

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. 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.

NEARBY TENANTS



FOR SALE

PRICE REDUCTION OF \$350,000!

ASKING PRICE: \$1,750,000

- **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.



SUMMARY



Population



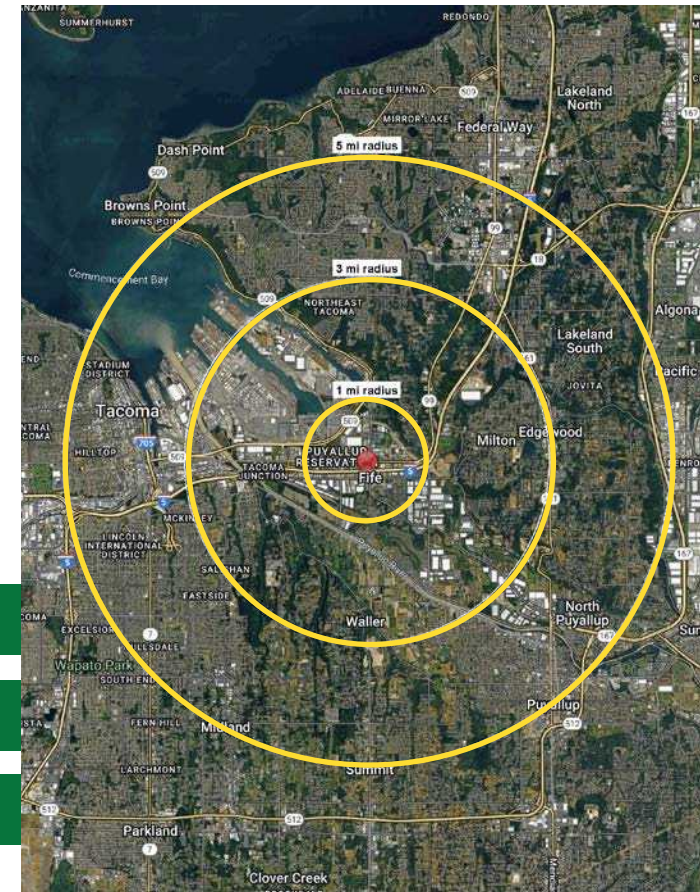
Average HH Income



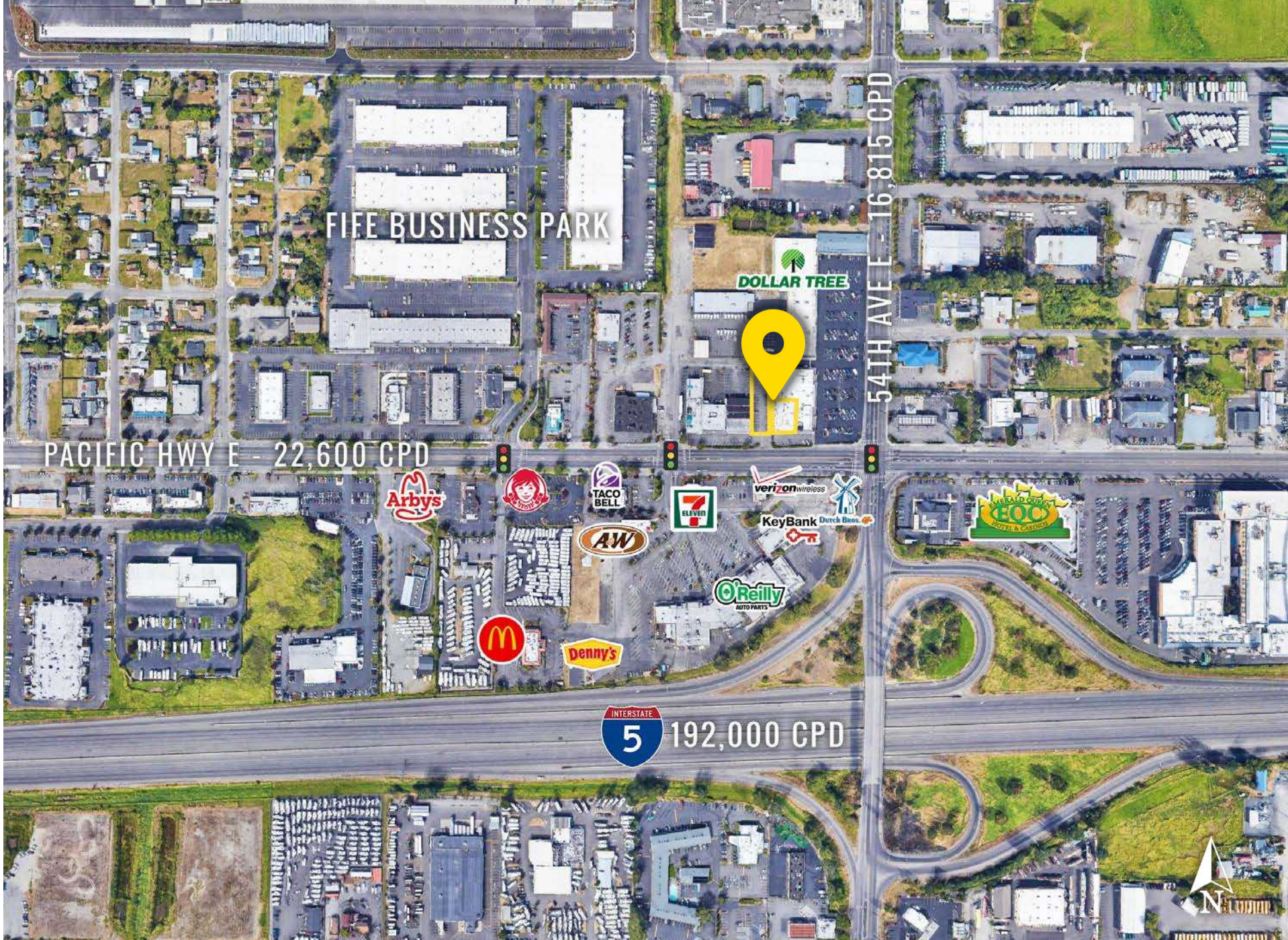
Daytime Population

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



LOCATION DETAILS



22,600 CPD
Pacific Hwy E



29,000 CPD
54th Ave E

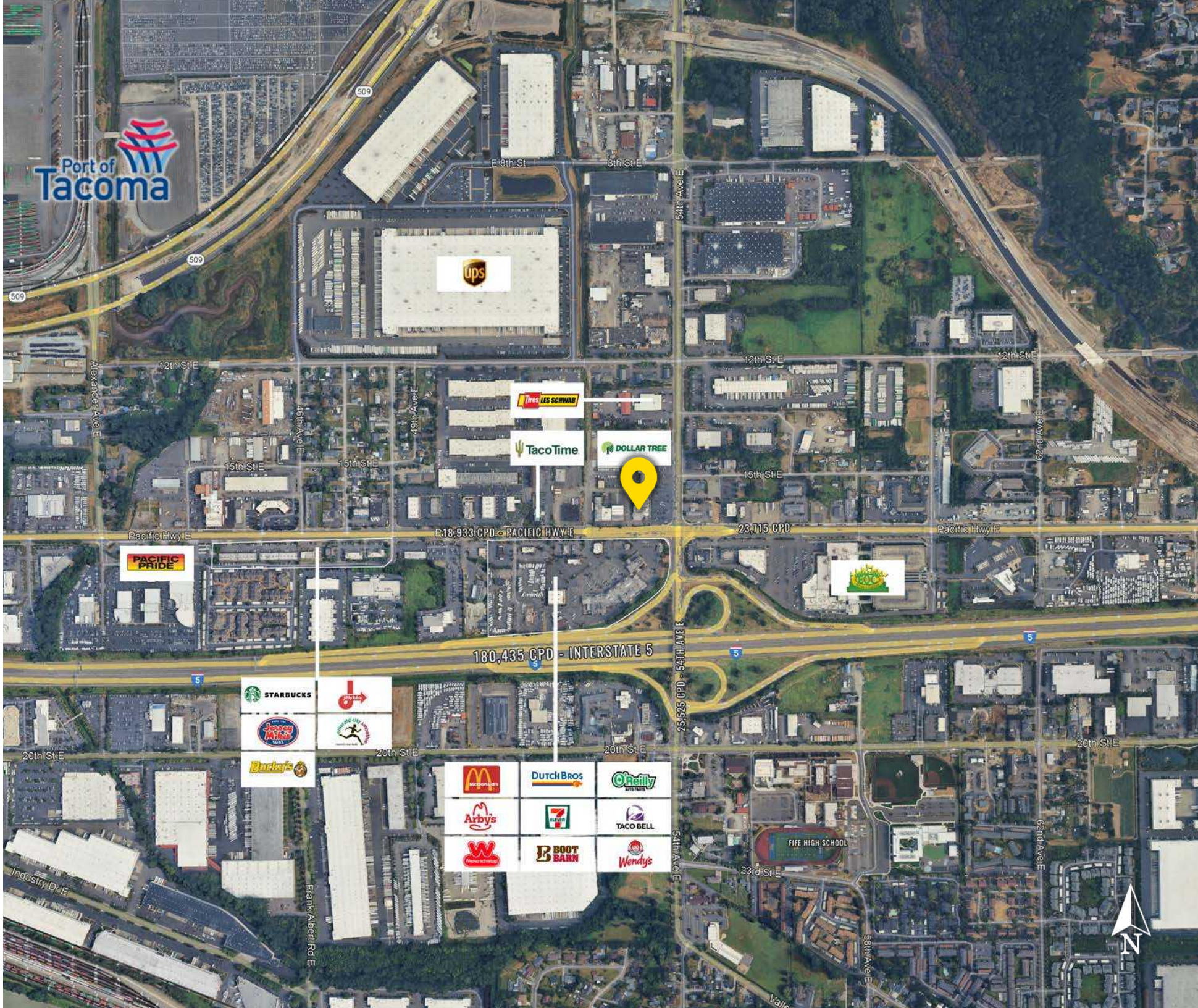


10 minute drive to
Downtown Tacoma



Blocks away from
I-5 & WA 509

LOCATION DETAILS






PHOTOS


TACOMA | KIRKLAND | PORTLAND | SEATTLE

AVAILABLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

RAY VELKERS

 253.284.3632

 ray@firstwesternproperties.com



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