

# PAD SITES AVAILABLE

NWC 468th Ave SE & SE North Bend Way  
North Bend, WA 98045



## NORTH BEND I-90 INTERCHANGE

Tim Weber | Don Whittles | Blake Weber



building your future on our history

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

# NWC 468TH AVE SE & SE NORTH BEND WAY:

**2 PADS - READY FOR DEVELOPMENT**  
**3.60 ACRES TOTAL - CAN CREATE UP TO 4 PADS**

- Just off exit 34 on I-90
- Adjacent to the first major rest stop heading East & the last major rest stop heading West
- I-90 is the only highway crossing East-West through Washington State
- Home of Snoqualmie Falls with 1.5 million visitors each year
- North Bend features an impressive array of hiking, bicycling trails and paths, including the most popular hike in Washington State, the Mount Si Trail, a strenuous 8-mile roundtrip hike with an elevation gain of over 4,000 feet.
- Just 30 miles East of Seattle



Population



Average HH Income

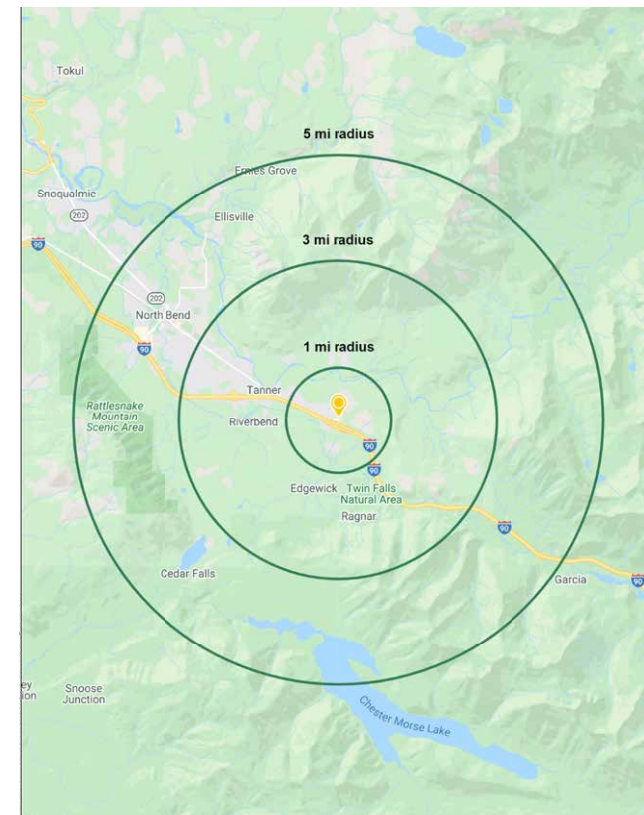


Daytime Population

Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	1,128	\$171,080	737
Mile 3	8,447	\$149,663	2,930
Mile 5	16,510	\$132,692	7,813

## TENANTS NEARBY



LOCATION DETAILS



SE 140TH ST

PENDING 6.0 ACRES +/-

PROPOSED INSTITUTIONAL/  
GOVERNMENT FACILITY

TOTAL 3.60 ACRES  
CAN CREATE UP TO 4 PADS

TWIN FALLS MIDDLE SCHOOL  
800 STUDENTS

SE MIDDLE FORK RD

Genie

SE 144TH ST

Gall

468TH AVENUE SE

TWIN PEAKS FOOD & GAS

SE 146TH ST

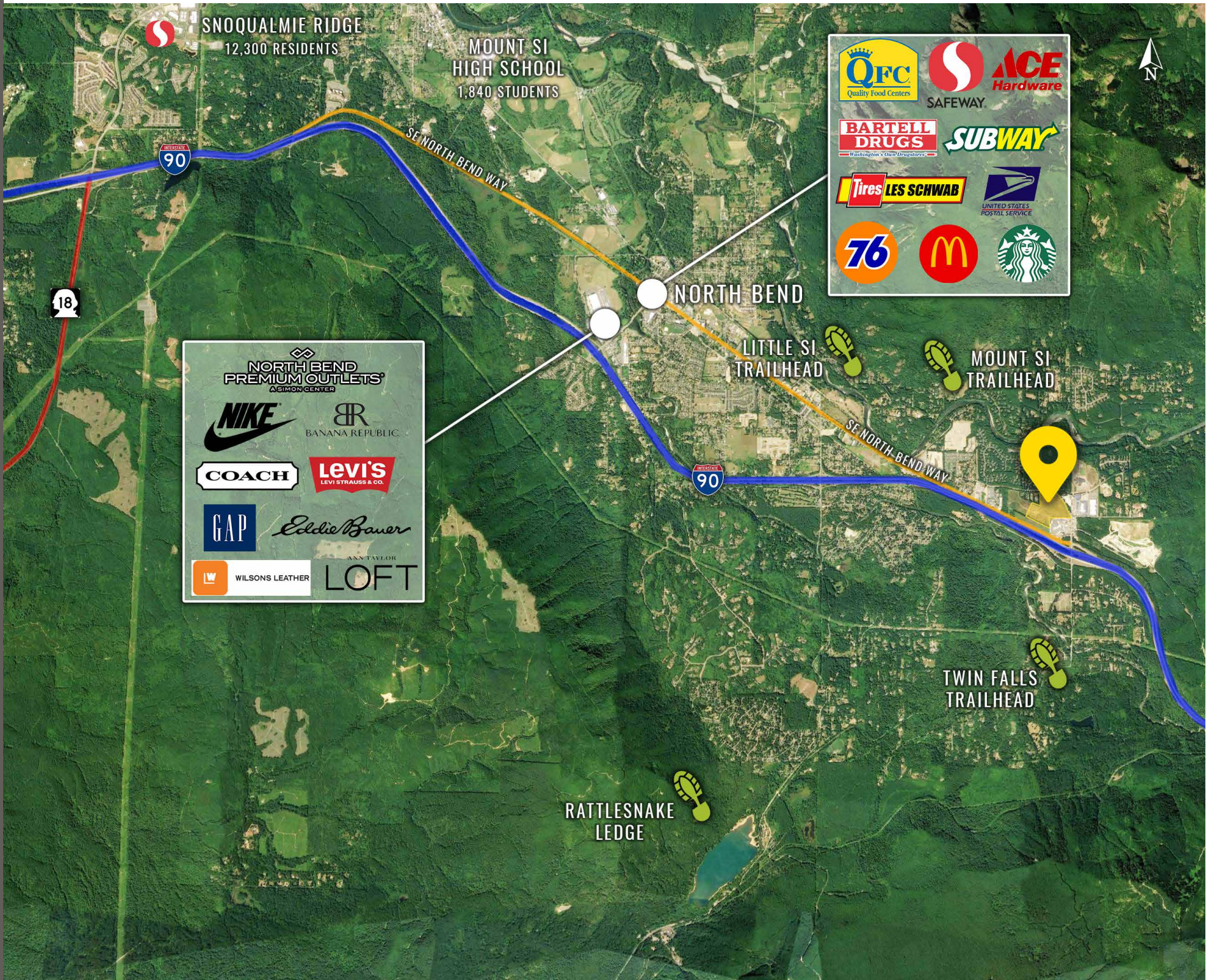
EDGEWICK INN

SE NORTH BEND WAY

INTERSTATE  
90

37,000 CPD

LOCATION AERIAL



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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