

FOR LEASE/FOR SALE

5211 20TH ST E

FIFE, WA 98424

PORT OF
TACOMA



169,996 VEHICLES
Average Daily Traffic

**SUBJECT
PROPERTY**



12,734+ VEHICLES
Average Daily Traffic



Option to
Purchase



**Kidder
Mathews**

KIDDER.COM



78,592 SF / 1.8 AC
COMBINED LAND

\$4,320,000
COMBINE PRICE

Option to buy Former Johnny's at Fife Restaurant situated on 1.21 acres alone or both Former Johnny's at Fife Restaurant and Starbucks as a package

FORMER JOHNNY'S AT FIFE RESTAURANT

Available For Lease or Sale

Building: 7,469 SF

Land: 52,795 SF / 1.21 AC

Second Generation Restaurant

Purchase Price: \$1,600,000

Ground Lease: \$130,000 per year, plus NNN

Lease Rate: \$20 PSF, plus NNN

STARBUCKS

Available For Sale (As Package Only)

Building: 2,200 SF

Land: 25,800 SF / 0.59 AC

Price: \$2,720,000

Cap Rate: 5.5%





DEMOGRAPHICS

POPULATION

	5 Minutes	10 Minutes	15 Minutes
2025 ESTIMATED	10,541	47,783	229,760
2030 PROJECTED	10,489	50,067	233,182
2010 ESTIMATED	9,006	36,093	187,657
2020 CENSUS	10,653	43,597	216,338

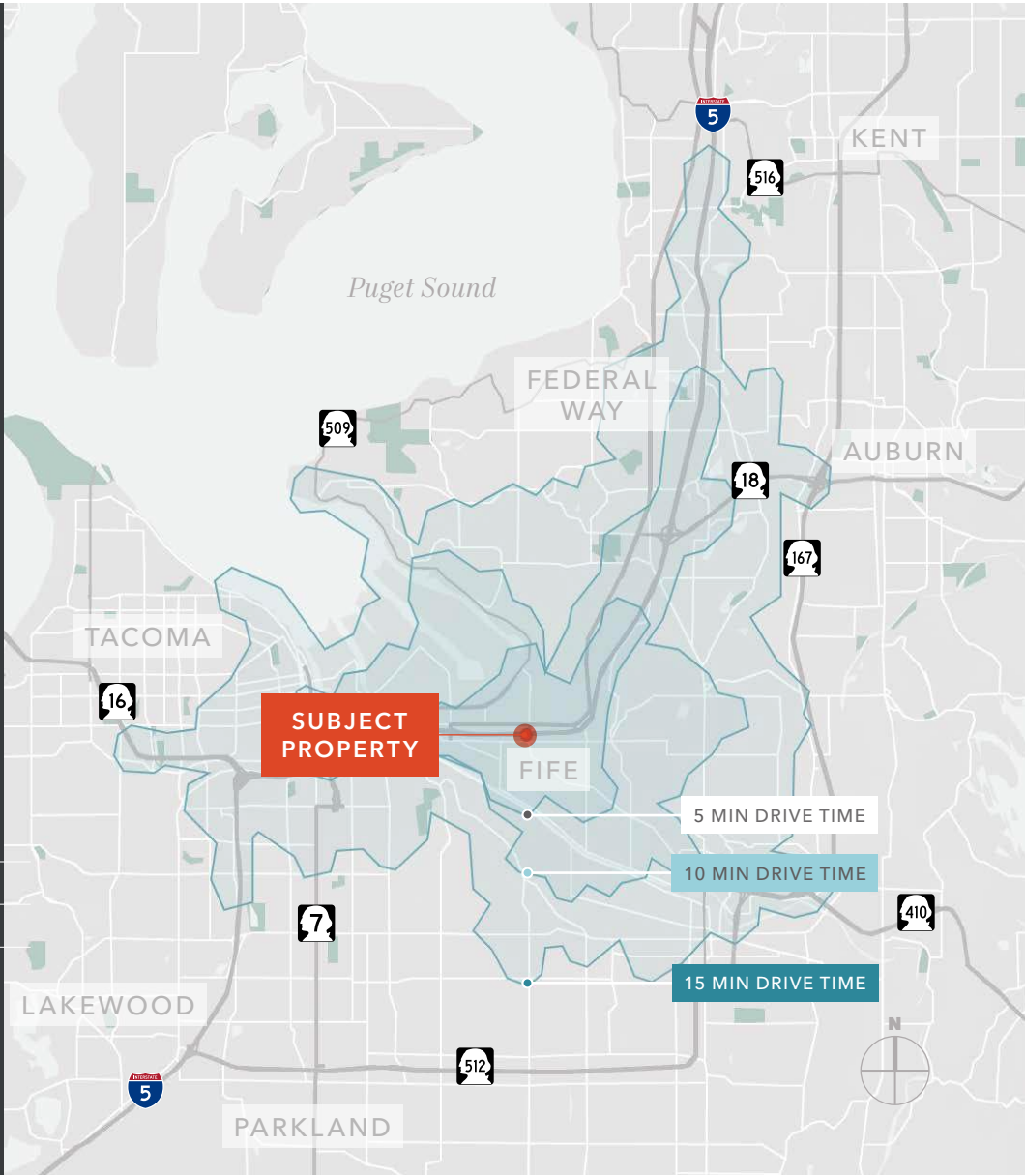
MEDIAN AGE & GENDER

	5 Minutes	10 Minutes	15 Minutes
MEDIAN AGE	33.2	35.8	36.6
% FEMALE	50.3%	48.9%	49.3%
% MALE	49.7%	51.1%	50.7%

HOUSEHOLD INCOME

	5 Minutes	10 Minutes	15 Minutes
2025 MEDIAN	\$94,202	\$92,493	\$92,169
2030 MEDIAN PROJECTED	\$93,625	\$90,764	\$90,935
2025 AVERAGE	\$120,345	\$117,719	\$116,112
2030 AVERAGE PROJECTED	\$119,003	\$114,905	\$113,913

Data Source: ©2025, Sites USA





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