

FOR LEASE
4500 Pacific Hwy E
Fife, WA 98424



FIFE PACIFIC PLAZA

Jacob Fors | Andy Jessberger

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

FIFE PACIFIC PLAZA offers outstanding visibility and direct access from one of the region's busiest commercial corridors, just minutes from I-5. This high-traffic location is strategically positioned between Tacoma and Federal Way, making it ideal for businesses seeking regional exposure and convenient logistics.

AVAILABLE

» **SUITE C: 1,181 SF \$22.00 PSF + NNN**

- Well established shopping center with a great mix of national & local tenants.
- Ample parking available.
- Easy access from I-5 and WA-509.
- Excellent exposure.
- NNN Estimated at \$9.00



Population



Average HH Income



Daytime Population

Regis - 2026

	Population	Average HH Income	Daytime Population
Mile 1	3,388	\$110,283	7,371
Mile 3	49,572	\$123,588	37,289
Mile 5	235,934	\$121,764	163,268

TENANTS

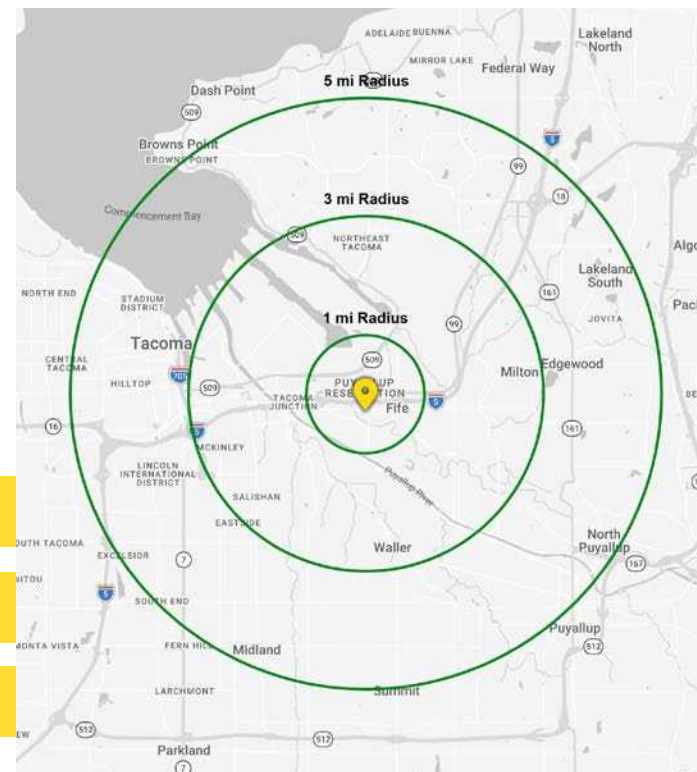
SUNNY DONUTS



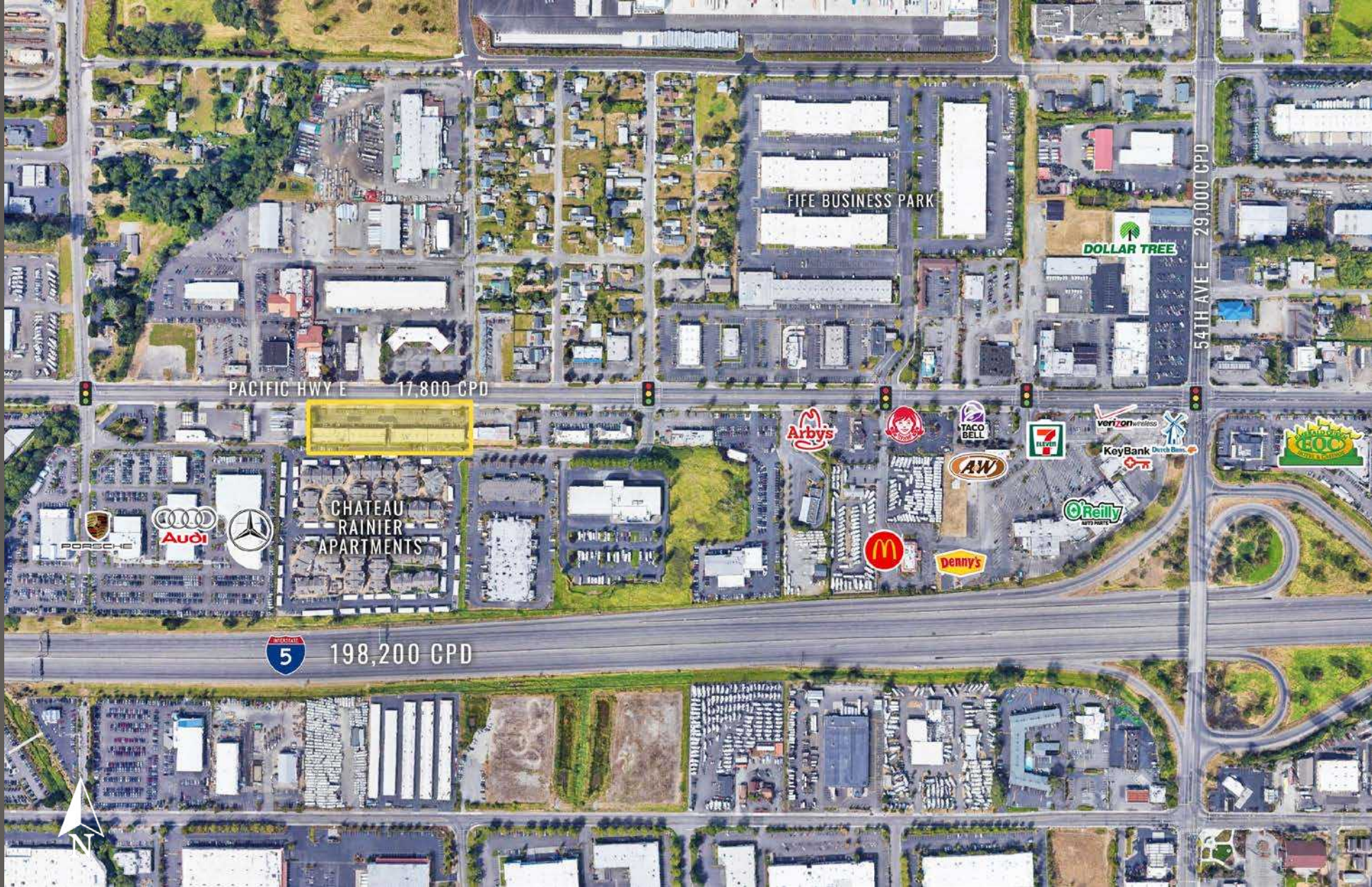
H&R BLOCK

ichiban TERIYAKI
Korean & Japanese Cuisine
FIFE, WA

NEARBY TENANTS



LOCATION DETAILS



Blocks away from
I-5 & WA 509



10 minute drive to
Downtown Tacoma

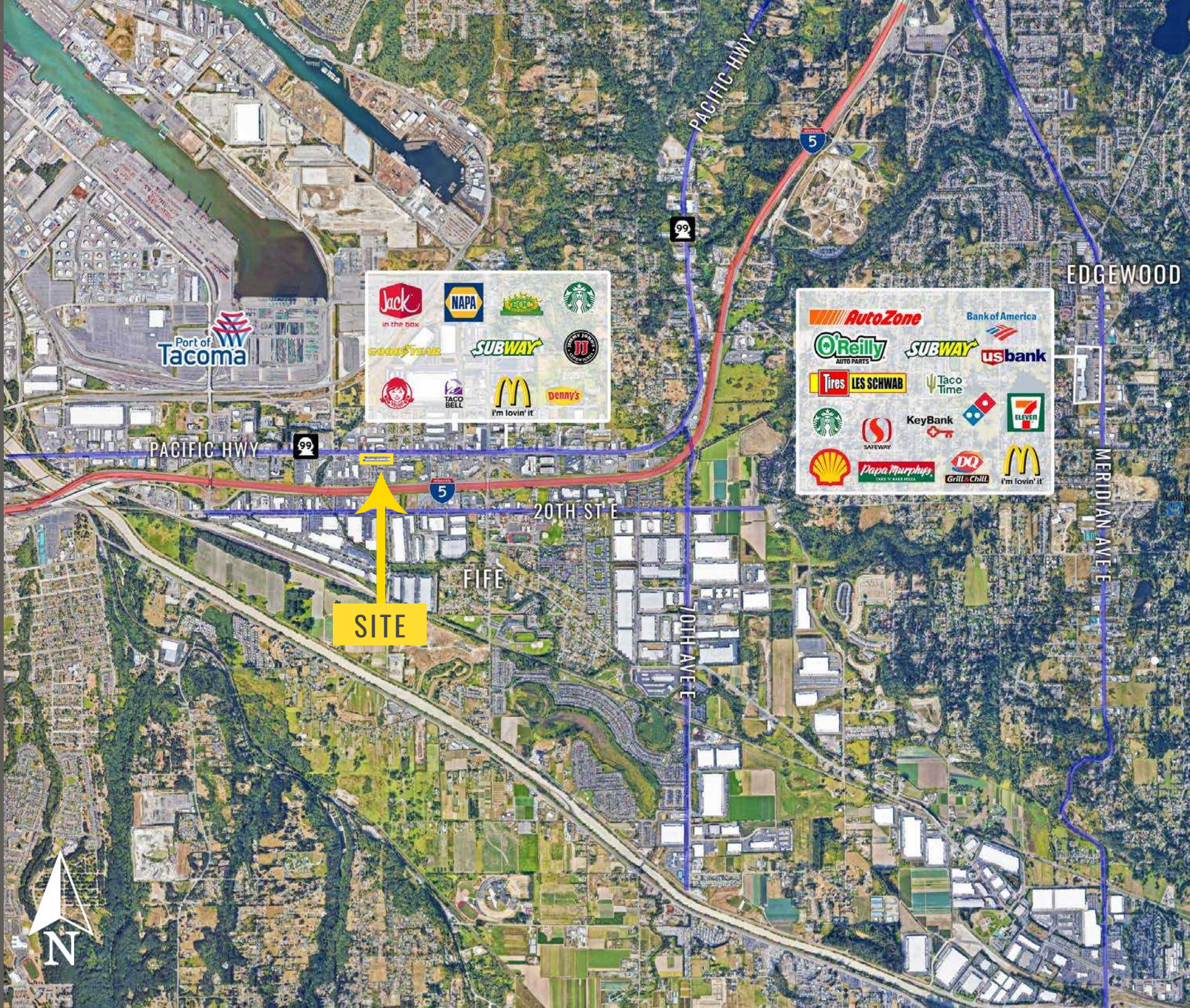


17,800 CPD
Pacific Hwy E



29,000 CPD
54th Ave E

MARKET AERIAL



Port of Tacoma

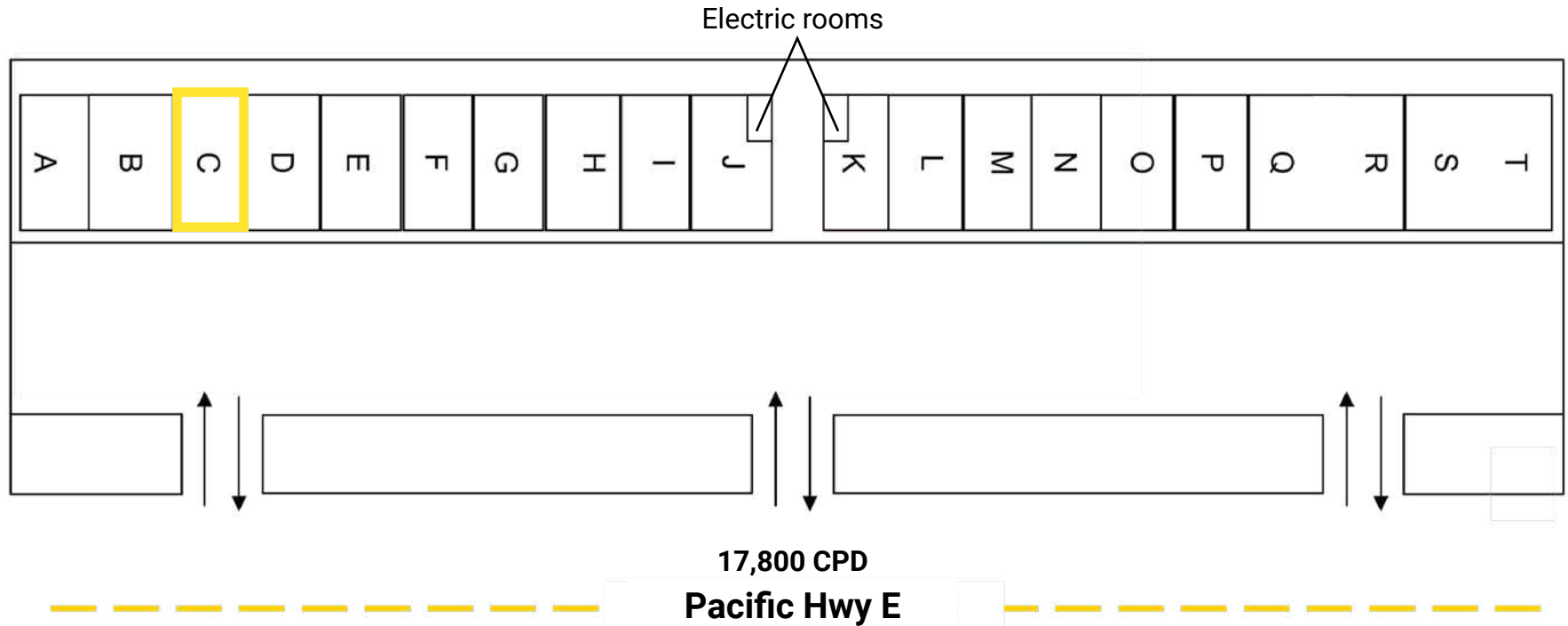
- Jack in the box
- NAPA
- Starbucks
- Goodyear
- Subway
- Taco Bell
- McDonald's
- Denny's

- AutoZone
- Bank of America
- O'Reilly Auto Parts
- Subway
- usbank
- Tires
- Les Schwab
- Taco Time
- Starbucks
- Safeway
- KeyBank
- 7-Eleven
- Shell
- Papa Murphy's
- DQ
- McDonald's
- Grill & Chill

SITE



SITE PLAN



SUITE	SF	TENANT
A	1,324	Nirvana Asian Massage
B	1,016	The Barber Lounge
C	1,181	AVAILABLE
D	1,170	Prov Inc.
E	1,183	Total Wireless
F	1,170	Super Hairstyles
G	1,170	Thrift Staffing
H	1,170	H&R Block
I	1,170	Ichiban Teriyaki


SUITE	SF	TENANT
J	1,098	Sunny Donuts
K	1,084	Taqueria Los 3 Hermanos
L	1,170	Nail Arts
M	1,170	Elegance & Beyond
N	1,176	Hippie Hut
O	1,183	Metro PCS
P	1,480	Wingstop
Q/R	2,030	Top Pho
S/T	2,340	Thai Restaurant of Fife

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.




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