

# FOR LEASE

S 348th St and 1st Avenue S  
Federal Way, WA 98003



## S 348TH ST & 1ST AVE S

Josh Parnell | Kyle Prosser

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

**NEW MIXED-USE RETAIL** coming soon to the growing Federal Way market. Located next to St Francis Hospital and West Campus offices, near the I-5 and Hwy 18 interchange. This new retail development will be in front of about 260 new apartments and face the main thoroughfare - S 348th St (29,000 CPD).

**S 348<sup>TH</sup> ST AND 1<sup>ST</sup> AVE S**

**16,000 SF**      **\$35-40 PSF**      **ESTIMATED**  
 (DIVISIBLE TO      **NNN \$8.00**  
 1,200-10,000)

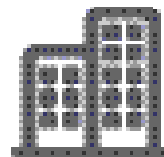
**DRIVE THRU OPPORTUNITY AVAILABLE!**



Population



Average HH Income



Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	12,162	\$89,487	65,954
Mile 3	99,932	\$91,859	85,592
Mile 5	189,206	\$96,434	108,957

**NEARBY TENANTS**



LOCATION DETAILS



Across the street from  
St Francis Hospital



260 New Apartments  
Coming Soon

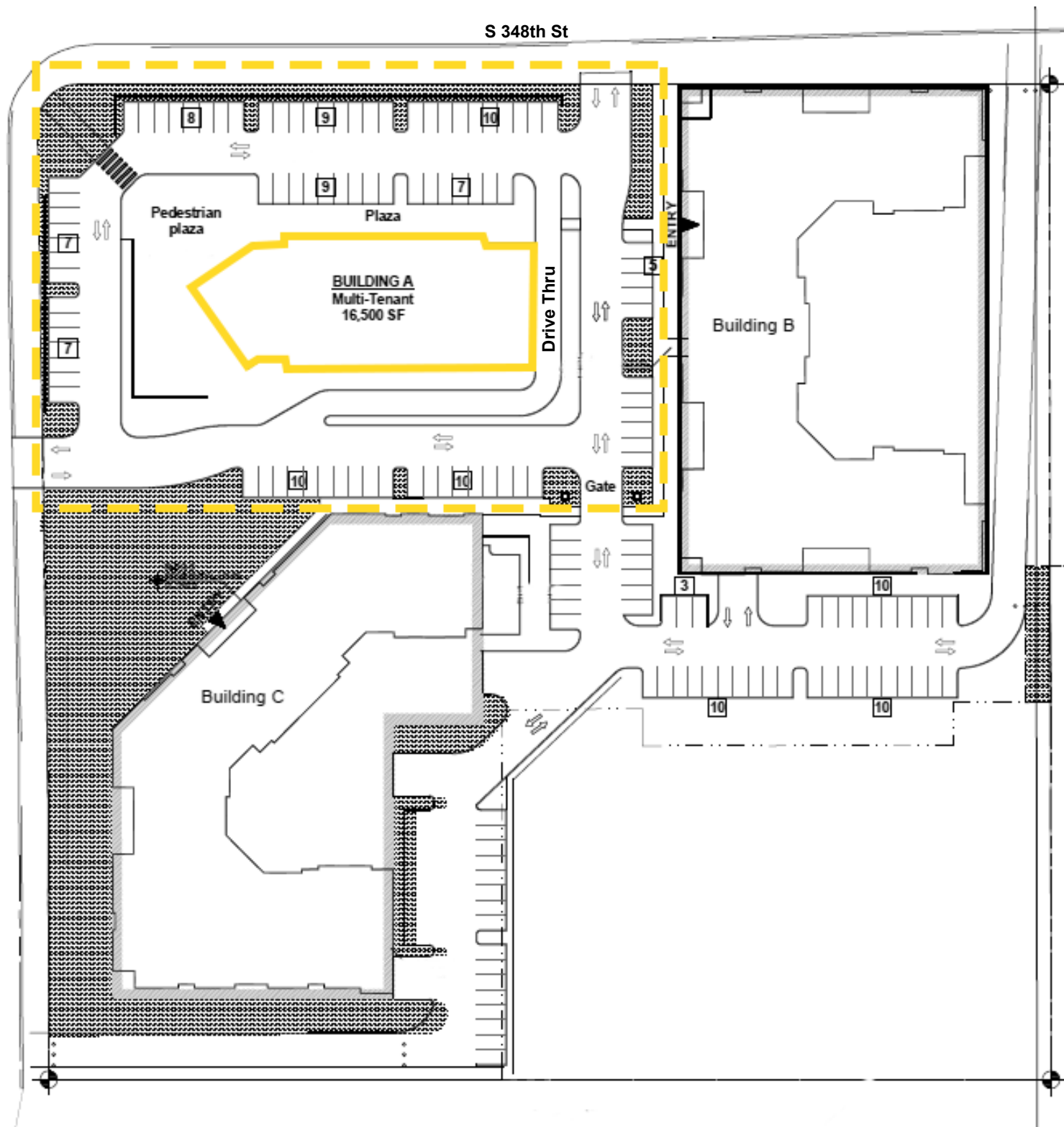


29,000 CPD  
S 348<sup>th</sup> St



Near I-5 & HWY 18  
Interchange (71,000 CPD)

SITE PLAN




WEST CAMPUS  
OFFICE BUILDINGS



SEATTLE NETWORK  
DISTRIBUTION CENTER



348<sup>TH</sup> ST S -29,000 



TACOMA | KIRKLAND | PORTLAND



**RETAIL FOCUSED. RESULTS DRIVEN.**

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