

KITTS CORNER



FEDERAL WAY

LAND DEVELOPMENT SITE

RICHARD J. BORSINI, SIOR

PRINCIPAL | MANAGING BROKER

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, and numbers are approximate. Parties must verify the information and bear all risk for any inaccuracies.

33601 Pacific Hwy South, Federal Way, WA 98003

KITTS CORNER LAND DEVELOPMENT SITE



OFFERING SUMMARY

| | |
|-------------------|-------------------------|
| SALE PRICE | \$8,500,000 |
| LOT SIZE | 896,046 SF |
| | 20.57 AC |
| PRICE / SF | \$9.48 |
| PRICE / AC | \$413,223 |
| ZONING | BC (Community Business) |
| MARKET | Seattle |
| SUBMARKET | Federal Way |

PROPERTY HIGHLIGHTS

- 20 Acres Available
- Favorable zoning BC (Community Business) Commercial Mixed Use
- Ease of access from Interstate-5
- Mixed-use, transit-oriented development site
- Located in between the Ports of Tacoma and Seattle, and minutes from SeaTac International Airport
- Utilities available onsite
- Off-site storm water system maintained by the City of Federal Way
- Survey reports and studies are available
- Proposed ROW extension for right-of-way

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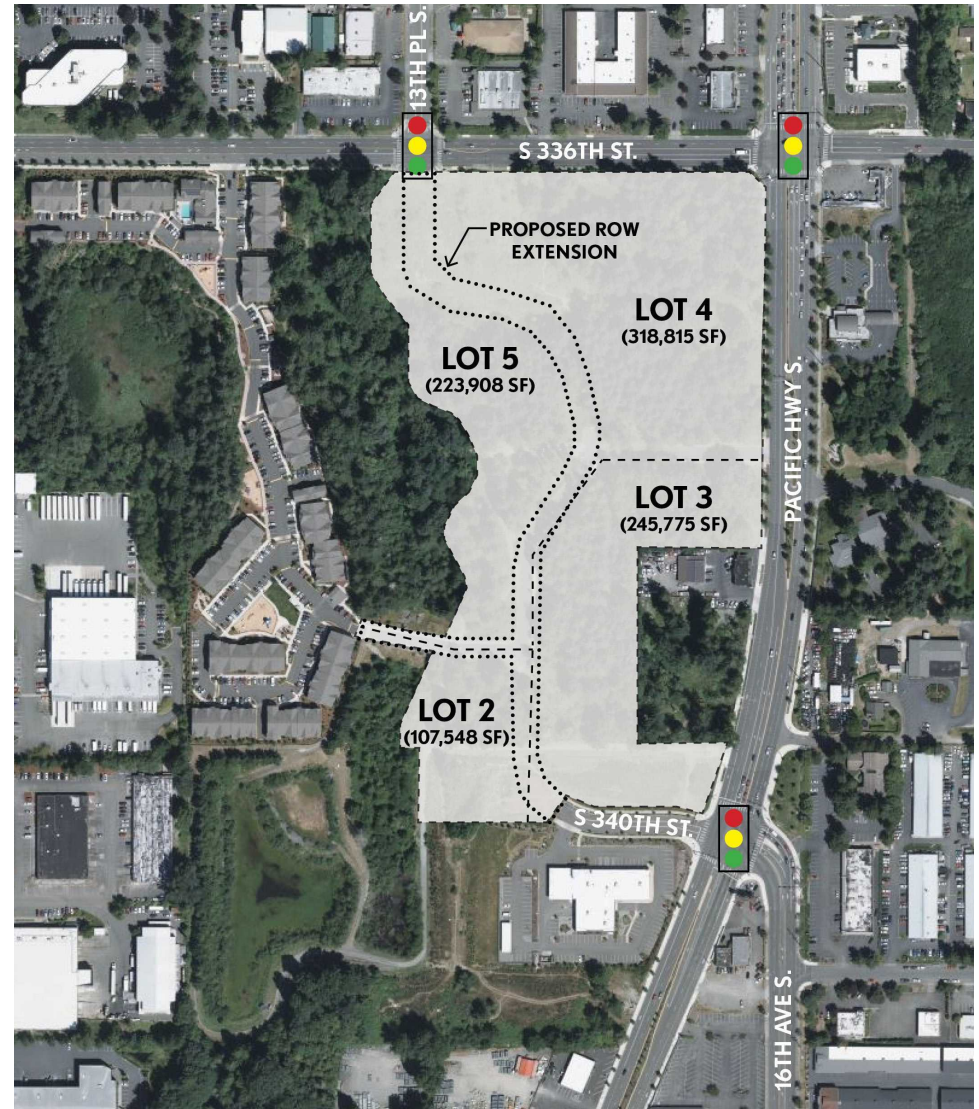
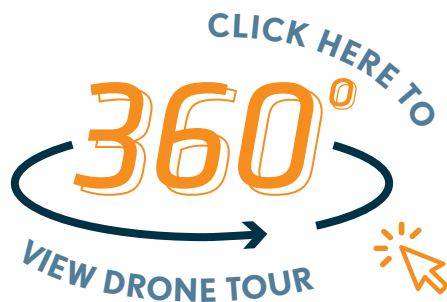
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| LOT # | APN | LOT SF | ZONING |
|--------------|-------------|-------------------|--------|
| 2 | 202104-9004 | 107,548 SF | BC |
| 3 | 202104-9072 | 245,775 SF | BC |
| 4 | 202104-9069 | 318,815 SF | BC |
| 5 | 202104-9001 | 223,908 SF | BC |
| TOTAL | | 896,046 SF | |

*Buyer must build the road through the property which will be permitted in conjunction with the Process III Review.



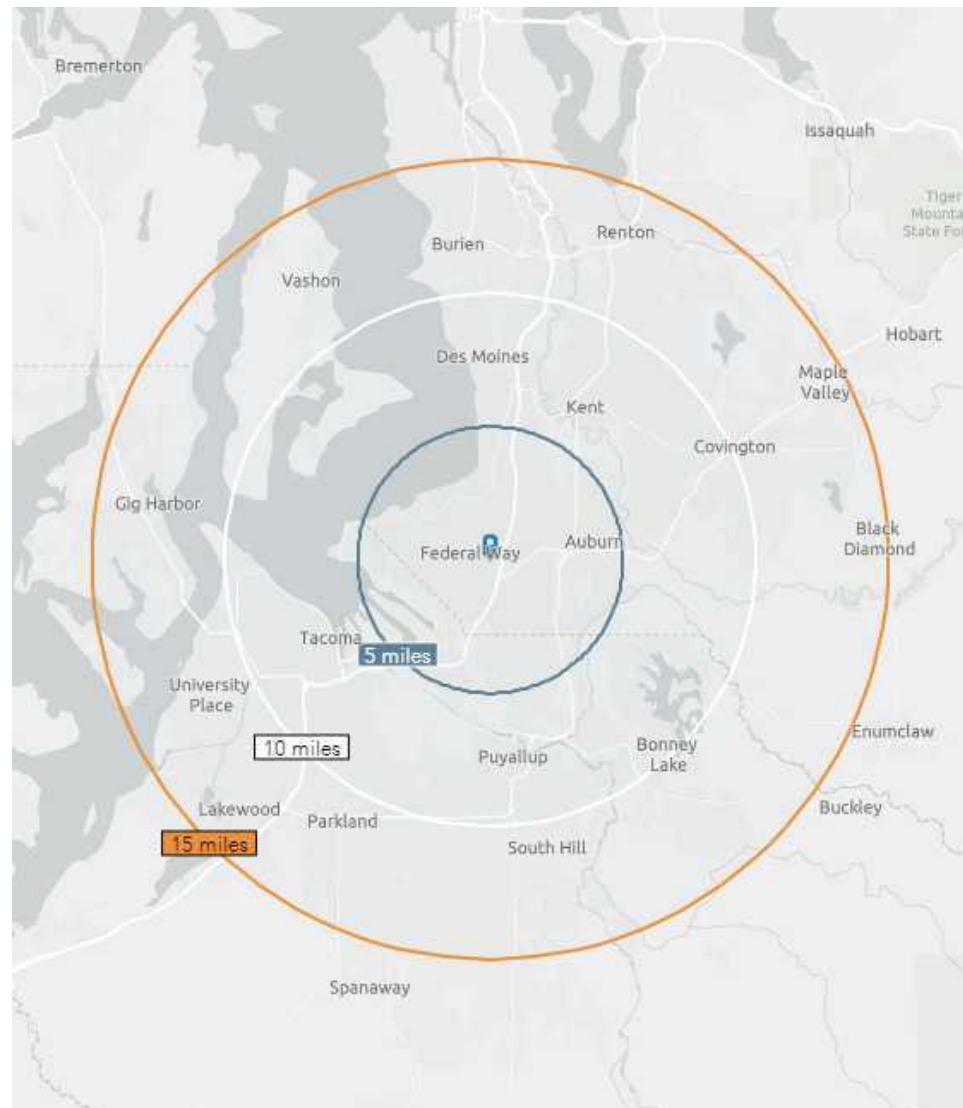
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| POPULATION | 5 MILES | 10 MILES | 15 MILES |
|--------------------|---------|----------|-----------|
| Total Population | 223,150 | 726,574 | 1,453,674 |
| Median Age | 37.6 | 37.7 | 37.9 |
| Daytime Population | 215,469 | 716,531 | 1,392,310 |

| HH & INCOME | 5 MILES | 10 MILES | 15 MILES |
|-------------------|--|---|---|
| # of Households | 72,325 | 241,375 | 477,888 |
| Avg HH Income | \$100,722 | \$99,230 | \$101,361 |
| Med HH Income | \$74,265 | \$75,261 | \$77,507 |
| Tapestry Segments | Home Improvement Pleasantville Front Porches | Front Porches Parks and Rec Workday Drive | Front Porches Parks and Rec Workday Drive |



FOR MORE INFORMATION:

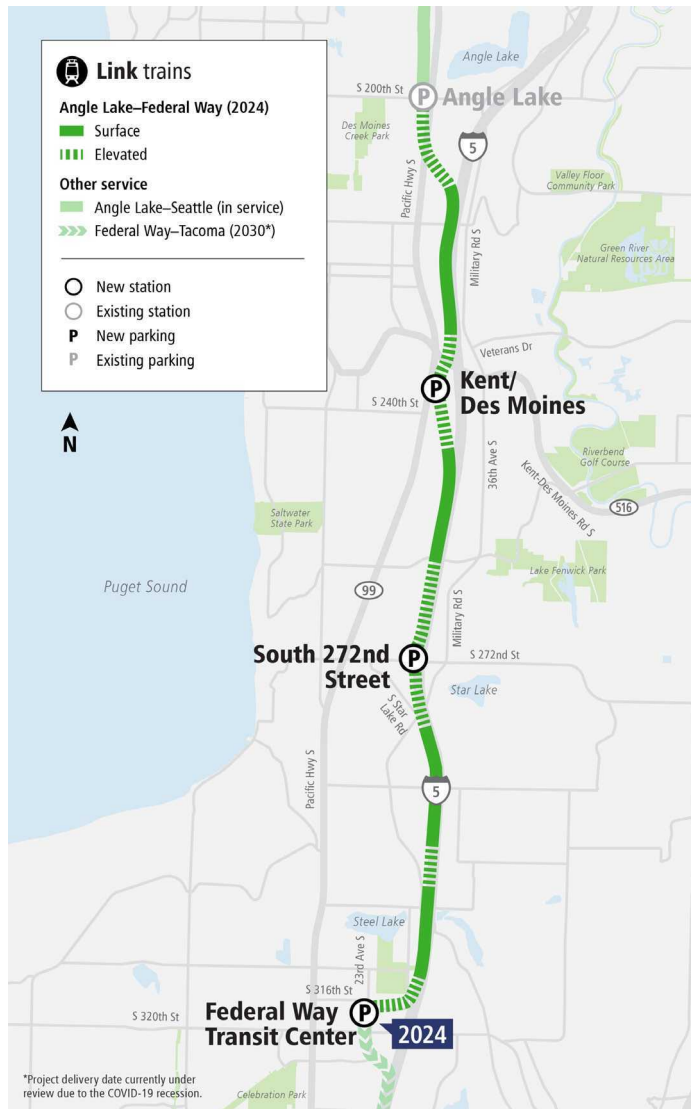
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LIGHT RAIL EXTENSION

This project extends light rail from Angle Lake Station in the city of SeaTac to the Federal Way Transit Center. The 7.8-mile extension includes three stations in Kent/Des Moines near Highline College, South 272nd Street and the Federal Way Transit Center. All three stations add parking for a total of 3,200 spaces along the route.

Open: 2024

Length: 7.8 Miles, 3 Stations

Service: Every 6-8 Minutes

Projected Travel Times:

Federal Way Transit Center to SeaTac Airport: 15 minutes

Kent / Des Moines to downtown Seattle: 42 minutes



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WHAT'S NEARBY

RETAIL

Costco
WinCo Foods
Walmart Supercenter
Grocery Outlet
Home Depot
Lowe's
The Commons at Federal Way

SERVICES

St. Francis Hospital
Celebration Park
Pacific Bonsai Museum
Todd Beamer High School
Weyerhaeuser King County Pool
Virginia Mason

FOOD & DRINKS

AFRICANA CUISINE

So Moon Nan Jib
Pho Kim
Cafe Noir
Kitchen Remix
Euro Food & Deli
Arby's
Del Taco
Taco Bell
Starbucks

FOOD & DRINKS

Jimmy Mac's Roadhouse
Time Out Ale House
The Rock Wood Fried Pizza
Popeyes Louisiana Kitchen
Olive Garden
Ban Som Tum
The Chopped Leaf
Menchie's Frozen Yogurt
Gravity Coffee
Denny's
Nutri Fruti
8ight Izakaya
Bogul Bogul
Mi Chalateca
Senor Taco
Cockatoo's Chicken
Daebak Wang Mandoo
Burger Express
Hae Song BBQ
Pizza Pizazz
Black Bear Diner
Chick-fil-A
Tokyo Japanese Steakhouse
Trapper's Sushi
Panera Bread
Applebee's Grill & Bar
Red Lobster

10

MILES

Downtown Tacoma



15

MILES

SeaTac Airport



25

MILES

Downtown Seattle



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PUGET SOUND

Set in the beautiful Pacific Northwest, the greater Seattle area is a national center for manufacturing, technology, services, international trade and tourism.

MAJOR EMPLOYERS

Today some of the world's most recognizable Fortune 500 companies call Seattle home: Microsoft, Starbucks, Amazon, Nordstrom, Costco and REI. Other major companies in the area include Boeing, T-Mobile, Expedia, Boeing and Nintendo of America.

According to the Puget Sound Business Journal, technology companies are leading the way in employment growth in the Seattle MSA. As the home of Microsoft and Amazon, Seattle accounts for over 20% of the nation's software publishing employment. Microsoft is one of the top employers in the state with over 42,000 employees. Their World Headquarters, located in Redmond is over 10 million square feet.

The Puget Sound has become an international leader in innovative industries with organizations such as the Fred Hutchinson Cancer Research Center, the University of Washington Medical Center and the Bill and Melinda Gates Foundation. Healthcare employment is projected to continue to grow dramatically and Seattle has the 5th largest biotechnology Research and Development alliance between the University of Washington and the Fred Hutchinson Cancer Research Center.

The Puget Sound is one of the capitals of the aerospace industry anchored by Boeing, the

world's largest aerospace company, second-largest maker of large commercial jets, and second-largest global defense contractor. Boeing is one of the largest employers in the Puget Sound, employing approximately 80,000 in Washington.

Employment is expanding through the greater Seattle area. The Puget Sound region is projected to generate 1.2 million new jobs by 2040.

INTERNATIONAL TRADE

Seattle has remained one of the most resilient cities due to its diverse industries, making it more attractive for new companies to relocate and expand in the area. The Port of Seattle, which also operates the Seattle-Tacoma International Airport, is a major gateway to Asia and cruises to Alaska. The Port of Seattle ranks as the 6th business seaport in the US, playing a key role in bringing international trade, transportation and travel to the Pacific Northwest.

RECREATION

The region is known for its quality of life, arts, and outdoor lifestyle which helps attract an educated workforce. Numerous camping, hiking, winter sports, and recreational activities are located a short drive from the city. Seattle's main attractions include Pike Place Market, the Space Needle, and Seattle Center, home of the 1962 World's Fair. Seattle is home to a number of professional sports teams including the 2013 Super Bowl champions, the Seattle Seahawks, the Seattle Mariners, and the Seattle Sounders FC soccer team.

PUGET SOUND LARGEST EMPLOYERS



80,000
Employees

JOINT BASE
LEWIS-MC-

56,000
Employees



42,000
Employees



25,000
Employees



40,000
Employees



20,000
Employees



20,000
Employees



10,000
Employees



15,000
Employees



King County
13,000
Employees

About Westlake



EXCLUSIVELY LISTED BY:

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Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 40 year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

PROUD MEMBERS OF:

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Northwest Multiple Listing Services (NWMLS)

LoopNet National Listing Services

CoStar Commercial Real Estate Data & National Listing

Commercial Investment Real Estate (CREI)

Washington State Realtors Association (WSMA)

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