

# BENAROYA COMMERCIAL SITE FOR SALE OR BUILD-TO-SUIT



Fully Entitled,  
Ready for  
Development



Robust,  
Growing  
Market



Zoned  
Regional  
Commercial

## PREMIUM CORNER PARCEL IN FIFE

3.80 ACRE SITE (DIVISIBLE)

UTILITIES, WATER AND UNDERGROUND  
POWER TO THE SITE

20th Street East & Freeman Road East  
Fife, Washington

**CBRE**

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# SITE

## FEATURES

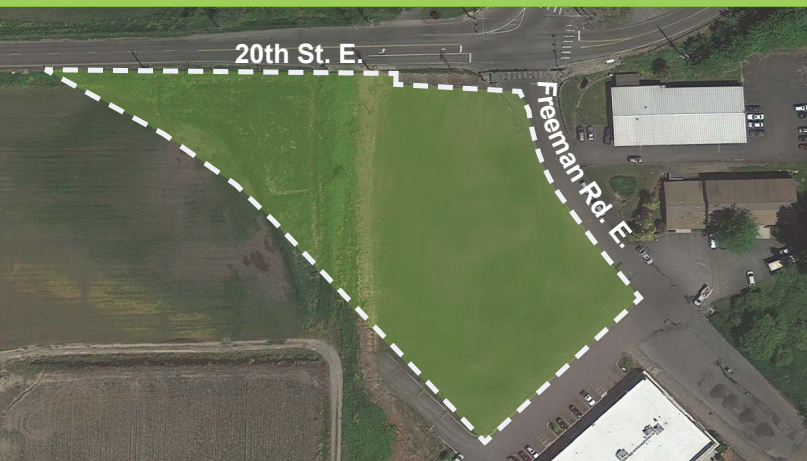
- Premium corner parcel with great visibility
- ± 3.8 Acres (± 165,665 SF) divisible
- Fully entitled site, ready for development
- \$15.00/sf
- Zoned Regional Commercial (RC) District, City of Fife
- Utilities, water, and underground power to the site
- Newly expanded Freeman Road
- Close proximity to abundant residential, commercial and industrial
- Fast access to I-5 and Highway 167
- Easy transit access
- Plentiful neighborhood amenities
- Strong demographics
- Daily traffic counts 21,540 cars/day
- Seller Financing available

## RC ZONING USE EXAMPLES

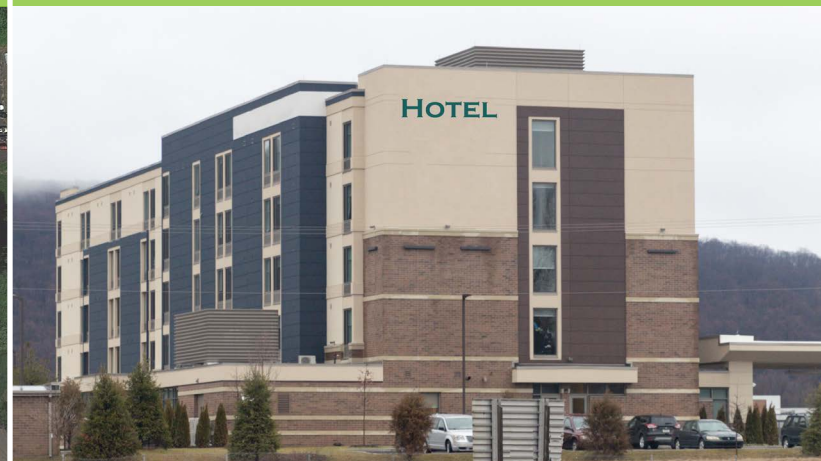
- Hotel
- Retail Sales Store or Office
- Professional Office
- Commercial Service
- Religious Institution
- Public Use Facilities
- Restaurant
- Health Club
- Supermarket
- Multi-family
- Adult or Day Care Center
- Indoor Entertainment Facility



## AERIAL



## EXAMPLE OF BUILD-TO-SUIT



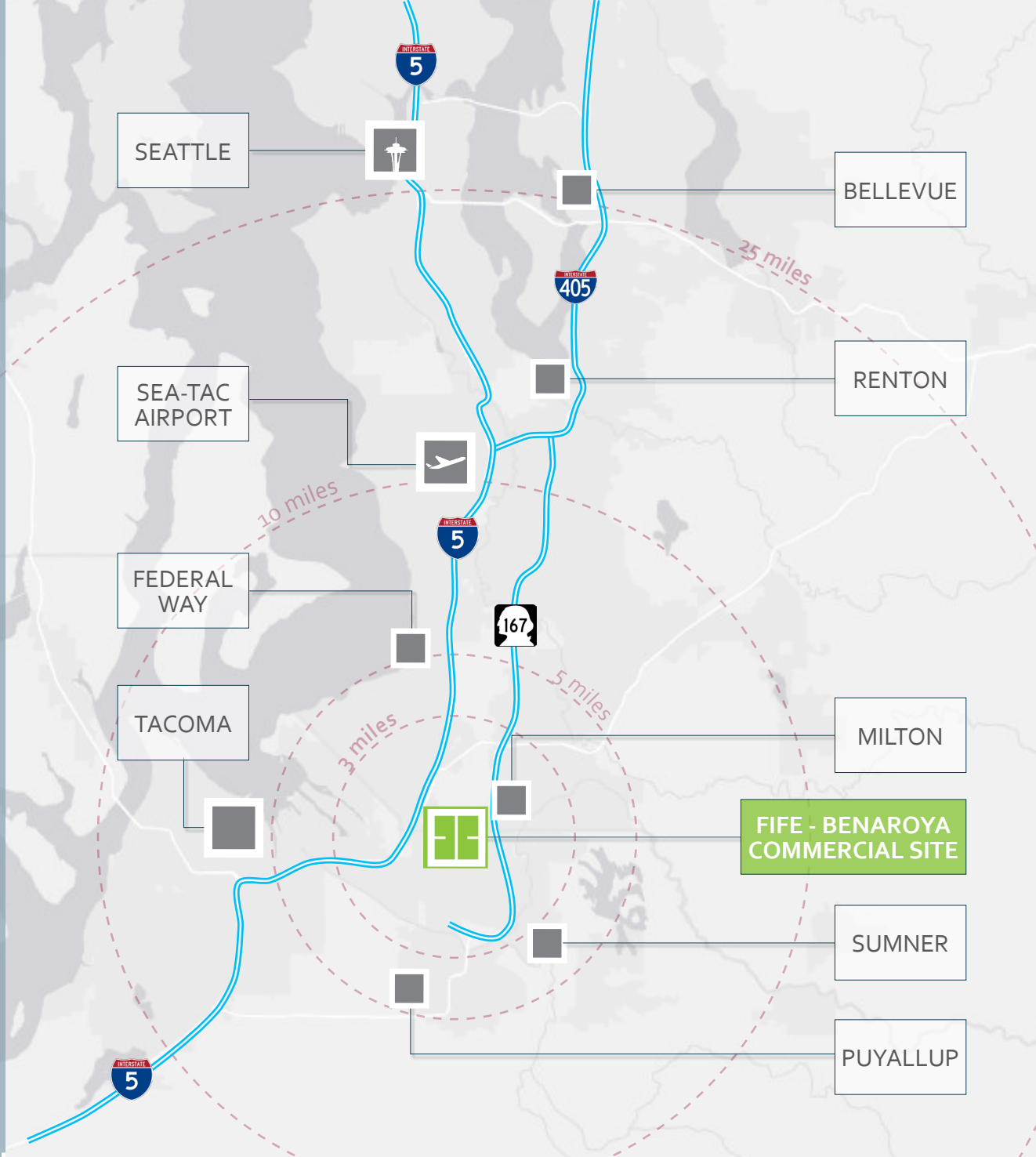
	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2017 Population - Current Year Estimate	5,275	46,535	167,826
2022 Population - Five Year Projection	5,604	49,424	177,964
2010 Population - Census	4,804	42,403	153,713
2000 Population - Census	3,762	35,033	139,084
2010-2017 Annual Population Growth Rate	1.30%	1.29%	1.22%
2017-2022 Annual Population Growth Rate	1.22%	1.21%	1.18%
<b>HOUSEHOLDS</b>			
2017 Households - Current Year Estimate	2,181	17,690	61,596
2022 Households - Five Year Projection	2,310	18,706	65,032
2010 Households - Census	2,016	16,381	57,092
2000 Households - Census	1,549	13,885	52,043
2010-2017 Annual Household Growth Rate	1.09%	1.07%	1.05%
2017-2022 Annual Household Growth Rate	1.16%	1.12%	1.09%
2017 Average Household Size	2.41	2.62	2.69
<b>HOUSEHOLD INCOME</b>			
2017 Average Household Income	\$79,497	\$85,521	\$78,945
2022 Average Household Income	\$90,161	\$97,513	\$89,559
2017 Median Household Income	\$63,101	\$68,025	\$61,609
2022 Median Household Income	\$70,293	\$77,453	\$69,628
2017 Per Capita Income	\$33,114	\$32,695	\$29,540
2022 Per Capita Income	\$37,432	\$37,096	\$33,323
<b>HOUSING UNITS</b>			
<b>2017 Housing Units</b>	<b>2,315</b>	<b>18,573</b>	<b>65,451</b>
2017 Vacant Housing Units	134 5.8%	883 4.8%	3,855 5.9%
2017 Occupied Housing Units	2,180 94.2%	17,690 95.2%	61,596 94.1%
2017 Owner Occupied Housing Units	1,038 44.8%	11,191 60.3%	36,551 55.8%
2017 Renter Occupied Housing Units	1,142 49.3%	6,499 35.0%	25,045 38.3%
<b>EDUCATION</b>			
<b>2017 Population 25 and Over</b>	<b>3,716</b>	<b>32,362</b>	<b>113,231</b>
HS and Associates Degrees	2,542 68.4%	21,735 67.2%	75,074 66.3%
Bachelor's Degree or Higher	896 24.1%	8,431 26.1%	27,545 24.3%
<b>PLACE OF WORK</b>			
2017 Businesses	198	1,673	6,339
2017 Employees	4,181	29,851	94,025

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## OUTSTANDING DEMOGRAPHICS

PIERCE COUNTY IS RANKED #1 IN THE U.S. FOR NET INCREASE IN PEOPLE MOVING IN DOMESTICALLY PER LATEST CENSUS DATA.

# REGION



## GROWING COMMUNITY

FIFE IS A THRIVING COMMUNITY IN PIERCE COUNTY AND ONE OF THE FASTEST GROWING CITIES IN THE BOOMING PUGET SOUND REGION.

**RESTAURANTS**

1. Dave's of Milton
2. Domino's
3. Milton Wok
4. Ranchito Mexican
5. Yoko Teriyaki
6. Starbucks
7. Denny's
8. Johnny's at Fife
9. Warthog BBQ Pit
10. Bud's Saloon & Steakhouse
11. Subway
12. Pho Tai
13. Louie G's Pizzeria
14. Fife Teriyaki
15. Sapporo & Sushi
16. Poodle Dog Restaurant
17. Jersey Mike's Subs
18. DQ Grill & Chill
19. The Mill Restaurant & Sports Bar
20. Taco Bell
21. Pizza Hut
22. Puerto Vallarta Mexican
23. McDonald's

**RETAIL**

1. Safeway
2. Rite Aid
3. Costco
4. Dollar Tree
5. Radio Shack
6. O'Reilly Auto Parts
7. Walgreens
8. 7-Eleven
9. MJ Liquor
10. Pet Pros
11. GNC

**PARKS & RECREATION**

1. Interurban Trail Trailhead
2. Hylebos Wildlife Trail
3. Levee Pond Park
4. Milton Community Park
5. Milton Activity Center

**BANKS**

1. US Bank
2. Columbia Bank
3. Key Bank
4. Bank of America
5. Kitsap Bank
6. Fife Commercial

**HOTELS**

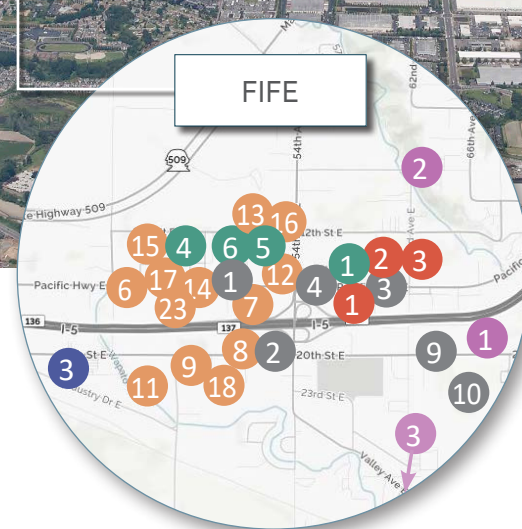
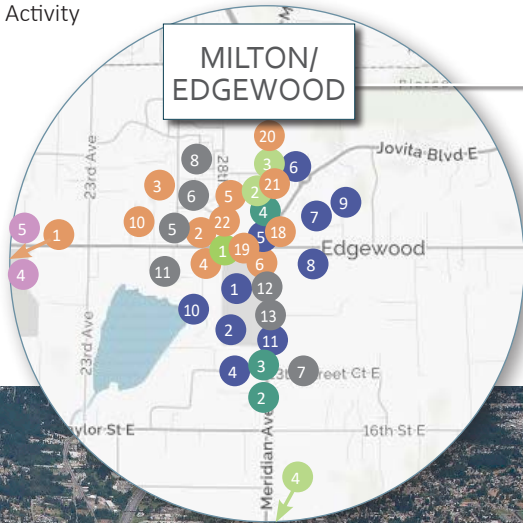
1. Emerald Queen Hotel & Casino
2. Days Inn
3. Quality Inn & Suites

**FITNESS**

1. Anytime Fitness
2. Karate Edge
3. Fitness 19
4. Jupiter Tennis Center

**SERVICES**

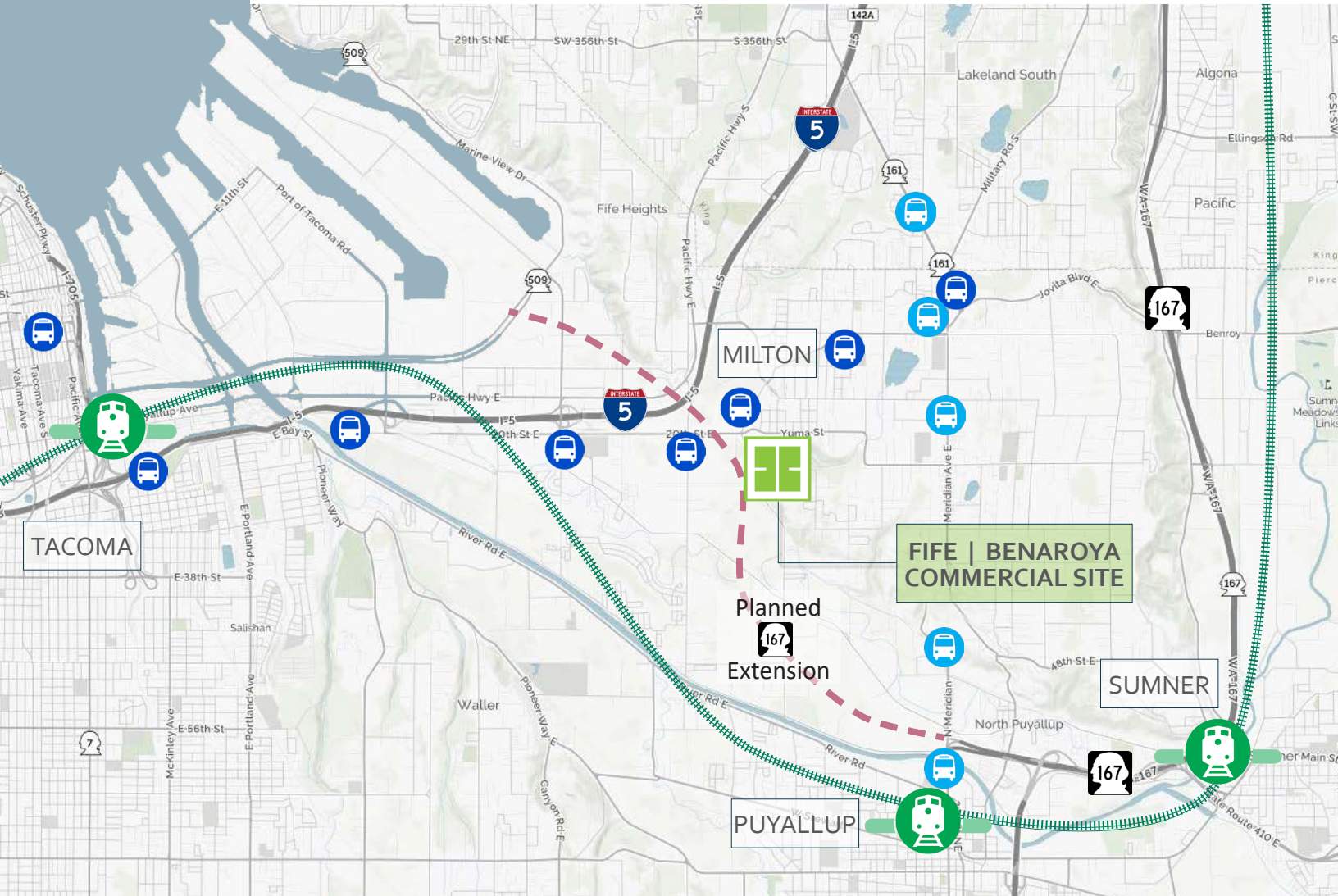
1. WA State Vehicle Emission Inspection
2. Chevron Fife
3. Shell Station
4. 76 Station
5. Franciscan Medical Clinic
6. La Petite Academy
7. Dill Animal Hospital
8. Pro Cleaners
9. Fife Pierce County Library
10. Paws-Abilities Dog Center & Daycare
11. US Post Office
12. Les Schwab Tire Center
13. Edgewood Veterinary Clinic






FIFE - BENAROYA COMMERCIAL SITE

# TRANSPORTATION

FAST ACCESS TO I-5 AND HIGHWAY 167



Supported by easy transit access and neighborhood amenities, Fife is experiencing a surge in both commercial and residential development which will further accelerate the completion of extension of SR 167 which runs adjacent to the property.

-  Sounder Train - Tacoma/Seattle Route | Closest station is 4.8 miles in Puyallup
-  Pierce Transit Bus Route 501 | Stop is 1/10 of a mile from Property  
Tacoma - Fife - Milton - Edgewood - Federal Way
-  Pierce Transit Bus Route 402 | Puyallup - Edgewood - Milton - Federal Way

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