

**WinCo  
FOODS**

FEDERAL WAY  
MODERN DENTISTRY



**iHop**

**DAYCARE**

FEDERAL WAY

# LAND LEASE

3 4 7 1 6 1 S T A V E S | F E D E R A L W A Y , W A



# FEDERAL WAY LAND LEASE

**+/- 37,000 SF**

AVAILABLE

**CALL**

FOR RATES

- Shadow anchored by WinCo, IHOP, Starbucks
- New 235-Unit multi-family project Trouve across street; thousands of units planned a block away
- Gateway to Brown's Point, Dash Point, Dash Point State Park, Northshore Golf Complex, Federal Way National Little League Baseball complex, and nationally renowned King County Aquatic Center

## DEMOGRAPHICS

**98k**  
TOTAL  
POPULATION

**58k**  
DAYTIME  
POPULATION

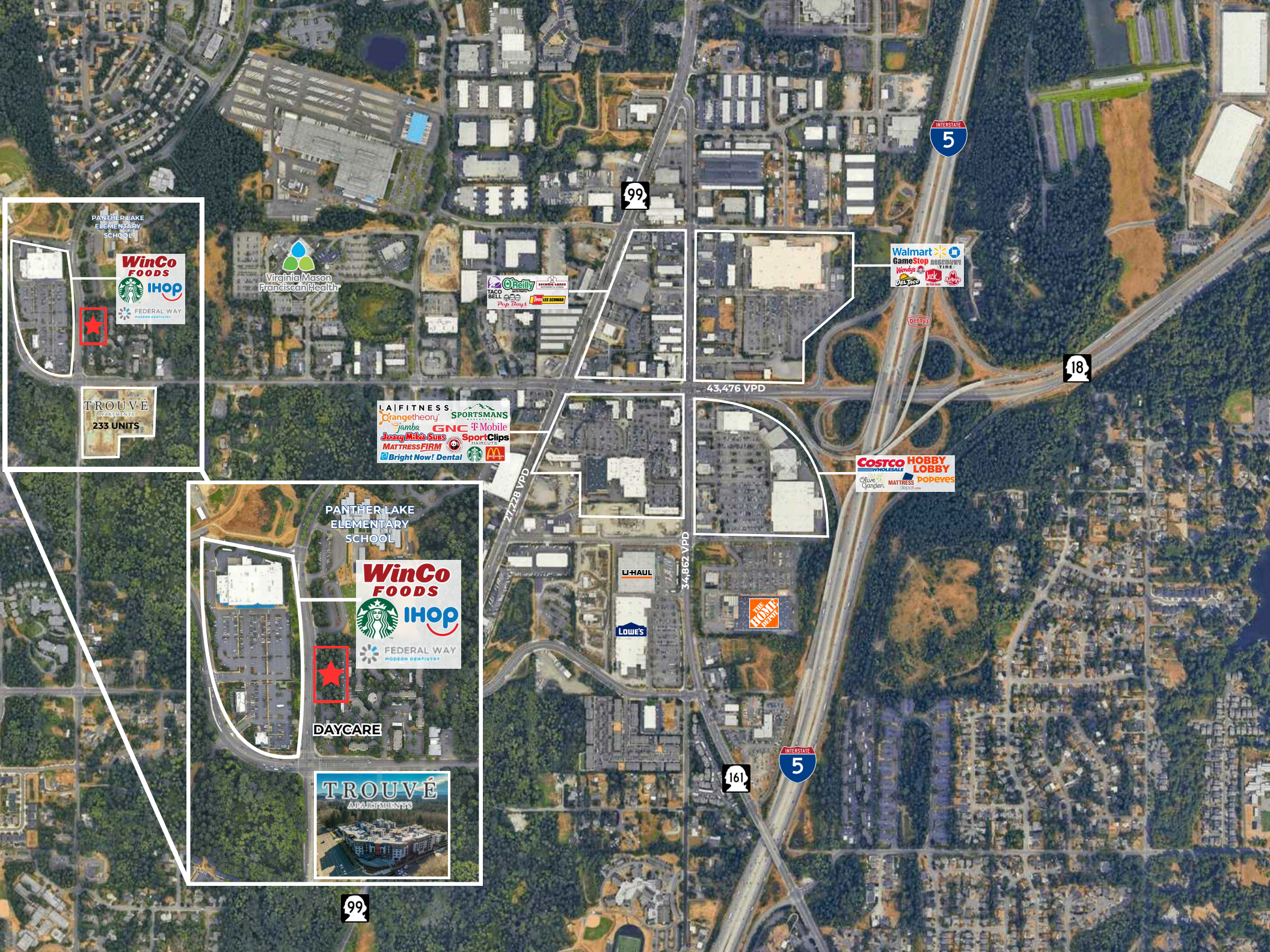
**4.3k**  
BUSINESSES

**29k**  
EMPLOYEES

**\$118k**  
AVG. HOUSEHOLD  
INCOME

\*2025 PROJECTIONS FOR FEDERAL WAY, WA. COLLECTED VIA SITESUSA

[VIEW IN MAPS](#)



PANTHER LAKE ELEMENTARY SCHOOL

**WinCo FOODS**  
Starbucks  
**IHOP**  
FEDERAL WAY  
MODERN DENTISTRY

**TROUVÉ**  
233 UNITS

PANTHER LAKE ELEMENTARY SCHOOL

**WinCo FOODS**  
Starbucks  
**IHOP**  
FEDERAL WAY  
MODERN DENTISTRY

**DAYCARE**

**TROUVÉ**  
APARTMENTS

**LA FITNESS**  
Orangetheory  
Jamba  
GNC  
Sport Clips  
MATTRESS FIRM  
Bright Now! Dental

**O'Reilly**  
TACO BELL  
Peppercorn's  
Pep Boys  
Lowe's

LI-HAUL

Lowe's

THE HOME DEPOT

**COSTCO**  
HOBBY LOBBY  
WHOLESALE  
Clove Garden  
MATTRESS  
POPEYES

**Walmart**  
GameStop  
Wendy's  
Jack-in-the-Box  
Arby's

Denny's

43,476 VPD

27,228 VPD

34,862 VPD

99

18

INTERSTATE 5

INTERSTATE 5

161

99



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