

# LARKSPUR CENTER

FOR LEASE

32411 PACIFIC HWY S | FEDERAL WAY, WA



# LARKSPUR CENTER

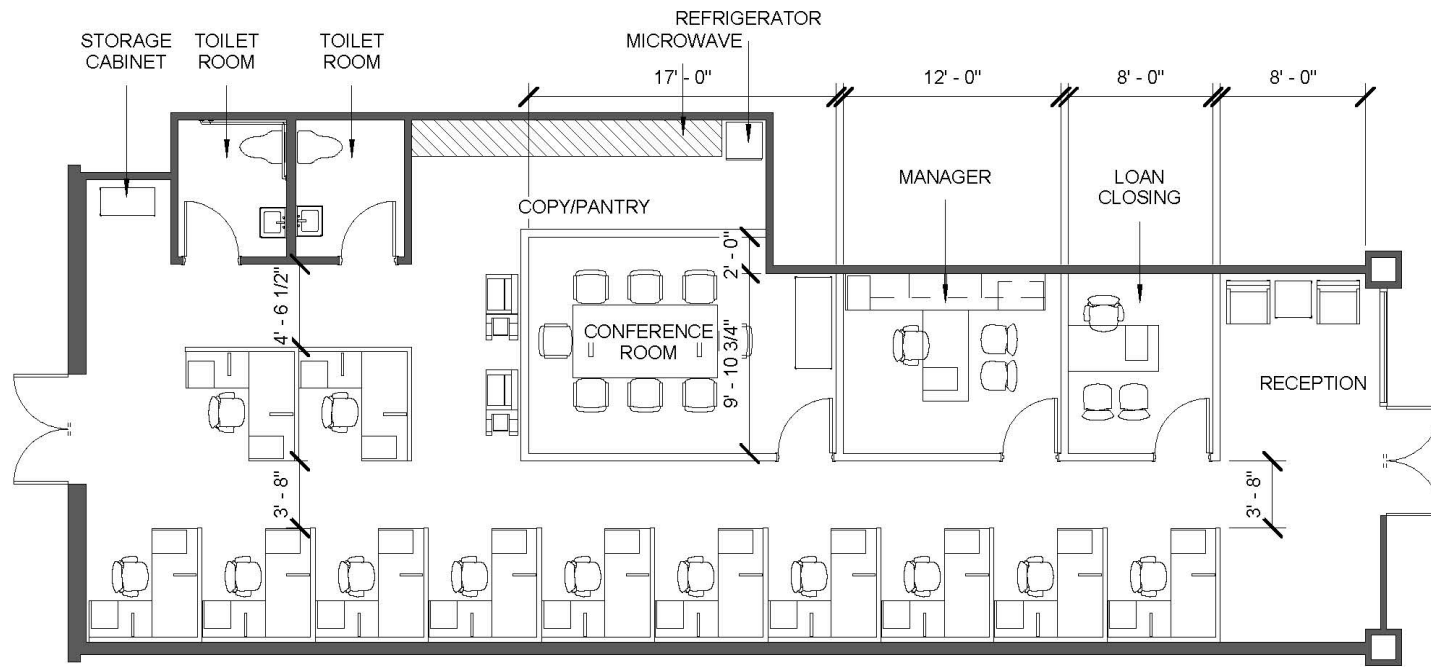
## PROPERTY INFO

This former mortgage office has a beautiful existing office build-out, making it move-in ready! The property is located in the busy retail core of Federal Way, with several nearby shops and restaurants within walking distance.

- ±1,814 SF available
- Lease rate: \$25 PSF +NNN
- Furniture included
- High traffic counts on Pacific Avenue with 38,000 CPD
- Convenient ingress/egress with lighted traffic signals at Pacific Hwy and 324th Street
- Adjacent to The Commons at Federal Way shopping center with over 90 retail stores/ restaurants and movie theater

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	14,815	110,786	221,977
AVERAGE HH INCOME	\$59,831	\$92,796	\$93,345
DAYTIME POPULATION	26,113	99,045	218,642
PROJECTED POULATION GROWTH RATE 2024	1.85%	1.23%	1.17%







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