



# PAVILIONS CENTRE

31217-31523 PACIFIC HIGHWAY SOUTH :: FEDERAL WAY, WASHINGTON 98003

FOR MORE INFORMATION PLEASE CONTACT:

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NOW AVAILABLE

**CBRE**



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## FOR LEASE

### PRIME FEDERAL WAY RETAIL SPACE AVAILABLE

**FLOOR/AREA:** ±2,354–10,982 sq. ft.  
±55,069 sq. ft. potential availability

**PRICE:** \$14.00–\$30.00 per sq. ft., NNN

### HIGHLIGHTS

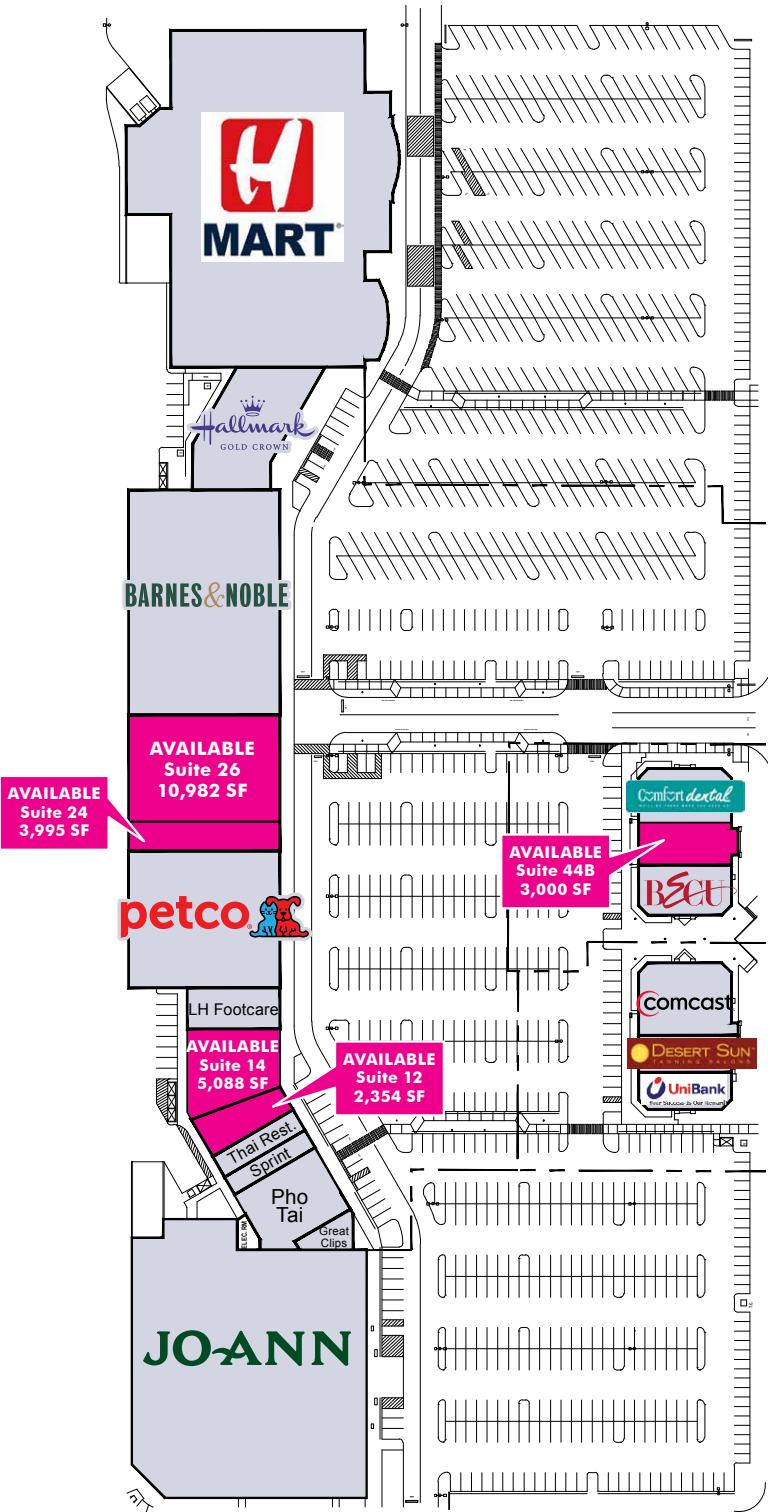
- Join co-tenants Jo-Ann Fabrics, Petco, Barnes & Noble, H Mart, Hallmark and BECU
- Adjacent to Best Buy and just a half mile from The Commons at Federal Way
- 5 mile population of over 204,000
- 27,430 Average Daily Traffic along Pacific Highway



2013 DEMOGRAPHICS (est.)	3 Mile Radius	5 Mile Radius	15 Minute Drive
<b>POPULATION</b>	101,496	204,702	333,336
<b>DAYTIME POPULATION</b>	41,577	96,114	268,575
<b>2018 PROJECTED POPULATION</b>	39,109	78,903	132,476
<b>NUMBER OF HOUSEHOLDS</b>	37,204	75,391	126,015
<b>AVERAGE HOUSEHOLD INCOME</b>	\$71,693	\$71,722	\$67,222
<b>MEDIAN DISPOSABLE INCOME</b>	\$57,442	\$57,834	\$53,256



SITE PLAN



SPACE #	BUSINESS	SQ. FT.
40	H Mart	55,069
38	Hallmark	7,815
32	Barnes & Noble	24,987
26	AVAILABLE	10,982
24	AVAILABLE	3,995
22	Petco	14,993
17	LH Footcare	2,800
14	AVAILABLE	5,088
12	AVAILABLE	2,354
11	Bangkok Garden Thai Restaurant	1,600
10	Sprint	1,801
9	Pho Tai	4,398
4	Great Clips	1,043
1	Jo-Ann Fabric & Crafts	36,506
44A	Comfort Dental	3,500
44B	AVAILABLE	3,000
46	BECU	3,339
48	Comcast & Xfinity	4,856
49	Desert Sun Tanning Salon	2,500
50	UniBank	2,500

**LEGEND**

- Available
- Pending
- Potential Availability
- Leased

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