

BENAROYA COMMERCIAL SITE FOR SALE OR BUILD-TO-SUIT



PORT OF TACOMA
5 miles

PUYALLUP
4 miles

FIFE - BENAROYA
COMMERCIAL SITE

MILTON
1 mile



Fully Entitled,
Ready for
Development



Robust,
Growing
Market



Zoned
Regional
Commercial

PREMIUM CORNER PARCEL IN FIFE

3.80 ACRE SITE (DIVISIBLE)

UTILITIES, WATER AND UNDERGROUND
POWER TO THE SITE

20th Street East & Freeman Road East
Fife, Washington

CBRE

John Bauder
T 253.596.0047 | M 206.601.3700
john.bauder@cbre.com

Andrea Peterson
T 253.572.6355 | M 253.988.5050
andrea.peterson@cbre.com

www.benaroya.com **Benaroya**

SITE

FEATURES

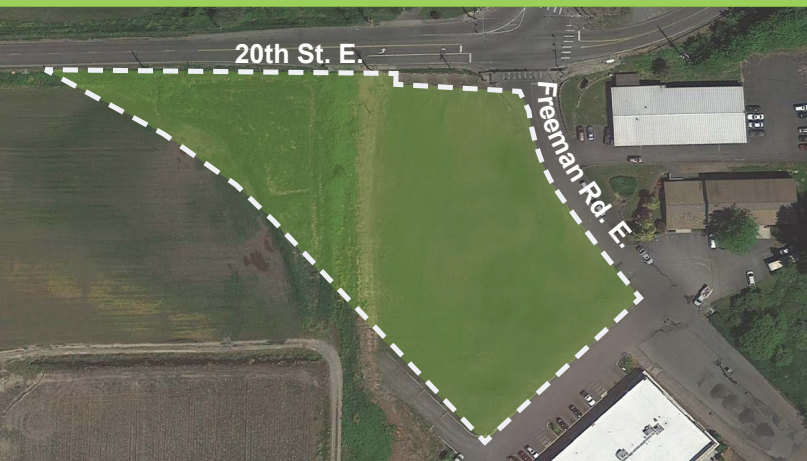
- Premium corner parcel with great visibility
- ± 3.8 Acres (± 165,665 SF) divisible
- Fully entitled site, ready for development
- \$15.00/sf
- Zoned Regional Commercial (RC) District, City of Fife
- Utilities, water, and underground power to the site
- Newly expanded Freeman Road
- Close proximity to abundant residential, commercial and industrial
- Fast access to I-5 and Highway 167
- Easy transit access
- Plentiful neighborhood amenities
- Strong demographics
- Daily traffic counts 21,540 cars/day
- Seller Financing available



RC ZONING USE EXAMPLES

- Hotel
- Retail Sales Store or Office
- Professional Office
- Commercial Service
- Religious Institution
- Public Use Facilities
- Restaurant
- Health Club
- Supermarket
- Multi-family
- Adult or Day Care Center
- Indoor Entertainment Facility

AERIAL



EXAMPLE OF HOTEL BUILD-TO-SUIT



FREEMAN RD E

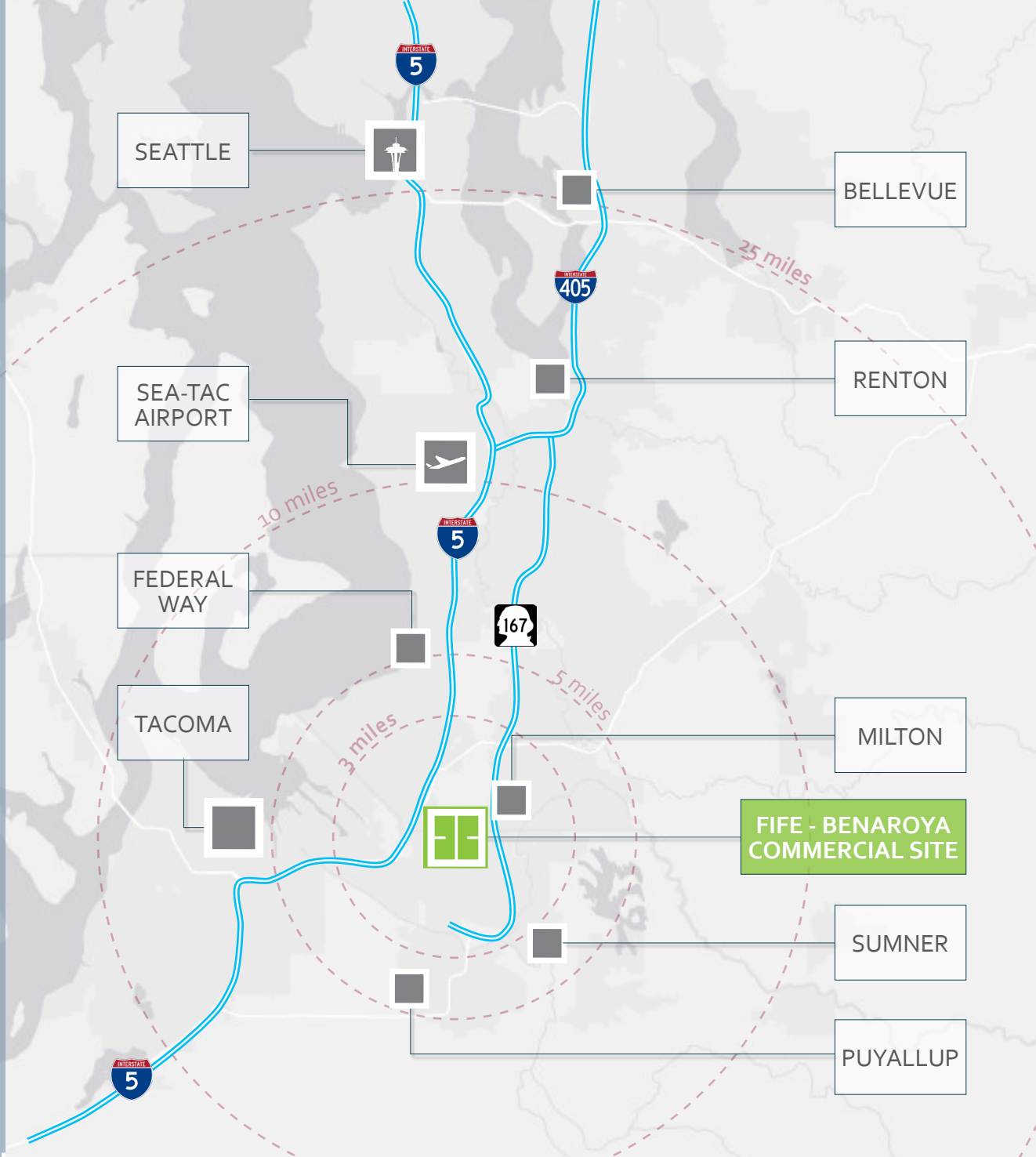
	1 MILE	3 MILES	5 MILES
POPULATION			
2018 Population - Current Year Estimate	2,710	51,864	162,983
2023 Population - Five Year Projection	2,878	55,515	174,565
2010 Population - Census	2,494	46,570	146,547
2000 Population - Census	1,863	40,139	130,010
2010-2018 Annual Population Growth Rate	1.01%	1.31%	1.30%
2018-2023 Annual Population Growth Rate	1.21%	1.37%	1.38%
HOUSEHOLDS			
2018 Households - Current Year Estimate	1,064	20,593	60,644
2023 Households - Five Year Projection	1,125	21,936	64,607
2010 Households - Census	999	18,864	55,463
2000 Households - Census	749	16,514	48,850
2010-2018 Annual Household Growth Rate	0.77%	1.07%	1.09%
2018-2023 Annual Household Growth Rate	1.12%	1.27%	1.27%
2018 Average Household Size	2.51	2.50	2.66
HOUSEHOLD INCOME			
2018 Average Household Income	\$94,075	\$88,092	\$83,467
2023 Average Household Income	\$109,633	\$103,342	\$97,003
2018 Median Household Income	\$76,900	\$69,139	\$66,104
2023 Median Household Income	\$87,671	\$81,041	\$77,555
2018 Per Capita Income	\$36,260	\$35,146	\$31,244
2023 Per Capita Income	\$41,964	\$40,980	\$36,050
HOUSING UNITS			
2018 Housing Units	1,118	21,825	64,331
2018 Vacant Housing Units	54 4.8%	1,232 5.6%	3,687 5.7%
2018 Occupied Housing Units	1,064 95.2%	20,593 94.4%	60,644 94.3%
2018 Owner Occupied Housing Units	678 60.6%	12,334 56.5%	36,547 56.8%
2018 Renter Occupied Housing Units	386 34.5%	8,259 37.8%	24,097 37.5%
EDUCATION			
2018 Population 25 and Over	1,921	36,797	110,891
HS and Associates Degrees	1,204 62.7%	24,011 65.3%	71,435 64.4%
Bachelor's Degree or Higher	592 30.8%	9,903 26.9%	28,516 25.7%
PLACE OF WORK			
2018 Businesses	72	2,073	5,589
2018 Employees	1,526	31,965	83,762

©2019 CBRE. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Source: Esri Page 1 ProjectID:457768

OUTSTANDING DEMOGRAPHICS

PIERCE COUNTY IS RANKED #1 IN THE U.S. FOR NET INCREASE IN PEOPLE MOVING IN DOMESTICALLY PER LATEST CENSUS DATA.

REGION



GROWING COMMUNITY

FIFE IS A THRIVING COMMUNITY IN PIERCE COUNTY AND ONE OF THE FASTEST GROWING CITIES IN THE BOOMING PUGET SOUND REGION.

RESTAURANTS

1. Dave's of Milton
2. Domino's
3. Milton Wok
4. Ranchito Mexican
5. Yoko Teriyaki
6. Starbucks
7. Denny's
8. Johnny's at Fife
9. Warthog BBQ Pit
10. Bud's Saloon & Steakhouse
11. Subway
12. Pho Tai
13. Louie G's Pizzeria
14. Fife Teriyaki
15. Sapporo & Sushi
16. Poodle Dog Restaurant
17. Jersey Mike's Subs
18. DQ Grill & Chill
19. The Mill Restaurant & Sports Bar
20. Taco Bell
21. Pizza Hut
22. Puerto Vallarta Mexican
23. McDonald's

RETAIL

1. Safeway
2. Rite Aid
3. Costco
4. Dollar Tree
5. Radio Shack
6. O'Reilly Auto Parts
7. Walgreens
8. 7-Eleven
9. MJ Liquor
10. Pet Pros
11. GNC

BANKS

1. US Bank
2. Columbia Bank
3. Key Bank
4. Bank of America
5. Kitsap Bank
6. Fife Commercial

HOTELS

1. Emerald Queen Hotel & Casino
2. Days Inn
3. Quality Inn & Suites

SERVICES

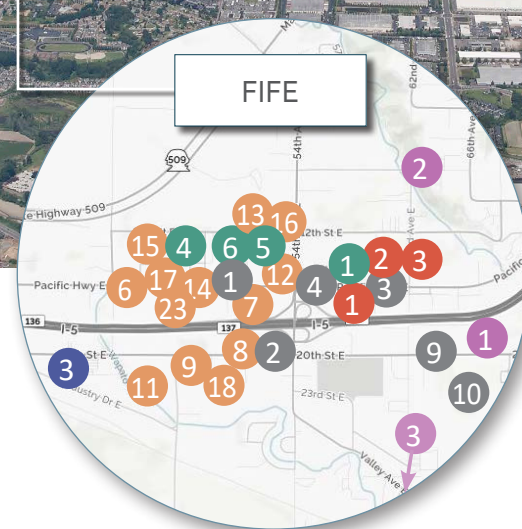
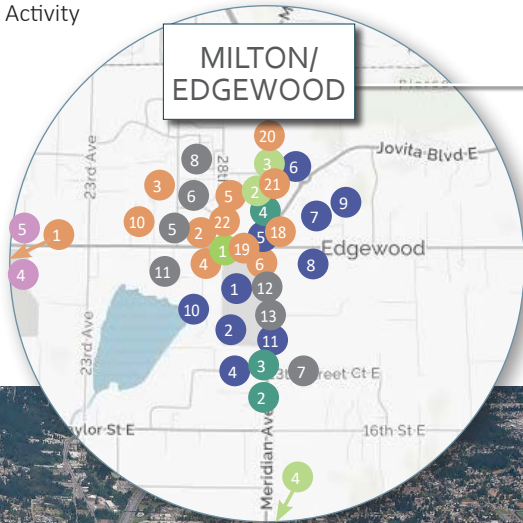
1. WA State Vehicle Emission Inspection
2. Chevron Fife
3. Shell Station
4. 76 Station
5. Franciscan Medical Clinic
6. La Petite Academy
7. Dill Animal Hospital
8. Pro Cleaners
9. Fife Pierce County Library
10. Paws-Abilities Dog Center & Daycare
11. US Post Office
12. Les Schwab Tire Center
13. Edgewood Veterinary Clinic

PARKS & RECREATION

1. Interurban Trail Trailhead
2. Hylebos Wildlife Trail
3. Levee Pond Park
4. Milton Community Park
5. Milton Activity Center

FITNESS

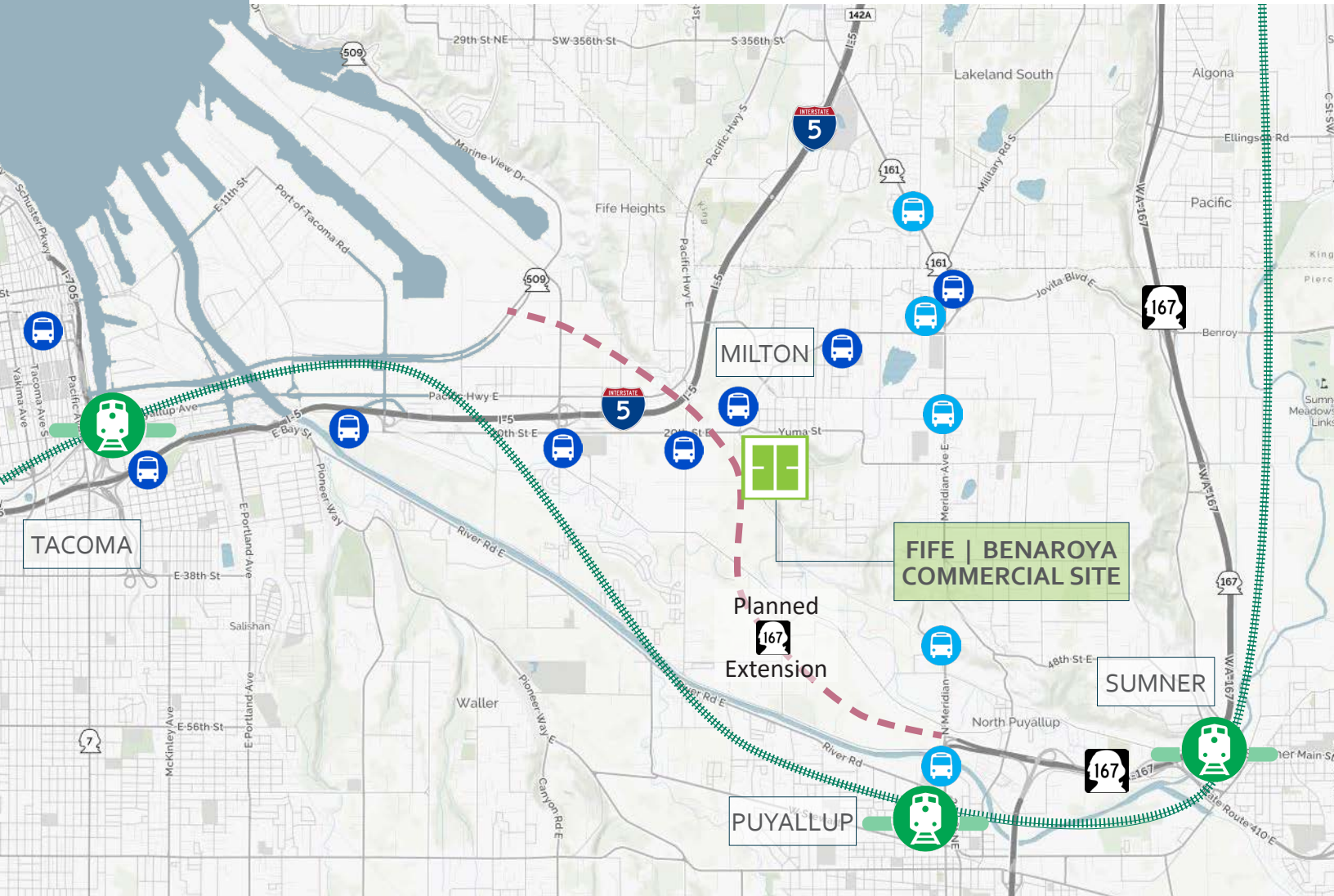
1. Anytime Fitness
2. Karate Edge
3. Fitness 19
4. Jupiter Tennis Center






FIFE - BENAROYA COMMERCIAL SITE

TRANSPORTATION

FAST ACCESS TO I-5 AND HIGHWAY 167



Supported by easy transit access and neighborhood amenities, Fife is experiencing a surge in both commercial and residential development which will further accelerate the completion of extension of SR 167 which runs adjacent to the property.

-  Sounder Train - Tacoma/Seattle Route | Closest station is 4.8 miles in Puyallup
-  Pierce Transit Bus Route 501 | Stop is 1/10 of a mile from Property
Tacoma - Fife - Milton - Edgewood - Federal Way
-  Pierce Transit Bus Route 402 | Puyallup - Edgewood - Milton - Federal Way