

FOR LEASE

Gateway Shopping Center

RETAIL



PROPERTY INFO

- + $\pm 1,879$ SF and $\pm 5,940$ SF available
- + \$30.00 - \$32.00 PSF, NNN
- + Tenants include Marlene's Market, AMC Theater, Jimmy John's, Coldstone Creamery, Pacific Medical Center and Indigo Urgent Care
- + Pylon signage available at 320th and 317th Street
- + Traffic signal at entrance to shopping center
- + Ample parking on both sides of center
- + Adjacent to Hampton Inn, Courtyard Marriott and the Federal Way Transit Center



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Available Space

Suite A-31879	±1,879 SF
Suite B-31823	±5,940 SF



CONTACT US

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CBRE, INC.

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2500 SOUTH 320TH STREET, FEDERAL WAY, WA 98003

www.cbre.us/tacoma

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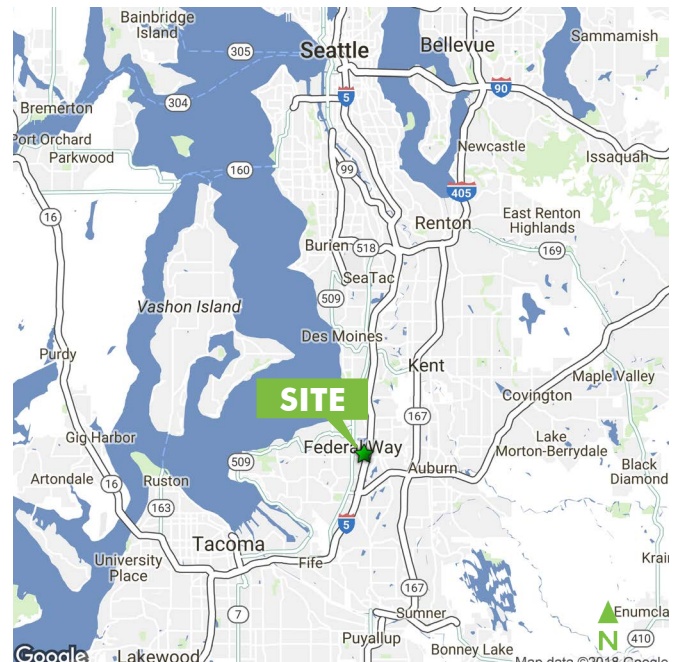
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PROPERTY HIGHLIGHTS

- + Anchored by a specialty grocery store and movie theater
- + Near Interstate 5, exit 143 at 320th Street
- + High traffic counts on 320th St: 39,840 CPD
- + HOV access to and from I-5 on South 317th Street
- + Near regional King County Transit Center and Federal Way Commons Mall
- + Two major hotels adjacent to the property
- + Two miles from Wild Waves Theme Park



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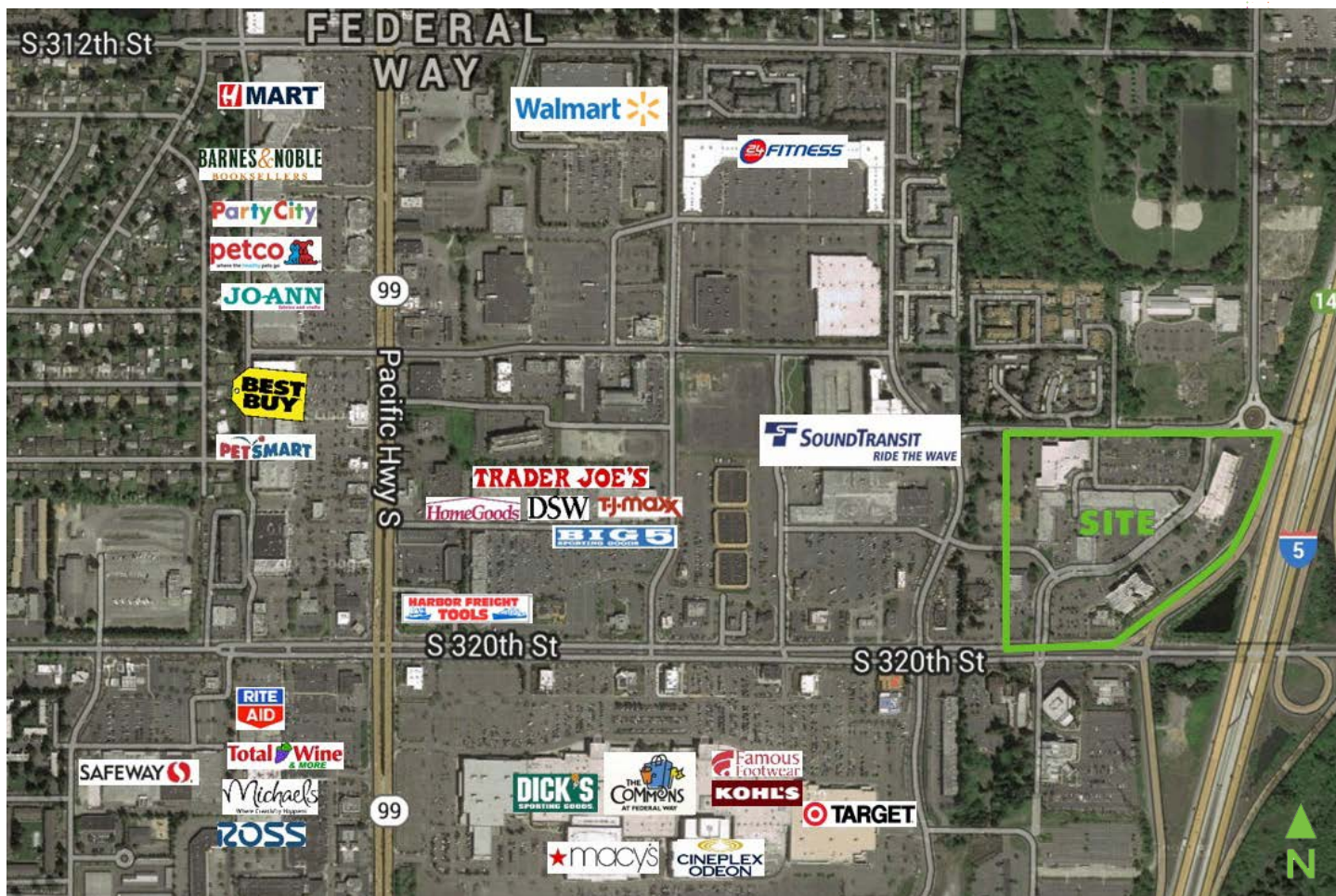
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Demographics	1 Mile	3 Miles	5 Miles
Population	11,078	100,422	230,874
Average HH Income	\$60,719	\$83,402	\$81,430
Daytime Population	15,923	101,801	228,815

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