



FOR LEASE
5306 Pacific Highway E | Suite E
Fife, WA 98424



FIFE PLAZA
Lisa Tallman




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

FIFE PLAZA is positioned along Pacific Highway E in Fife, 5306 benefits from excellent exposure along a major commercial corridor connecting Tacoma to the broader South Sound region. The site offers convenient access to I-5, the Port of Tacoma, and nearby industrial and retail hubs, making it well-suited for a variety of business uses. Surrounded by a strong mix of national and local tenants, this location provides consistent traffic, strong visibility, and easy accessibility for customers and employees alike.

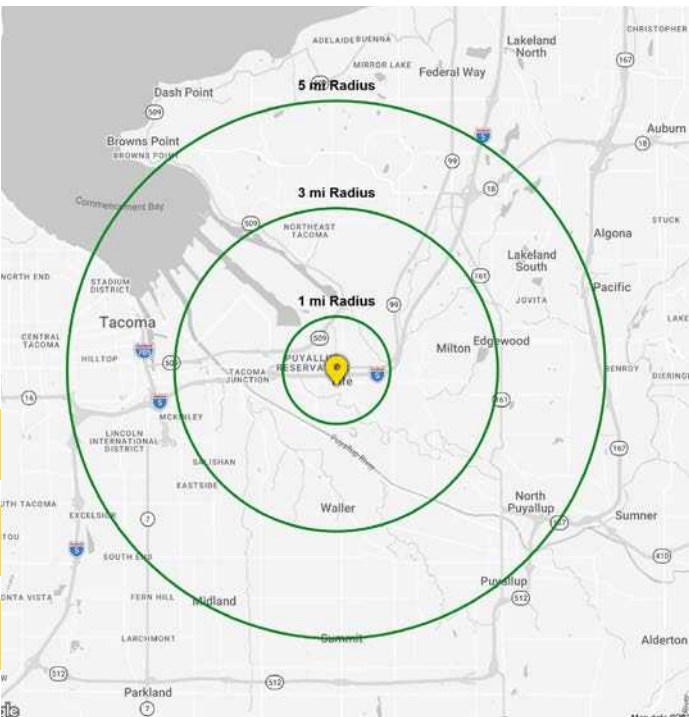
AVAILABLE

▶ **4,118 +/- SF | \$19.00 PSF + NNN**
SHOWROOM & WAREHOUSE W/2 GRADE LEVEL DOORS

- Strong visibility along Pacific Highway E
- Easy access to I-5 and major highways
- Close proximity to the Port of Tacoma
- High daily traffic counts
- Surrounded by established commercial and industrial users
- Convenient access for commuters and freight routes
- Central location between Tacoma and the South Sound region

Regis - 2026	 Population	 Average HH Income	 Daytime Population
Mile 1	6,582	\$110,702	9,864
Mile 3	51,159	\$125,913	35,914
Mile 5	226,763	\$121,003	158,199

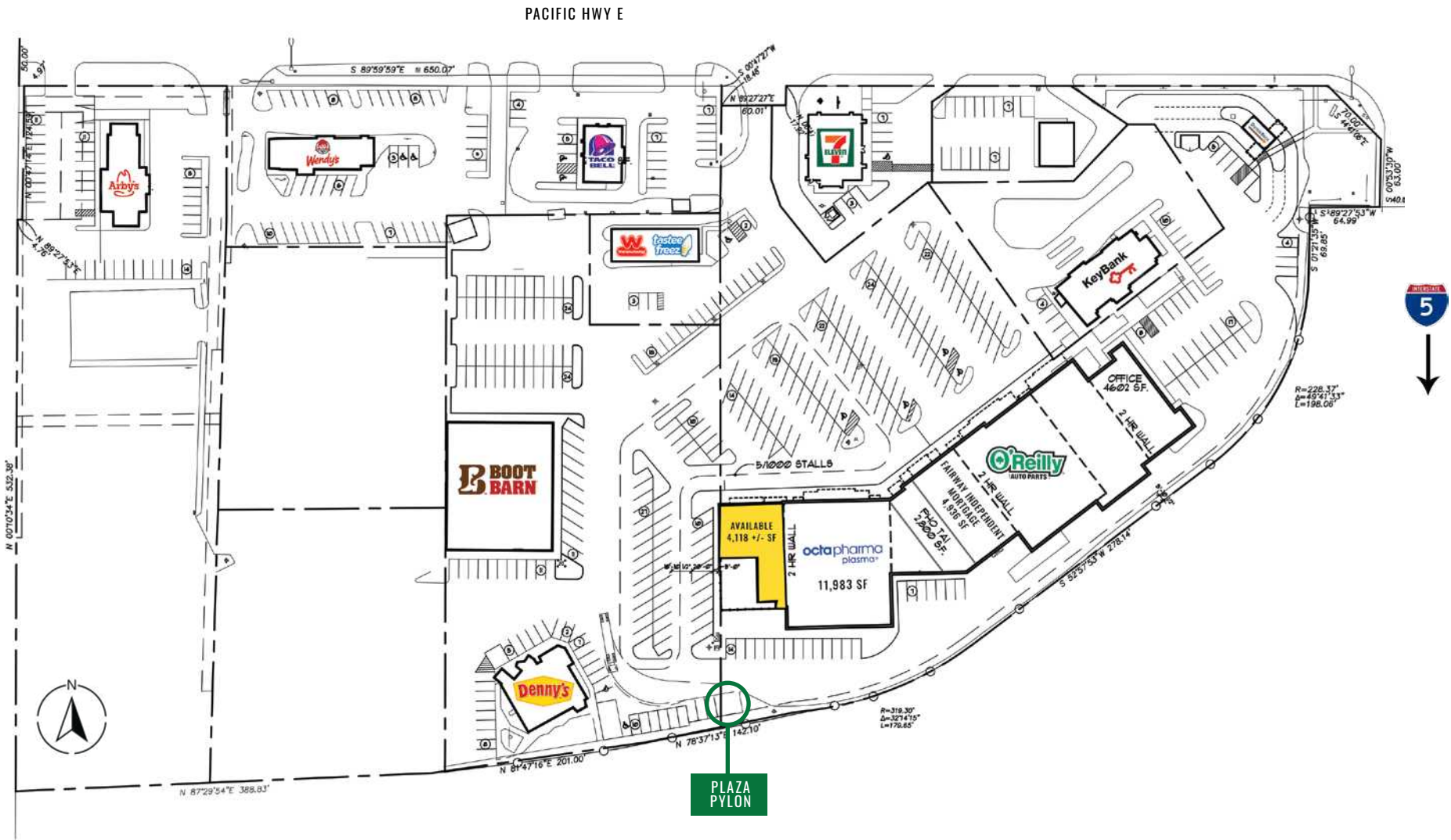
NEARBY TENANTS



SUMMARY



SITE PLAN



LOCATION AERIAL



HWY 509 - 22,621 CPD

PEPSICO



RIVIAN



STARBUCKS



TacoTime

Tires LES SCHWAB

DOLLAR TREE

13,743 CPD - PACIFIC HWY E



RV CENTER

18,933 CPD - PACIFIC HWY E



23,715 CPD

192,878 CPD - INTERSTATE 5

25,525 CPD - 54TH AVE E



COSTCO WHOLESALE



Dutch Bros




FIFE HIGH SCHOOL




TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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