

FOR LEASE

# BROOKLAKE VILLAGE

*2,200 and 3,930 SF retail spaces available at  
the busy intersection of Pacific Hwy & S 348th St*

34815 PACIFIC HWY S, FEDERAL WAY, WA 98003





*Brooklake Village is located at the busy intersection of Pacific Hwy & S 348th St in Federal Way, WA*

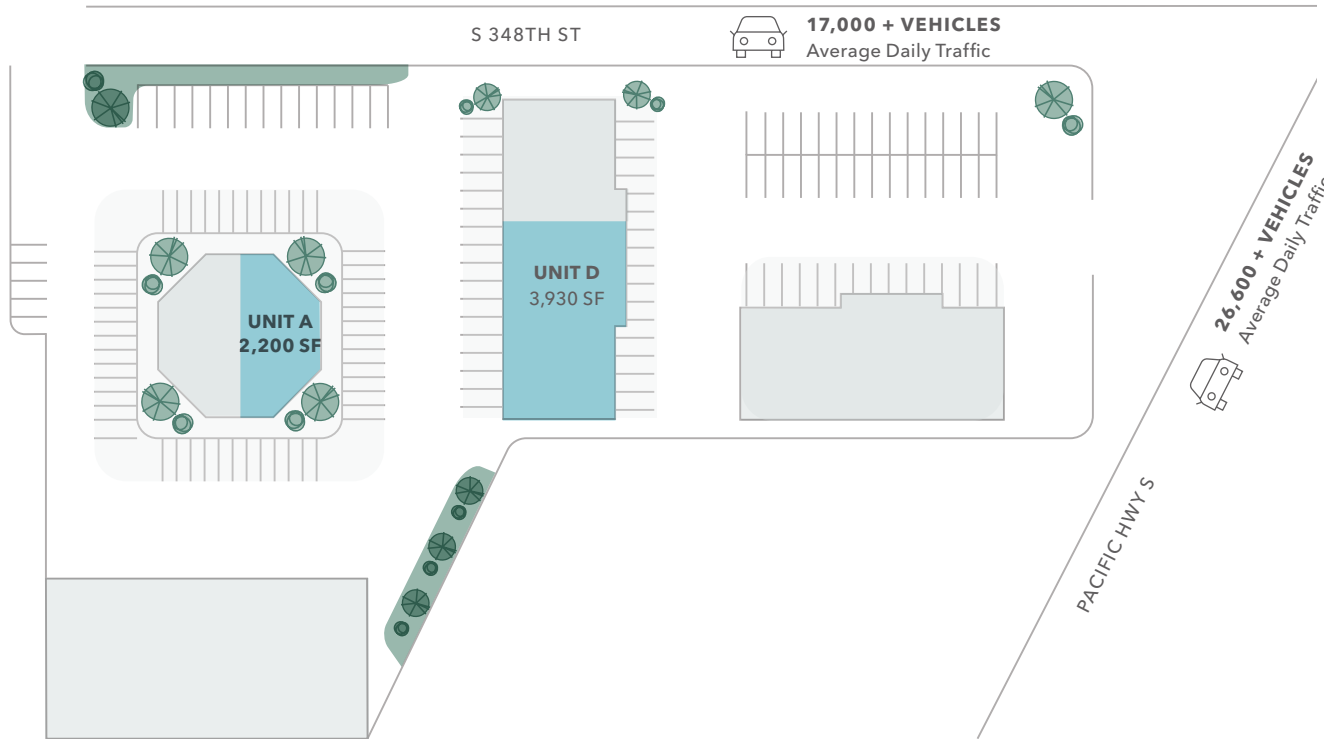
Along with easy access to and from Interstate 5, Brooklake Village is surrounded by many national retailers such as Costco, Walmart, Hobby Lobby, Office Depot, Lowe's, Starbucks, LA Fitness and McDonald's.

AVAILABLE	Unit A: 2,200 SF Unit D: 3,930 SF
ASKING RATE	\$24.00/SF
NNN	\$8.80/SF
SIGNAGE	Prominent facade signage
PARKING	Abundant upper & lower
LEASE DATE	Available Now
TRAFFIC COUNT	26,600 + VPD
CO-TENANTS	Burger King, Metro by T-Mobile, Subway, Planned Parenthood

# BROOKLAKE VILLAGE



# SITE PLAN



*2,200 SF*

UNIT A

*\$3,930 SF*

UNIT D

*\$24.00/SF*

ASKING RATE

*NOW*

AVAILABLE



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2025 EST. TOTAL	8,081	99,121	214,059
2030 PROJECTION	8,109	95,986	208,866
2020 CENSUS	6,787	99,826	215,239
2010 CENSUS	5,454	86,550	187,695
PROJECTED GROWTH 2025 - 2030	-	-0.6%	-0.5%
2025 MEDIAN AGE	32.9	36.9	37.1

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 EST. TOTAL	2,830	35,675	77,706
2030 PROJECTION	2,830	34,696	76,377
2020 CENSUS	2,665	35,503	76,935
2010 CENSUS	2,177	31,946	69,193
PROJECTED GROWTH 2025 - 2030	-	-0.5%	-0.3%

## INCOME

	1 Mile	3 Miles	5 Miles
2025 EST. HH MEDIAN	\$87,821	\$99,234	\$102,913
2030 PROJECTED HH MEDIAN	\$87,479	\$99,949	\$103,343
2025 EST. PER CAPITA	\$36,492	\$43,653	\$46,127

## BUSINESS

	1 Mile	3 Miles	5 Miles
2025 TOTAL BUSINESSES	1,099	4,465	9,552
2025 TOTAL EMPLOYEES	9,847	30,802	77,362
2025 EMPLOYEE POP/BUSINESS	9.0	6.9	8.1
2025 RESIDENTIAL POP/BUSINESS	7.4	22.2	22.4

## RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	42.8%	48.2%	50.4%
BLACK OR AFRICAN AMERICAN	19.7%	12.3%	11.0%
ASIAN	15.7%	18.7%	17.4%
AMERICAN INDIAN OR ALASKA NATIVE	0.7%	0.9%	0.9%
OTHER RACES	6.9%	6.8%	7.1%
HISPANIC	21.0%	24.2%	25.1%

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	1.6%	5.5%	5.5%
HIGH SCHOOL GRADUATE	25.8%	26.8%	26.2%
SOME COLLEGE	24.4%	21.8%	21.0%
ASSOCIATE DEGREE	12.8%	10.3%	10.5%
BACHELOR DEGREE	21.7%	21.8%	21.0%
GRADUATE DEGREE	7.3%	9.5%	10.8%

Data Source: ©2026, Sites USA



*Exclusively listed by*

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