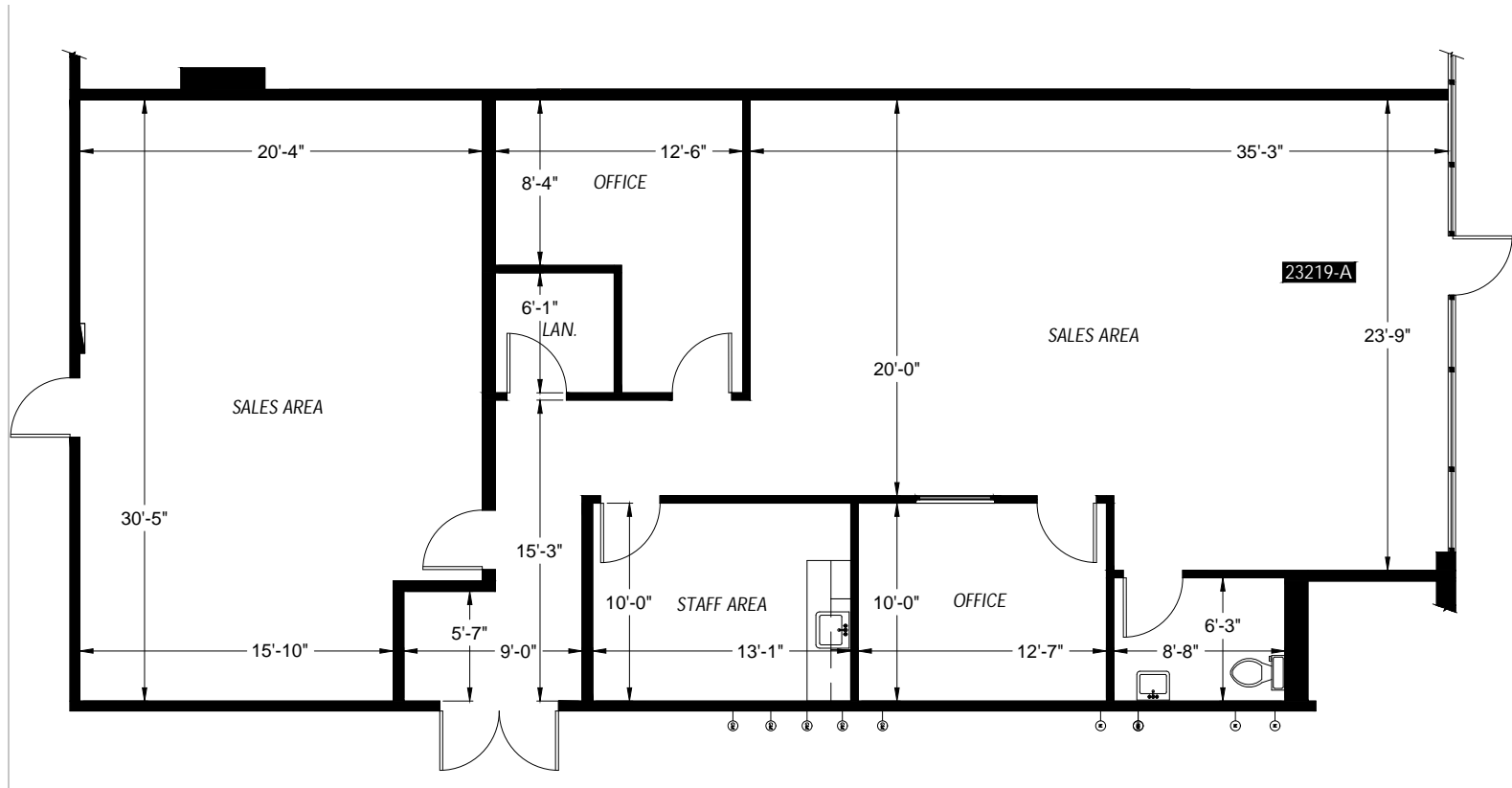
SUITE 23219 | 2,074 SF

FLOOR PLAN | SUITE 23219

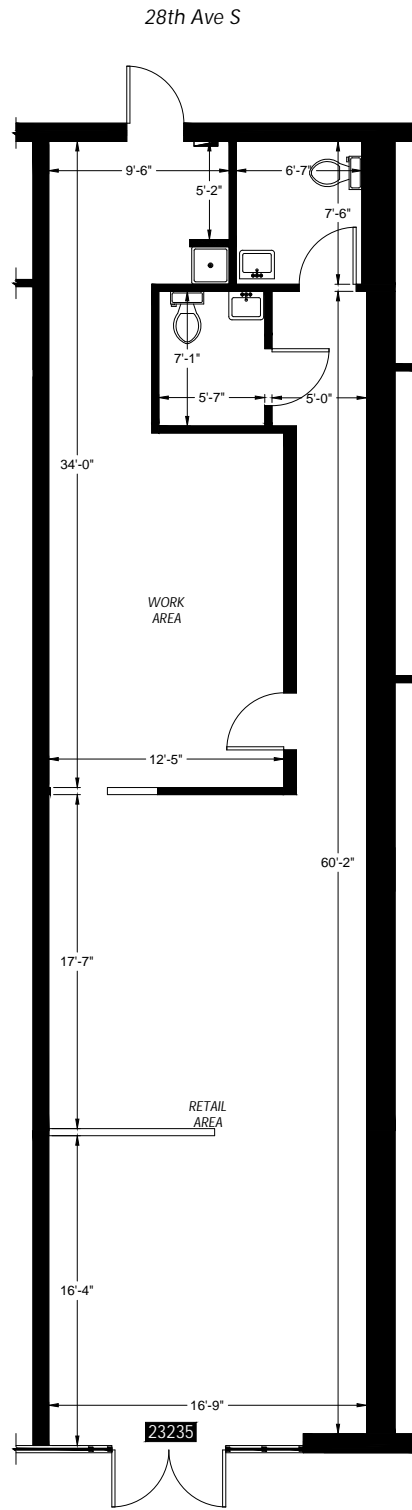


SUITE 23219 A | 2,134 SF

FLOOR PLAN | SUITE 23219 A



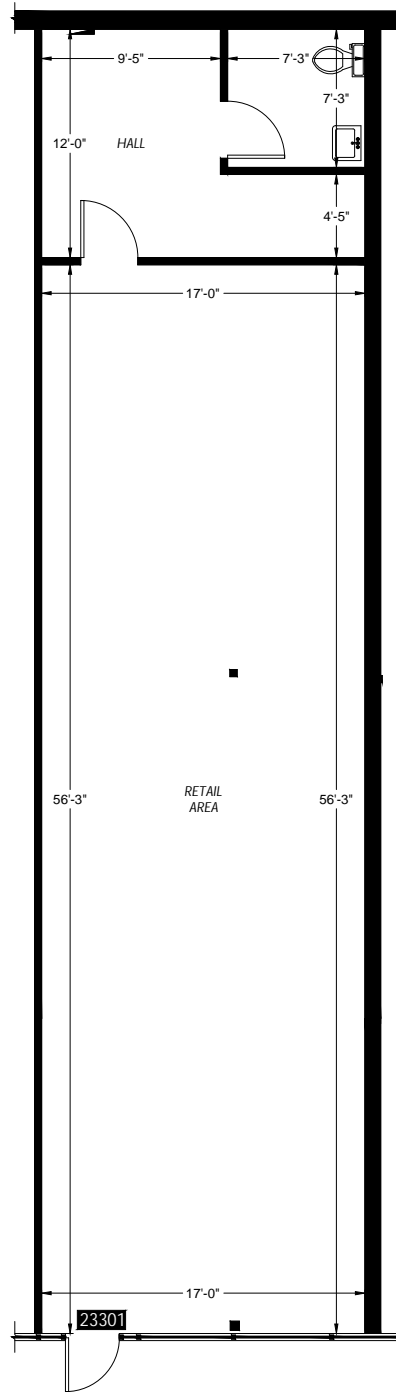
SUITE 23235-B | 1,251 SF



28th Ave S

SUITE 23301-B | 1,233 SF

FLOOR PLAN | SUITE 23302 B



Pacific Highway S



# SITE PLAN







TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.




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