



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.

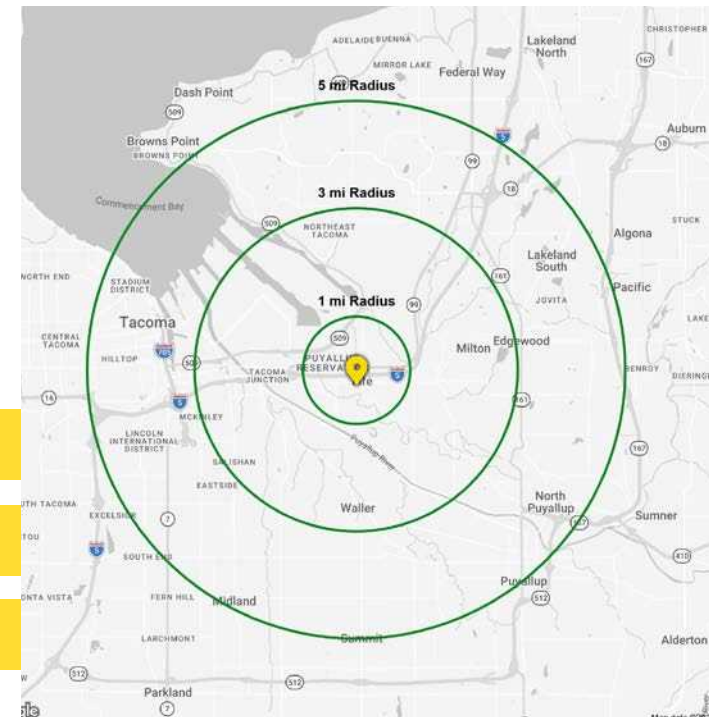
AVAILABLE

▶ **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



LOCATION AERIAL



Port of Tacoma

HWY 509 - 22,621 CPD

PEPSICO

Loves

RIVIAN

Buckley's

STARBUCKS

7-Eleven

ups

Jockey

Wendy's

TacoTime

Tires LES SCHWAB

13,743 CPD - PACIFIC HWY E

18,933 CPD - PACIFIC HWY E

23,715 CPD

Harley-Davidson

RV CENTER

192,878 CPD - INTERSTATE 5

25,525 CPD - 54TH AVE E

Wendy's

Woolly's

COSTCO WHOLESALE

McDonald's

Dutch Bros

O'Reilly

Arbys

7-Eleven

TACO BELL

Wendy's

B BOOT BARN

Wendy's


FIFE HIGH SCHOOL




TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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