



TWIN LAKES VILLAGE

2300-2324 SW 336th St. Federal Way, WA 98003

FOR
LEASE



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First Western Properties - Tacoma, Inc.

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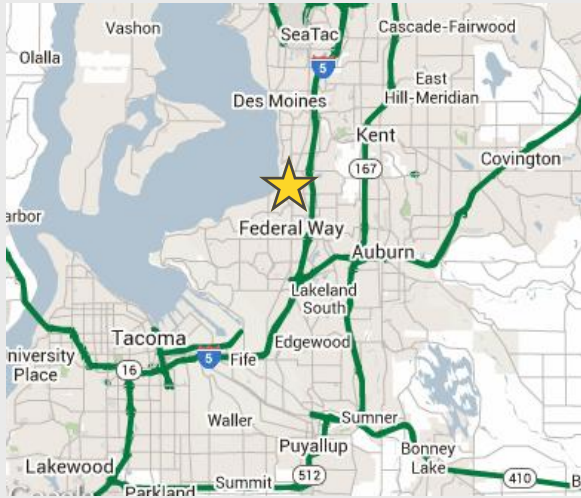
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LOCATION DETAILS

- Access provided from both the arterial and the side street
- High traffic counts:
 - 336th Street: 21,000 cars/day
 - 21st Ave SW: 16,000 cars/day
- Building Signage available



AVAILABLE

- 1,475, 1,670, & 1,330 square feet spaces available (spaces can be combined to create 3,000 sf)
- Some existing restaurant infrastructure!
- \$24.00 per square foot, plus NNN (\$7.89)

Property Highlights

- Join Subway, Papa Murphy's, Grease Monkey, Baskin Robbins and many more
- Prime intersection in Federal Way
- Located in the heart of a residential community
- Neighbors including Safeway, Rite Aid, and Fred Meyers

DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	20,928	88,860	164,022
Average HH Income	\$70,089	\$73,926	\$72,522
Daytime Population	8,400	58,823	130,245

TENANTS



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