

For Sale

31660 Pacific Hwy S

FEDERAL WAY, WA



KYLE STERLING
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NAI Puget Sound
Properties

PACIFIC HWY S

Offering Summary

NAI Puget Sound Properties is pleased to present a 23,250 square foot retail or office development site in Federal Way, WA. The property is ideally located on a corner lot, situated on the ingress/egress to the SeaTac Village Shopping Center, home to Trader Joe's, Home Goods, and TJ Maxx. The property is also located adjacent to the Commons Shopping Center, as well as the new Federal Way Link Sound Transit Station.



\$1,700,000

LOT SIZE	23,250 SF
ZONING	CC-C
LOCATION	Hard Corner Location
AMENITIES	Adjacent to national retailers such as Trader Joes, Home Goods, and the Commons Shopping Center
VISIBILITY	Fantastic Access and Visibility to Hwy 99





Investment Highlights

+ FANTASTIC LOCATION

On Entrance/Exit from Sea-Tac Village Shopping Center. Just north of the Commons Shopping Center. Surrounded by National Retailers.

+ CLOSE TO TRANSPORTATION

Close Proximity to the new 320th Street Sound Transit Station.

+ RARE OPPORTUNITY

Only Available Development Site in the 320th Street Retail Core.

+ WIDE RANGE OF USES (CC ZONING)

CC Zoning Allows Wide Array of Retail and Office Uses.

+ CLEAN ENVIRONMENTAL

No Further Action (NFA) Determination Letter in 2017.



**PROXIMITY TO
FEDERAL WAY
DOWNTOWN
STATION**

99

99

PETEVON REICHAUER WAY S

31660 Pacific Hwy S



Future Federal Way
Downtown Light Rail
Station

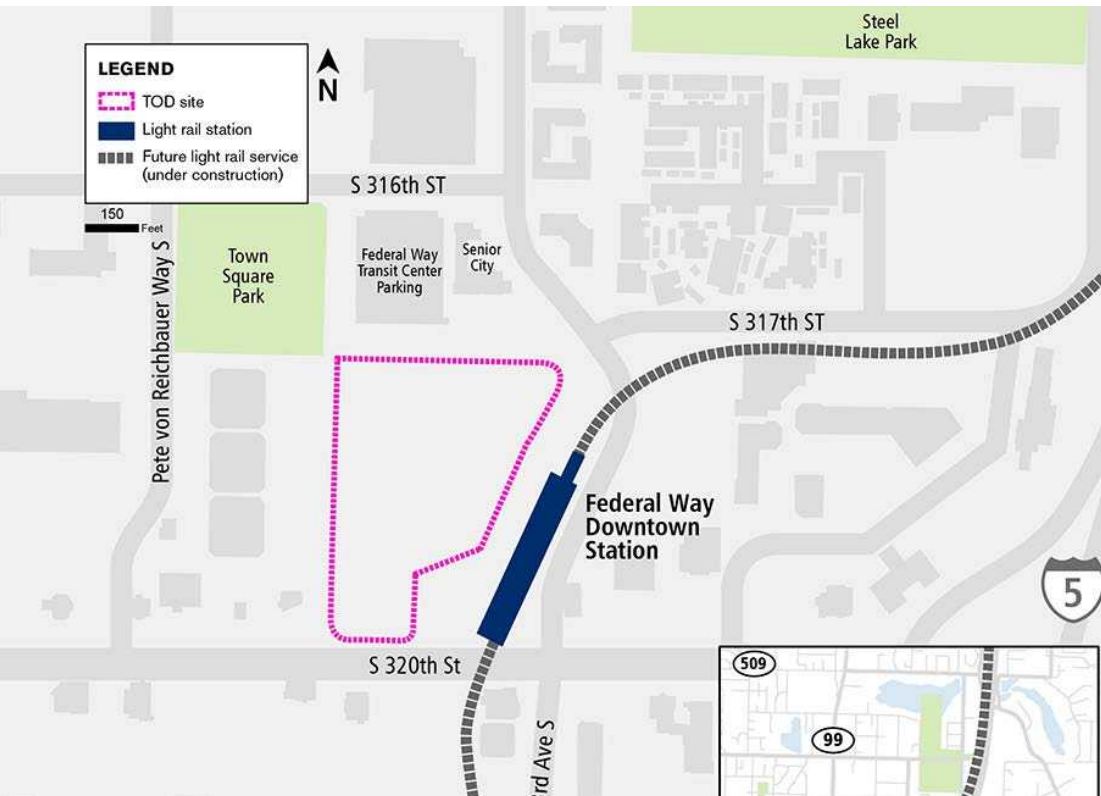
4 MIN DRIVE

The Commons At Federal Way



FEDERAL WAY DOWNTOWN STATION

OPENING 2026



Link Light Rail	
Future service:	<ul style="list-style-type: none"> Everett - Seattle - West Seattle Redmond - Seattle - Mariner Ballard - Seattle - Tacoma Issaquah - Bellevue - South Kirkland Tacoma Dome - Tacoma Community College
In service:	<ul style="list-style-type: none"> Univ of Washington - Angle Lake Tacoma Dome - Theater District
Sounder Commuter Rail	
Future service:	<ul style="list-style-type: none"> DuPont - Lakewood
In service:	<ul style="list-style-type: none"> North Line (Everett - Seattle) South Line (Lakewood - Seattle)
Bus	
Future service:	<ul style="list-style-type: none"> Bus Rapid Transit (BRT)
In service:	<ul style="list-style-type: none"> ST Express bus (service re-evaluated annually)
<ul style="list-style-type: none"> ○ New station or bus facility P Added parking ⊕ Station improvements ⊕ Major transfer hub ○ Existing station or bus facility ○ Existing parking ○ Provisional light rail station 	



Market Overview

The Puget Sound Region is considered one of the fastest growing markets in the United States -- home to innovative industry leaders Amazon, Microsoft, Costco, Starbucks, Boeing, Nordstrom, Expedia, Concur Technologies, UW Medicine, Nintendo, and T-Mobile. The presence of these global leaders has attracted companies from all over the country including tech giants Facebook, Google, Apple, Uber, and Salesforce. Exponential growth from these companies has allowed many cities within the Seattle submarket to flourish.

Federal Way is the tenth largest city in Washington and the fifth largest in King County. It offers convenient access to Seattle, Bellevue, Tacoma and SeaTac International Airport. Originally a logging town, this city has transformed into an affluent area in the region and is now home to 99,037 residents. **The city's close proximity to Tacoma (13 miles) and Seattle (23 miles) factor into being such a desirable location for commercial tenants.** Some of the largest employers in Federal Way included St. Francis Hospital, Federal Way Public Schools, World Vision Inc. and Wild Waves Theme Park.

Federal Way is also a community known for its natural beauty. This city is home to the acclaimed Pacific Bonsai Museum and Rhododendron Species Botanical Garden. **In addition to Federal Way's commercial amenities and natural beauty, Sound Transit is expanding its link light rail extension in South King County with stops in Kent and Federal Way.** The new rail lines will be built along I-5, with the nearest stop to subject property located at the Federal Way Downtown Transit Center near The Commons at Federal Way and S 320th St. Construction for the new connection points is scheduled to begin later this year with service starting in 2026. The Federal Way Link Extension is anticipated to increase the overall commercial traffic providing more demand and appeal local businesses.





Demographic Overview

	1 MILE	3 MILES	5 MILES
Population	16,409	110,956	227,033
Households	6,646	39,311	81,005
Median Age	40.4	37.5	37.7
Median HH Income	\$53,668	\$80,546	\$82,293
Avg. HH Income	\$76,394	\$112,080	\$113,167
Renter Occupied Housing Units	3,854	16,223	33,206



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EXCLUSIVELY LISTED BY:

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