

FOR LEASE

5119 & 5121 Pacific Highway East
Fife, WA 98424



THE FIFE COLLECTIVE

Jacob Fors

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

5119 & 5121 PACIFIC HWY E offers excellent visibility along one of the region's most heavily traveled commercial corridors. With easy access to I-5 and SR-99, the location ensures strong connectivity to Tacoma, Seattle, and the Port of Tacoma. Surrounded by national retailers, automotive services, and industrial hubs, this high-traffic area attracts a steady flow of customers.

AVAILABLE

» **4,800 SF | \$23.00 PSF + NNN**

- **NNN** estimated at \$6.00 PSF
- **Second generation restaurant.**
- **Currently** has walk in cooler/freezer, two 8' hoods and one 4' hood.
- **Pylon** signage available.

» **1,144 - 8,901 SF | \$19.00 PSF + NNN**

- **NNN** estimated at \$5.50 PSF
- **Highly visible** from Pacific Highway.
- **Pylon** signage opportunity for maximum exposure.
- **Ample** on-site parking.
- **Creative** space potential.



Population



Average HH Income



Daytime Population

Regis - 2025

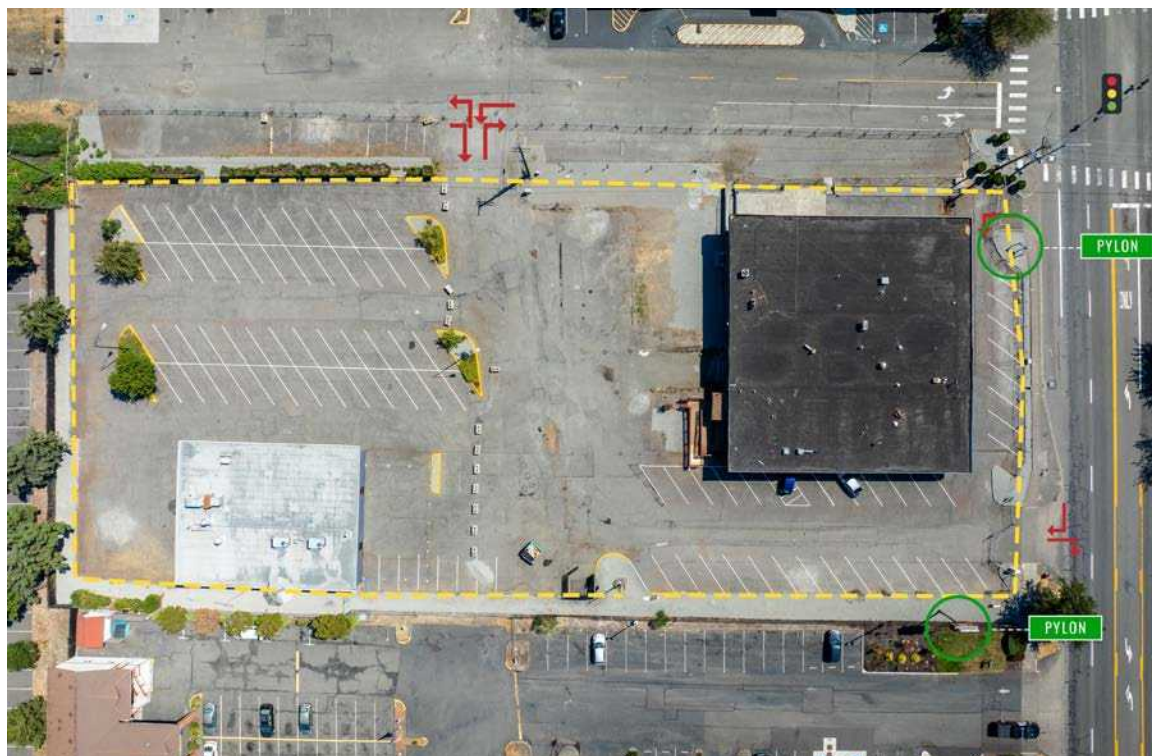
	Population	Average HH Income	Daytime Population
Mile 1	5,845	\$107,677	9,549
Mile 3	50,777	\$124,816	34,377
Mile 5	228,856	\$120,181	152,423

NEARBY TENANTS



TACO BELL

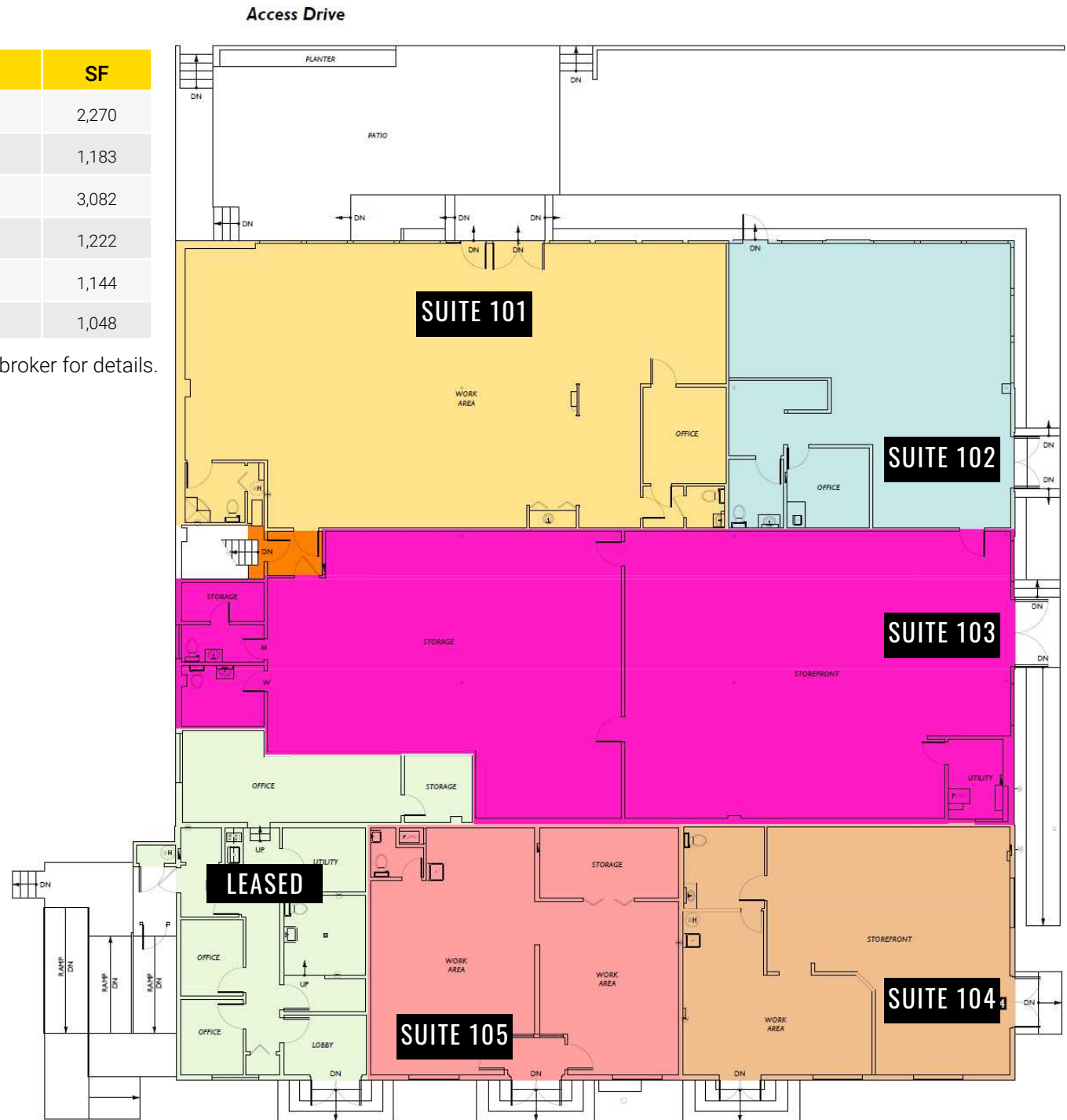




FLOOR PLAN

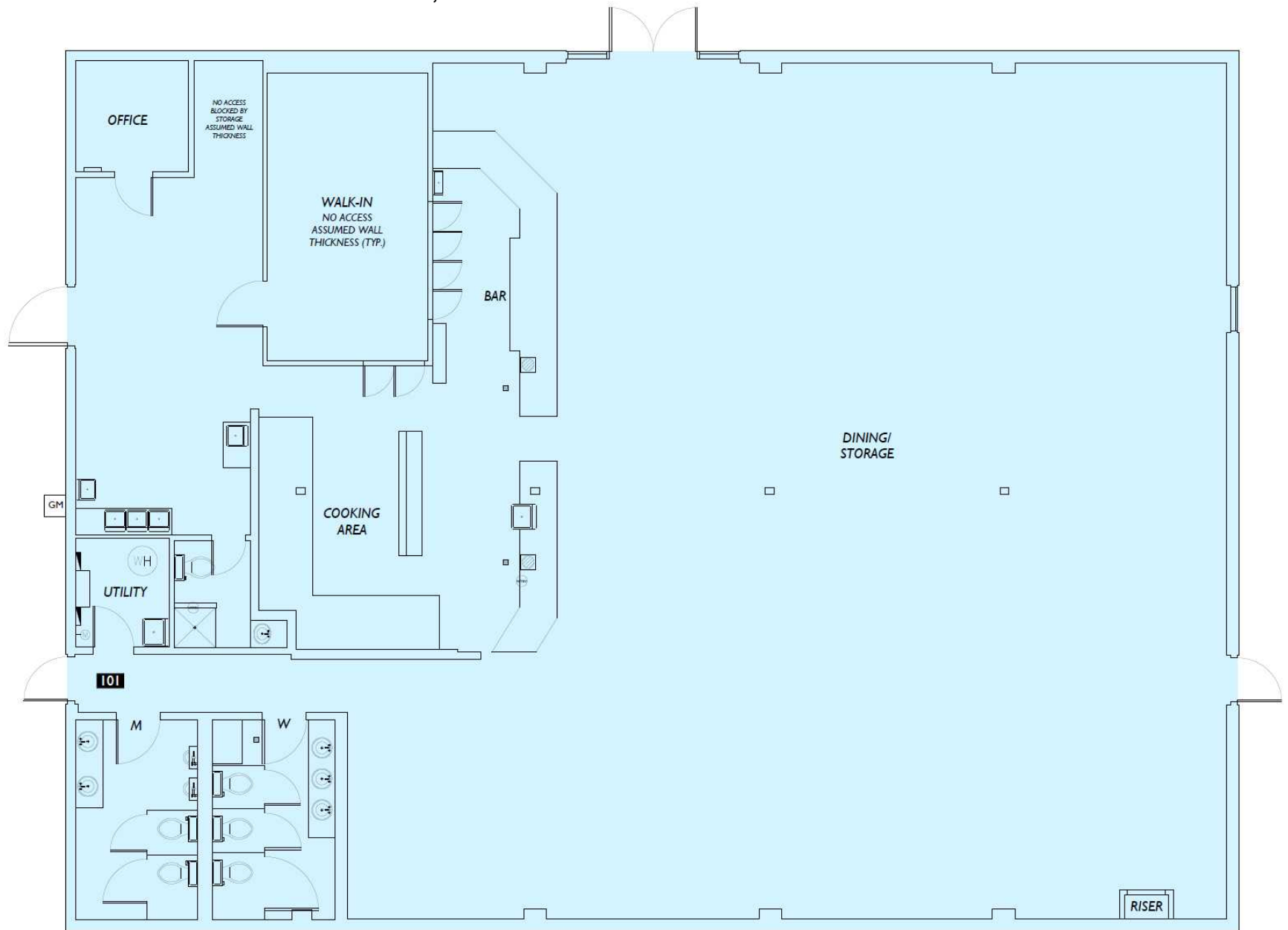
Suite	Tenant	SF
Suite 101	AVAILABLE	2,270
Suite 102	AVAILABLE	1,183
Suite 103	AVAILABLE	3,082
Suite 104	AVAILABLE	1,222
Suite 105	AVAILABLE	1,144
Suite 106	LEASED	1,048

*Spaces can be combined. Call broker for details.



2ND GEN RESTAURANT SPACE - 4,800 SF

FLOOR PLAN



LOCATION DETAILS



18,933 CPD
Pacific Highway



180,435 CPD
Interstate 5

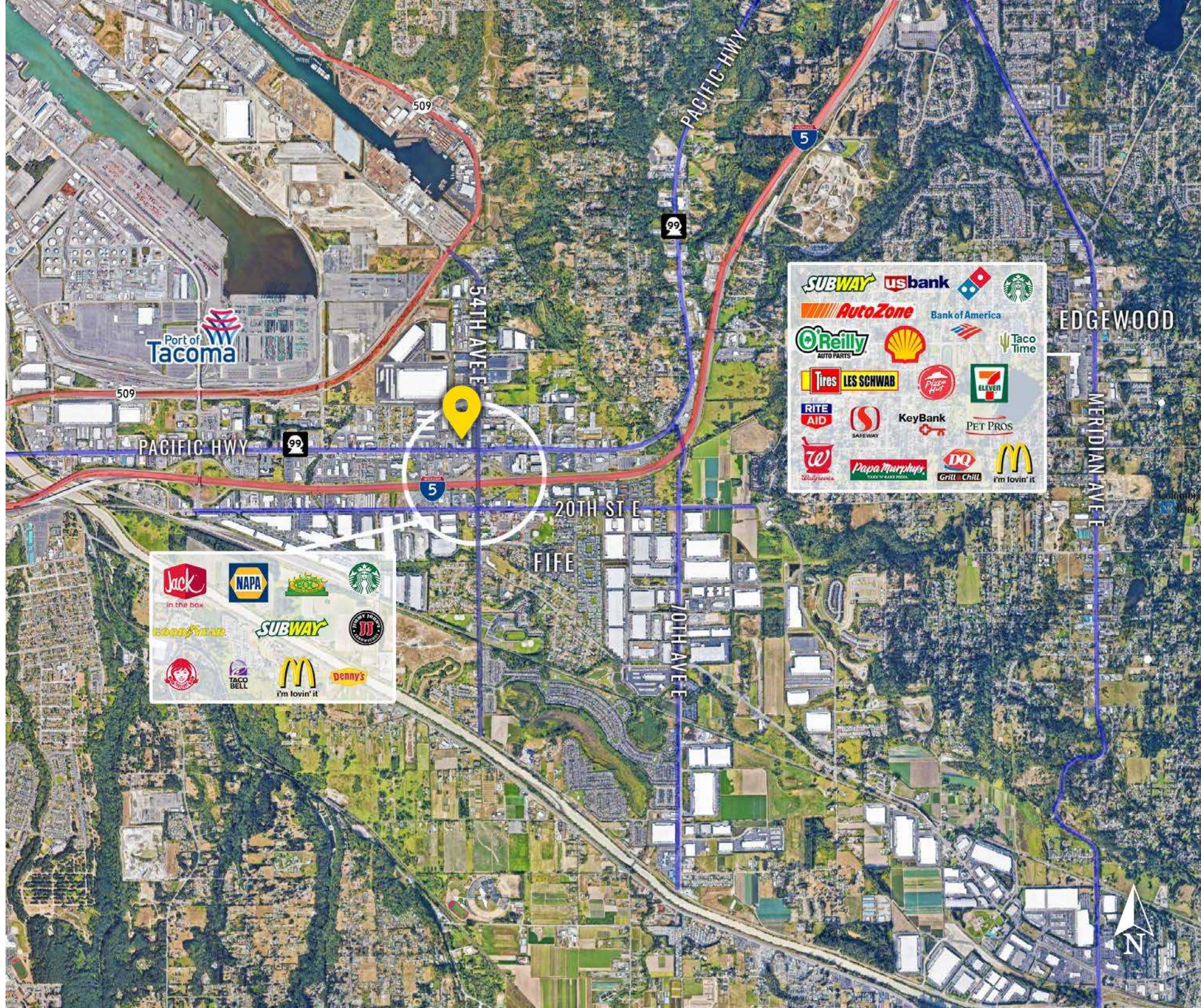


Located within 10 mins
of DT Tacoma



Located moments
from I-5 Interchanges

LOCATION DETAILS



Port of
Tacoma

PACIFIC HWY

54TH AVE E

20TH ST E

FIFE

10TH AVE E

EDGEWOOD

MERIDIAN AVE E

Jack in the Box NAPA Goodyear Subway McDonald's Penny's Taco Bell

Subway usbank AutoZone Bank of America O'Reilly Shell Taco Time Tires LES SCHWAB Pizza Hut 7-Eleven Rite Aid Safeway KeyBank PET PROS Papa Murphy's DQ McDonald's



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

JACOB FORS

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