

FOR SALE

# FREE-STANDING DRIVE-THRU BUILDING

*0.21 Acres Land with 460 SF  
Building Available for Sale in  
Des Moines, WA*

22208 7TH AVE S, DES MOINES, WA 98198



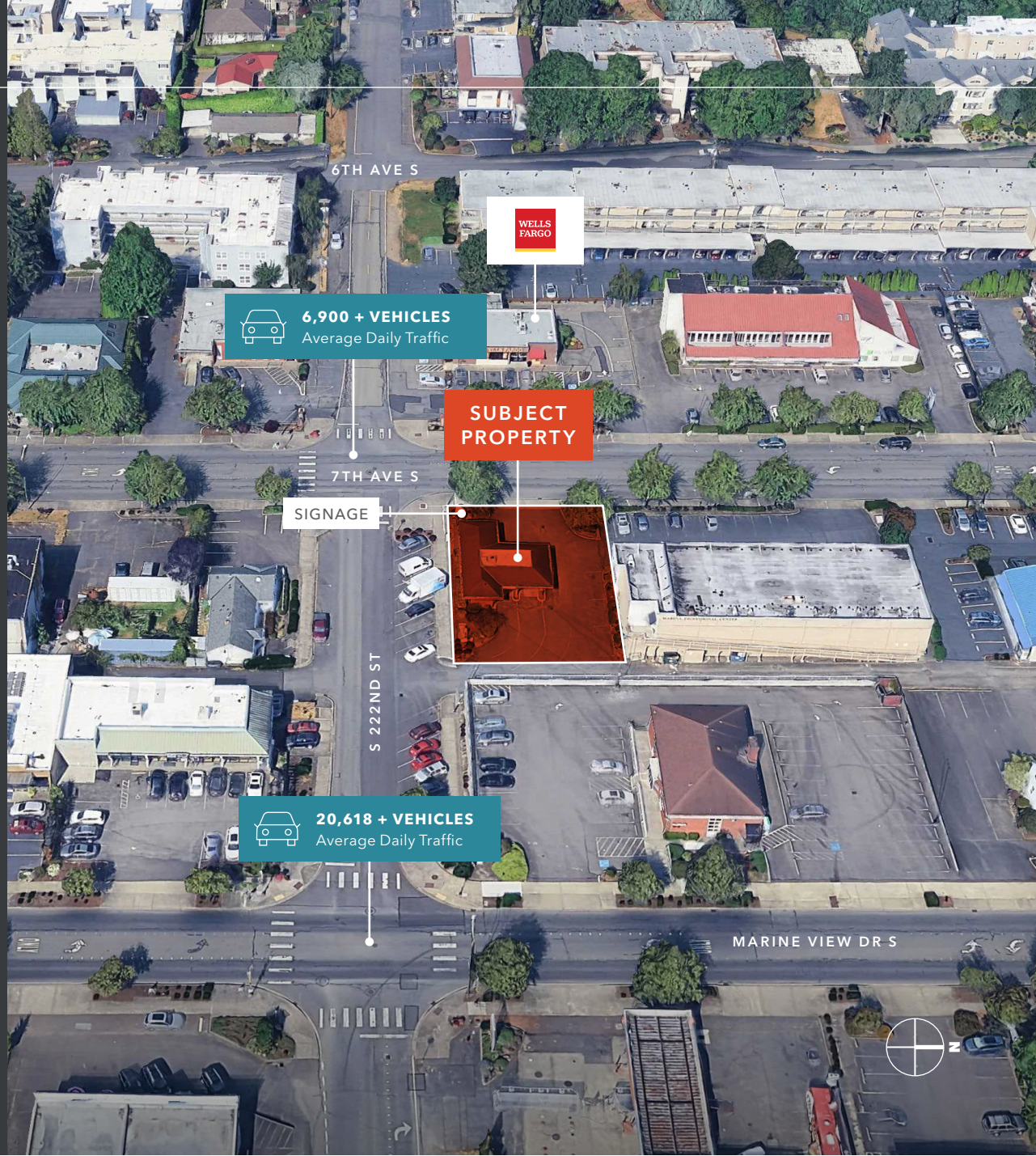
22208 7TH AVE S

*A free-standing building is available for sale in the heart of beautiful downtown Des Moines*

PROPERTY TYPE	Free-standing building
BUILDING SF	460 SF
TOTAL LAND	0.21 Acres (9,000 SF)
PARKING STALLS	3 striped, additional feasible, plus street parking
ZONING	D-C (Downtown Commercial)
SIGNAGE	Monument & building facade
PRICING	\$350,000

*0.21 AC*  
TOTAL LAND

*460 SF*  
BUILDING SF



# SITE PLAN

**460 SF**

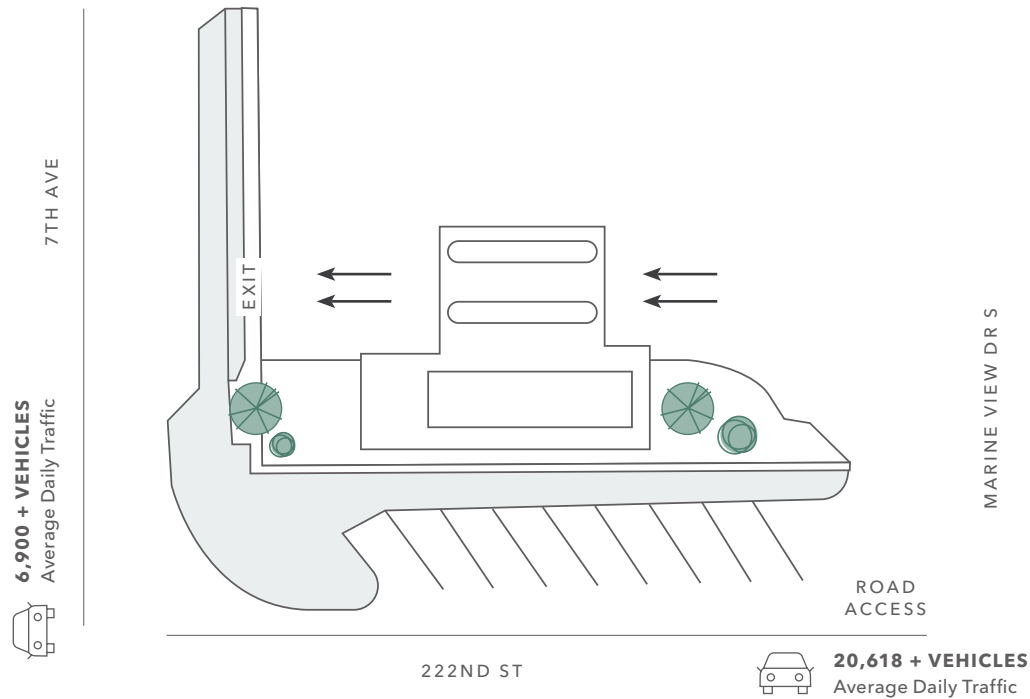
BUILDING SIZE

**9,000 SF**

TOTAL LAND SIZE

**\$350,000**

SALE PRICE



22208 7TH AVE S







# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	10,091	66,283	168,219
2030 PROJECTION	9,909	65,097	165,910
2020 CENSUS	10,291	64,387	163,722
PROJECTED GROWTH 2025 - 2030	-182	-1,186	-2,309

## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	44.2	37.8	37.3
% FEMALE	49.2%	48.7%	48.8%
% MALE	50.8%	51.3%	51.2%

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	4,274	24,410	63,901
2030 PROJECTED	4,217	23,999	63,325
2020 CENSUS	4,182	23,770	61,823
GROWTH 2025 - 2030	-57	-411	-576
OWNER-OCCUPIED	59.7%	57.3%	50.6%
RENTER-OCCUPIED	40.3%	42.7%	49.4%

## INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$131,686	\$128,645	\$128,562
2030 PROJECTED HH INCOME	\$132,437	\$129,435	\$128,938
ANNUAL CHANGE 2025 - 2030	\$751	\$789	\$376

## EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	501	2,507	9,503
TOTAL EMPLOYEES	3,455	25,340	102,572
WHITE COLLAR WORKERS	3,047	17,699	47,675
BLUE COLLAR WORKERS	1,773	14,963	38,660

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	2.0%	5.7%	5.3%
HIGH SCHOOL DIPLOMA	22.9%	24.6%	24.2%
SOME COLLEGE	20.9%	18.5%	19.8%
ASSOCIATE	9.4%	9.7%	9.1%
BACHELOR'S	29.6%	23.0%	23.1%
GRADUATE	13.2%	11.6%	11.7%

Data Source: ©2026, Sites USA

# FREE-STANDING DRIVE-THRU BUILDING



*Exclusively leased by*

**RYAN JONES**  
Senior Vice President  
425.450.1117  
ryan.jones@kidder.com

**MATT WEISGERBER**  
Senior Associate  
425.623.5887  
matt.weisgerber@kidder.com

**JACOB KUTCH**  
Associate  
425.450.1184  
jacob.kutch@kidder.com

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

