

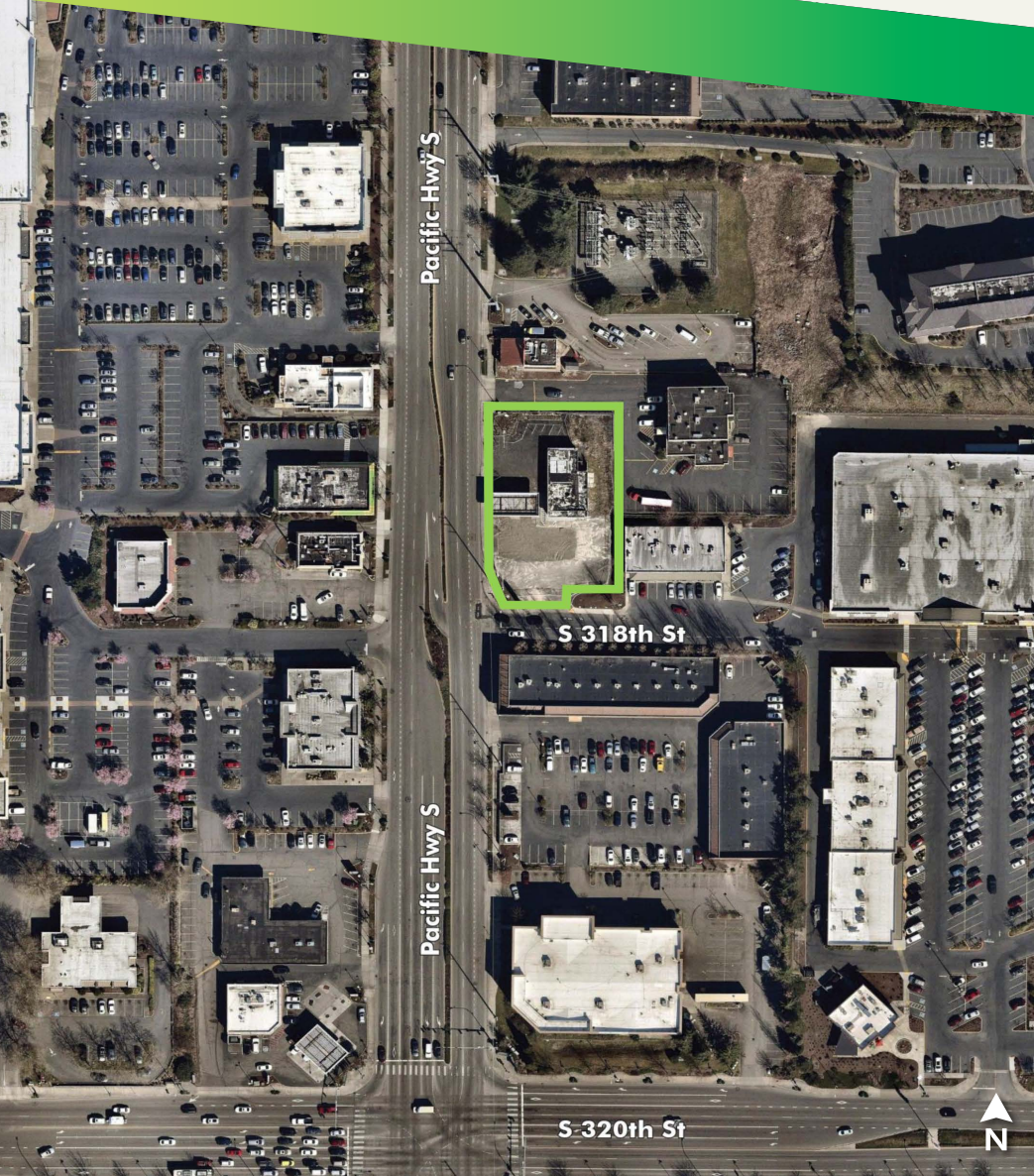
GROUND LEASE OR FOR SALE

# FORMER SHELL STATION

31660 Pacific Highway S / Federal Way, WA 98003

## PROPERTY HIGHLIGHTS

- **Ground Lease:** \$120,000/year
- **Sales Price:** Contact Brokers
- **Site:** 0.53 acres (23,250 SF) per King County Assessors
- **Zoning:** CC-C (City of Federal Way)
- **Allowed Uses:** Office, Retail, Entertainment (Restaurant), Dwelling Units (Senior)
- **Site Condition:** Former Shell Gas Station. Environmental remediation has been achieved with a receipt of a No Further Action Letter.
- **Location:** Highly visible retail property in Federal Way, WA located on Pacific Highway South, one block north of 320th Street. A premier trade area in the Puget Sound with a limited supply of available retail property. The Sound Transit hub will also be completed in 2023. Excellent access and exposure in the heart of the retail trade area across from The Commons At Federal Way Mall, which is in process of a major re-tenancy.
- **Pacific Hwy S Traffic Counts:** 25,000-35,000 cars per day  
\*Source: Costar







Hallmark  
PET SMART  
petco  
BARNES & NOBLE  
JO-ANN  
BEST BUY  
CHIPOTLE MEXICAN GRILL

TRADER JOE'S  
DSW MOD  
DESIGNER SHOE WAREHOUSE  
BIG 5 SPORTING GOODS  
HomeGoods  
T.J. MAXX

Former Shell Station

HARBOR FREIGHT TOOLS  
Quality Tools at Ridiculously Low Prices

THE COMMONS AT FEDERAL WAY  
macy's  
Target  
Panera BREAD  
DICK'S SPORTING GOODS  
KOHLS  
verizon  
BUFFALO WILD WINGS

Michael's  
MAKE CREATIVITY HAPPEN  
ROSS  
DRESS FOR LESS  
SAFEMAY  
RITE AID  
Chick-fil-d

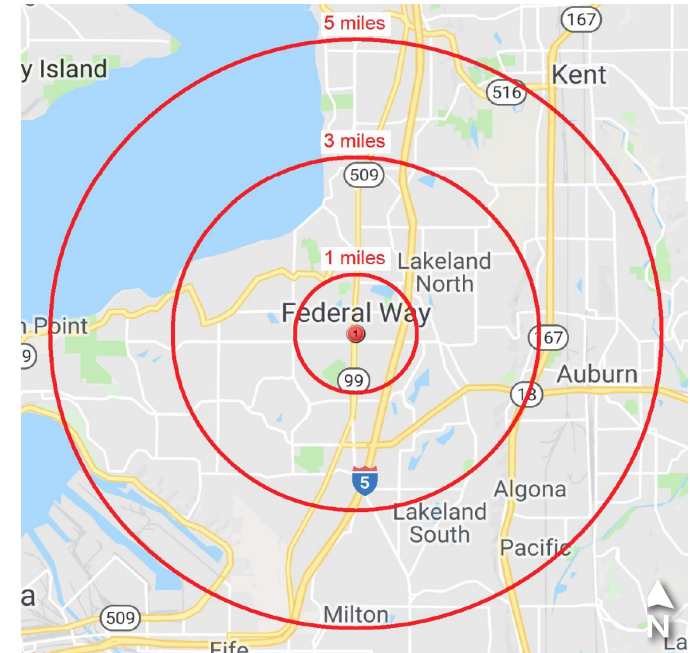




## DEMOGRAPHICS

31660 Pacific Highway S / Federal Way, WA			
	1 Mile	3 Miles	5 Miles
Population	15,898	109,942	221,419
Daytime Population	21,538	100,166	216,689
Avg. Household Income	\$62,092	\$92,424	\$93,155

\*Source: 2019 CBRE Demographic Report



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