

# Pacific Willow Center

RETAIL FOR LEASE

4716 Pacific Highway E - Fife WA 98424

## THE OPPORTUNITY

Highly visible retail center on major arterial through Fife with easy access to I-5. Newer construction. Strong co-tenants, including Starbucks, Pizza Hut, Jersey Mike's and Cricket Wireless. The center enjoys good frontage, access, ample parking, and a central location in Fife's downtown retail core surrounded by other national retailers and luxury car dealerships.



Ideal location in the commercial core of Downtown Fife



Highly Visible Location with over 21,000+ vehicles per day



5,561 Daytime Employees within a 1-Mile Radius



\$74,000+ Average Household Income within a 3-Mile Radius



Tiffini Connell  
Andrea Lerum

(206) 283-5212  
[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

## WCCR

West Coast Commercial Realty

Retail  
Office  
Investment

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC



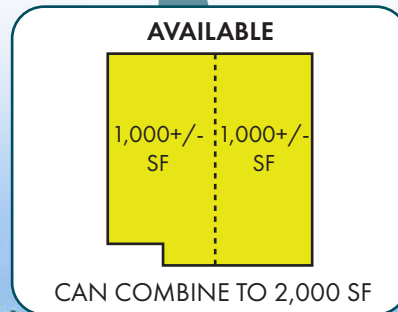
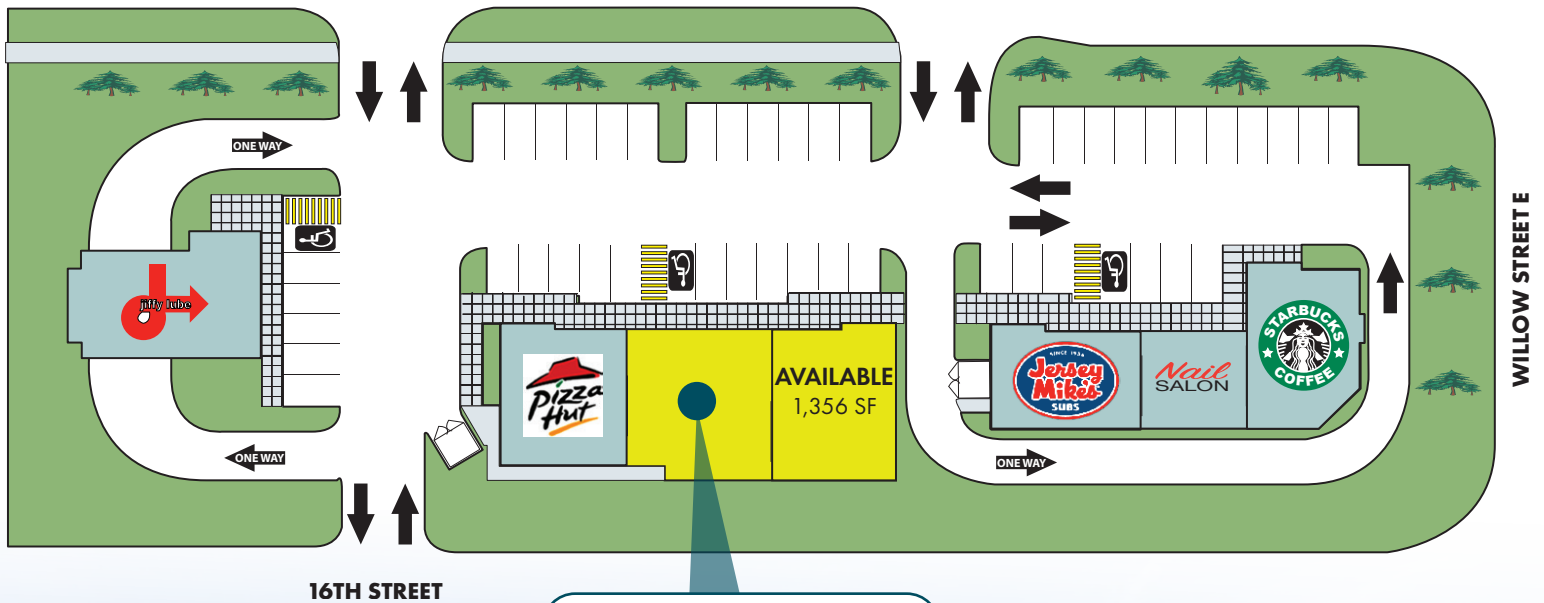
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PACIFIC HIGHWAY E

SITE PLAN



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CBA ICSC POWER BROKER  
2018 Top Broker Award

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## DEMOGRAPHICS

### TOTAL POPULATION

1-Mile: 3,400  
3-Mile: 45,760  
5-Mile: 214,657

### AVERAGE HOUSEHOLD INCOME

1-Mile: \$57,298  
3-Mile: \$74,481  
5-Mile: \$77,927

### TOTAL DAYTIME EMPLOYEES

1-Mile: 5,561  
3-Mile: 25,382  
5-Mile: 106,977

## TRAFFIC COUNTS



21,000+

Vehicles per Day  
(Pacific Highway E)



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