

FOR SALE

5303 Pacific Hwy E
Fife, WA 98424



**Altered image used for conceptual marketing only.*



FIFE RETAIL

Ray Velkers

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

5303 PACIFIC HWY E is located along the highly trafficked corridor in Fife offers exceptional visibility and easy access to I-5, Port of Tacoma, and downtown Tacoma. The property sits in a strong commercial area surrounded by national retailers, restaurants, and service businesses, drawing consistent daily traffic from both local residents and regional commuters. With its strategic location and excellent exposure, this site is ideal for businesses seeking a high-profile presence in one of the South Sound's most active commercial corridors.

FOR SALE



ASKING PRICE: \$2.1M

- **Parcel Numbers:** 0320014029
0320014046
- **Total Land:** 17,979 SF (0.41 Acres)
- **Building:** 6,065 SF
- **Stories:** 1.5
- **Parking:** 12 spaces in front & 30 spaces behind building
- **Sale includes building & parking spaces.**
- **Property Type:** Commercial
- **Year Built:** 1959
- **Building Renovated:** 2017
- **Includes** electrical panels, plumbing, new roof & HVAC.



Regis - 2025

Population



Average HH Income



Daytime Population

Mile 1

5,857

\$111,009

8,938

Mile 3

50,625

\$127,142

35,604

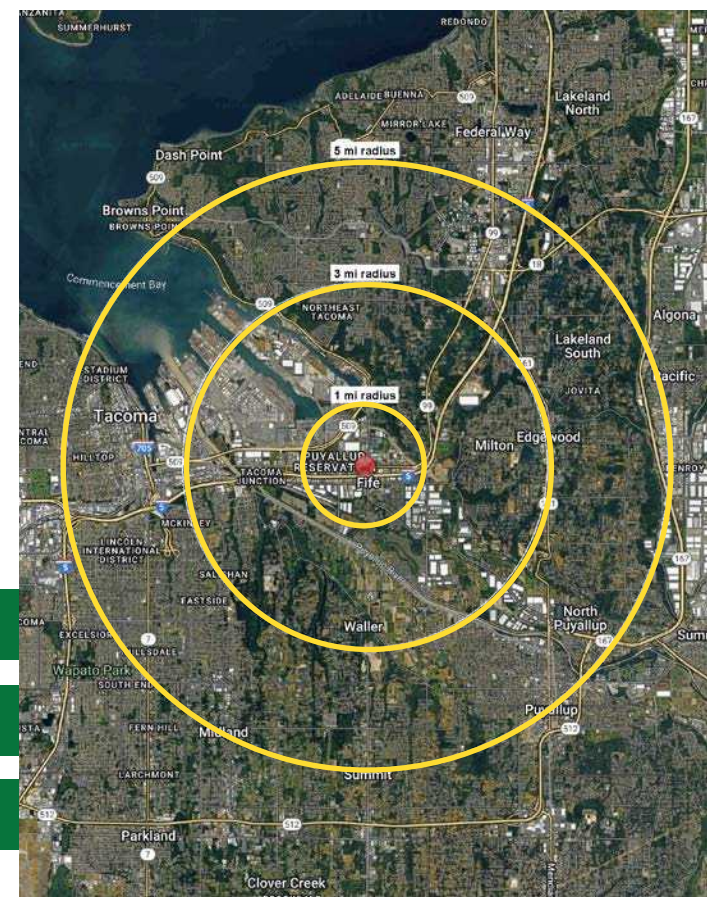
Mile 5

227,063

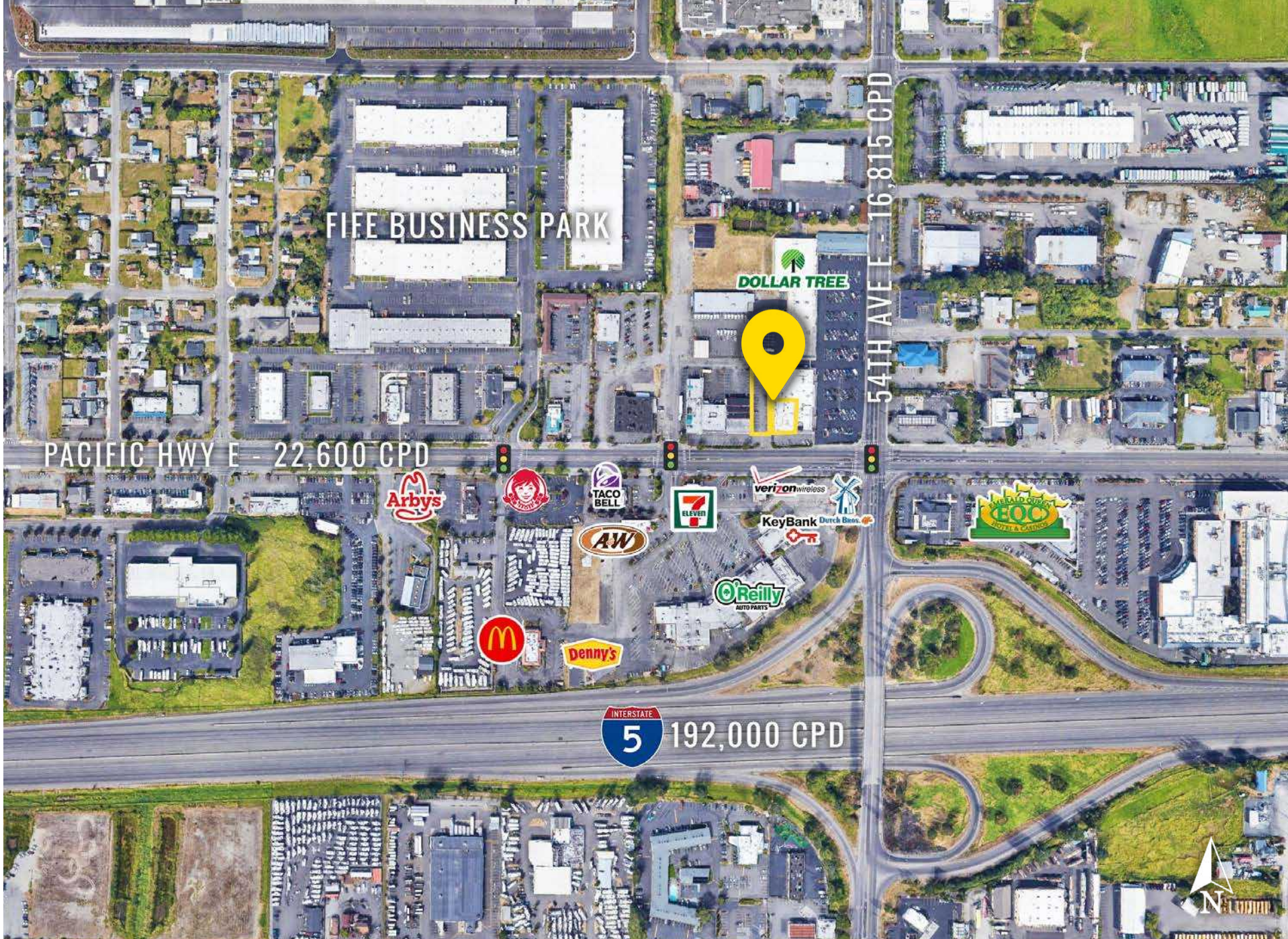
\$120,749

160,085

NEARBY TENANTS



LOCATION DETAILS



22,600 CPD
Pacific Hwy E



29,000 CPD
54th Ave E

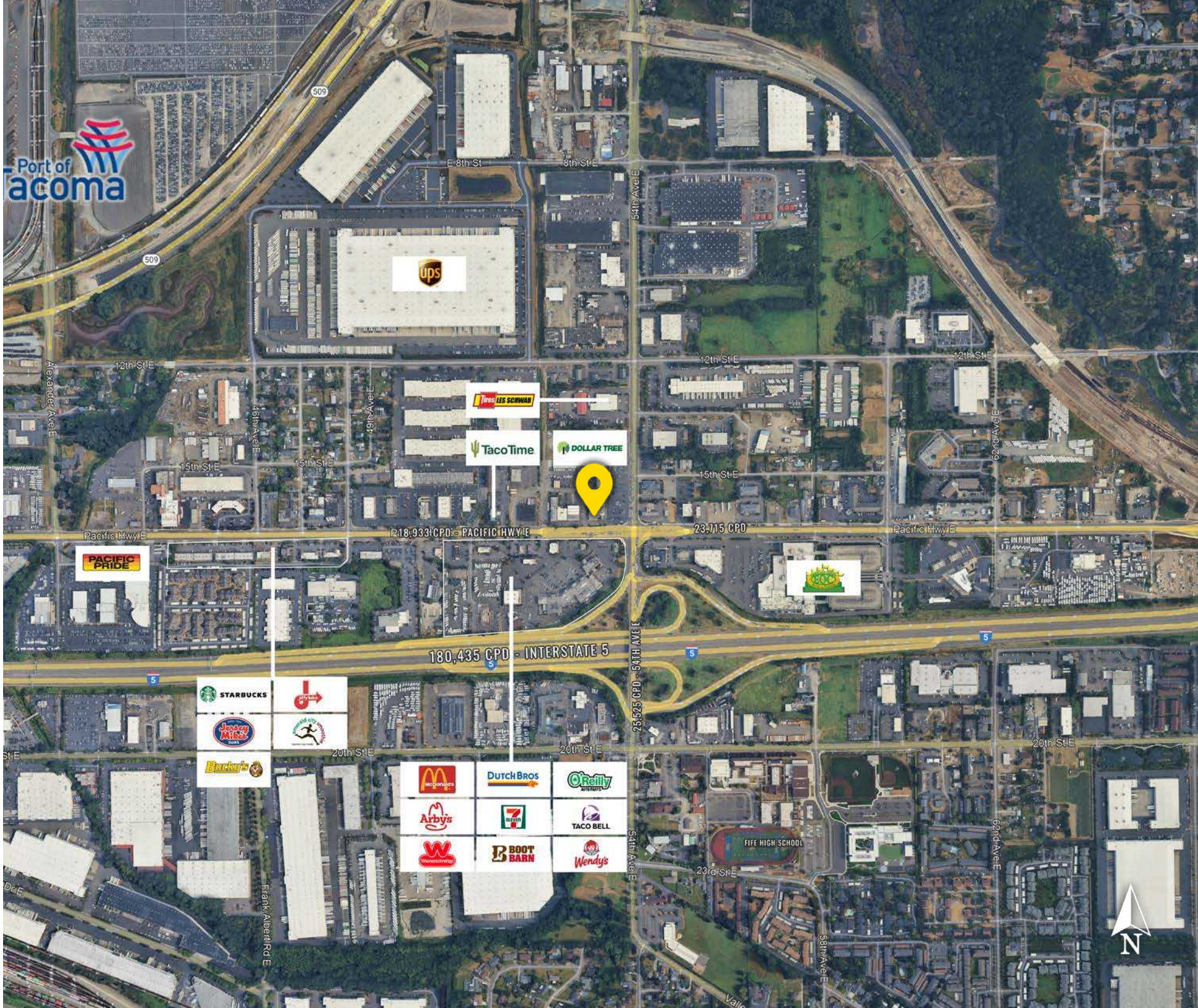


10 minute drive to
Downtown Tacoma



Blocks away from
I-5 & WA 509

LOCATION DETAILS



PHOTOS



TACOMA | KIRKLAND | PORTLAND | SEATTLE

AVAILABLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

RAY VELKERS

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