

FOR LEASE

23500 Pacific Highway S
Des Moines, Washington



HIGHLINE PLACE

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11621 97th Lane NE, Kirkland, Washington 98034

IHB Architects



23500 PACIFIC HWY S:

- New Development: Highly Visible Mixed-Use Project with Ground Level Retail on Pacific Highway
- Available: 1,162 SF - 10,772 SF
- Rental Rate: \$24.00 - \$28.00 PSF, NNN
- Phase 1 Complete. Retail Ready for Delivery. Phase II Commencing Q2 of 2019
- Delivered in Vanilla Shell Condition
- Suitable for Restaurant Use
- Ample Free Parking for Customers and Tenants
- Adjacent to Future Link Light Rail Station
- Adjacent to Highline College with Currently 17,000+ Students
- Less than Half Mile from New Dick's Burgers



Population



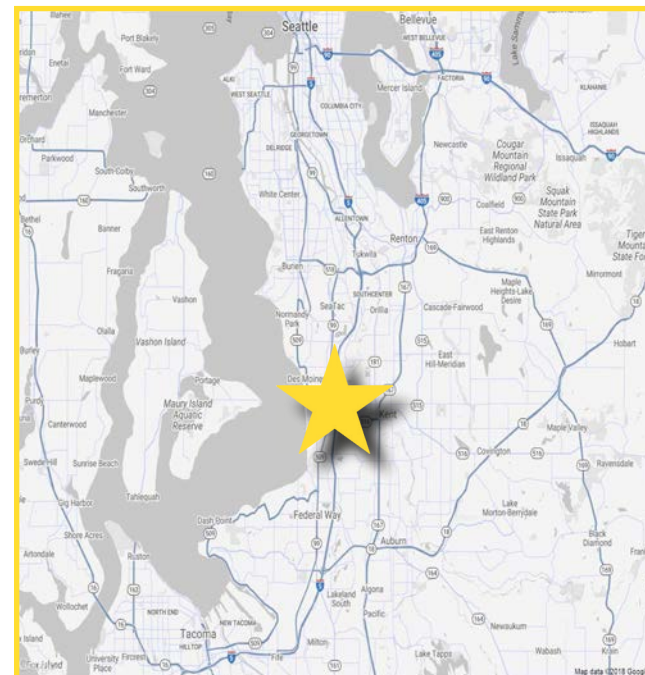
Average HH Income



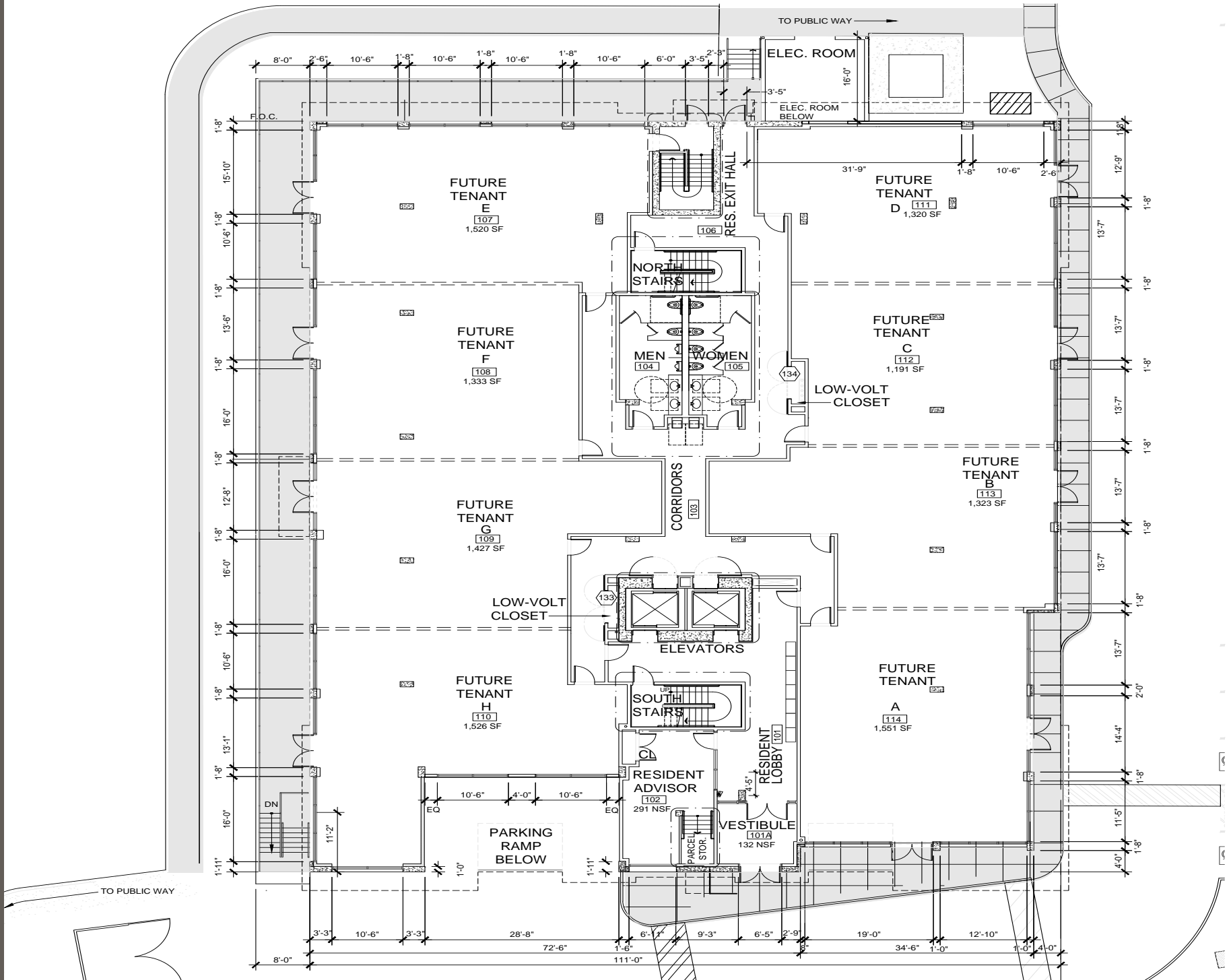
Daytime Population

Regis - 2018

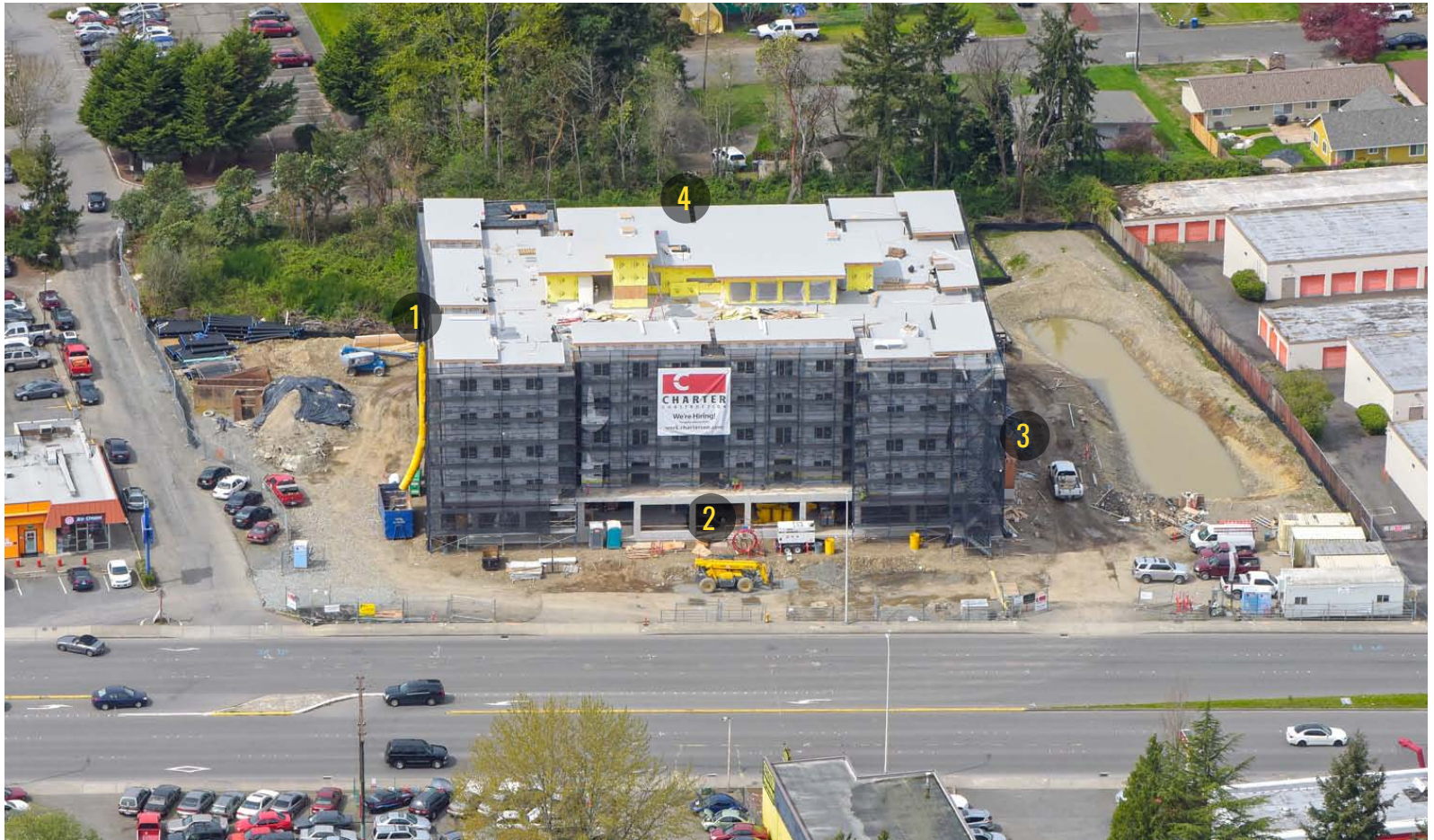
| | Population | Average HH Income | Daytime Population |
|--------|------------|-------------------|--------------------|
| Mile 1 | 14,470 | \$72,738 | 5,286 |
| Mile 3 | 85,272 | \$80,156 | 40,938 |
| Mile 5 | 198,130 | \$84,579 | 118,691 |



FLOOR PLAN



PHASE 1 CONSTRUCTION - Q3 2018!



Looking NW from Highline College



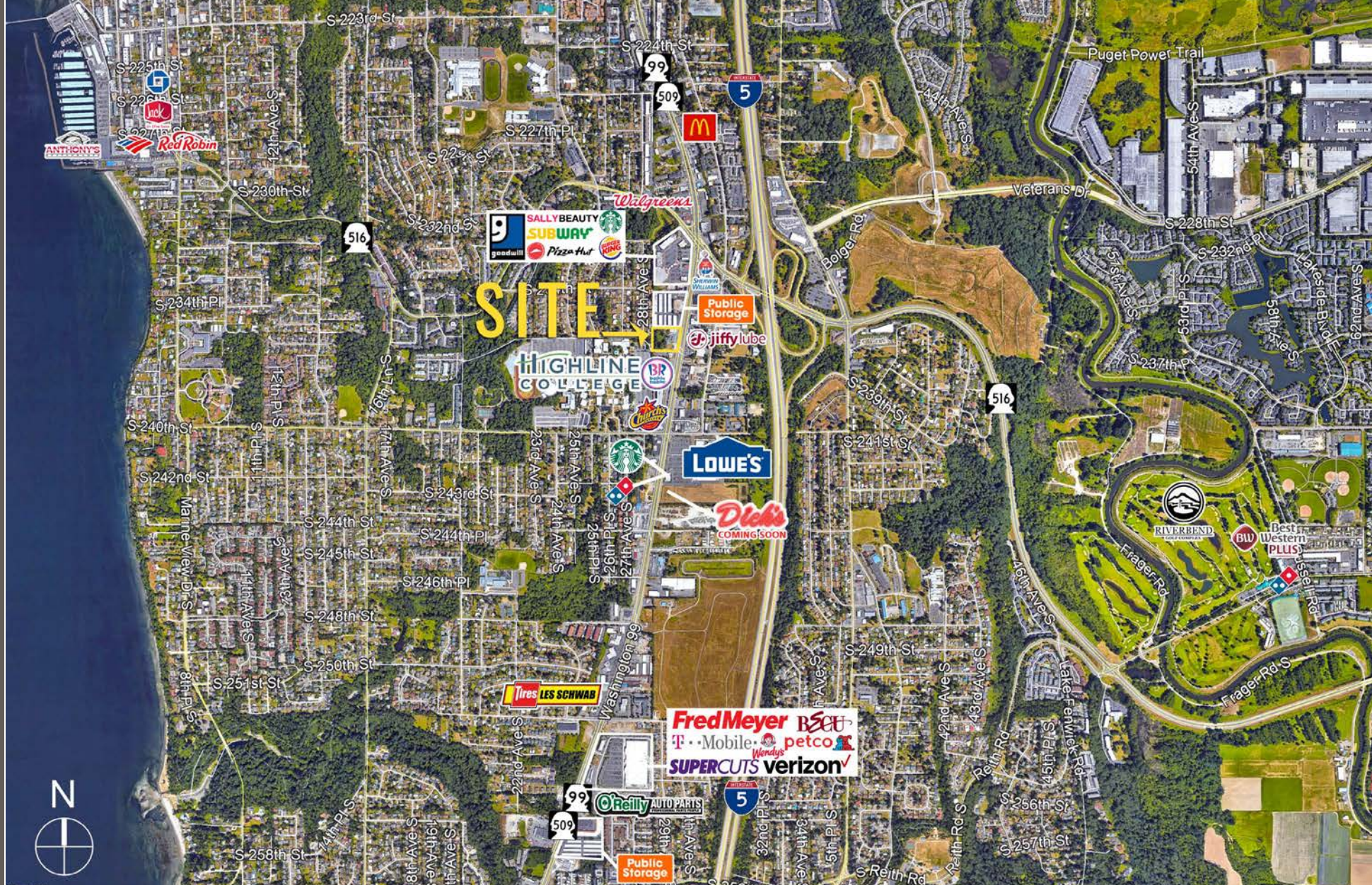
Retail Frontage on Pacific Hwy



Looking S Along Pacific Hwy



Looking from Back to Pacific Hwy



On Hwy 99 & Moments
from I-5 & SR 516



Located in the Des
Moines Retail Core



34,000 ADT
Pacific Highway S



17,000+ Students
Adjacent to Site



FIRST
WESTERN
PROPERTIES



DES MOINES, WA is a waterfront community located midway between Seattle and Tacoma. The city boasts numerous beaches and public parks on Puget Sound. The marina is right next door to the small-town shopping district and the fishing piers and boardwalk are premiere places to stroll as the sun sets behind the Olympic Mountains. Des Moines business culture appreciates and values investment and trade. The city is great for business given its central location, supply chain access, affordable land pricing, and a trained and available workforce. Des Moines is an 'undiscovered' opportunity in the Puget Sound region.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RETAIL FOCUSED. RESULTS DRIVEN.

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