

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 and Jersey Mike's. 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.

HIGHLIGHTS



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 (206) 283-5212
www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

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

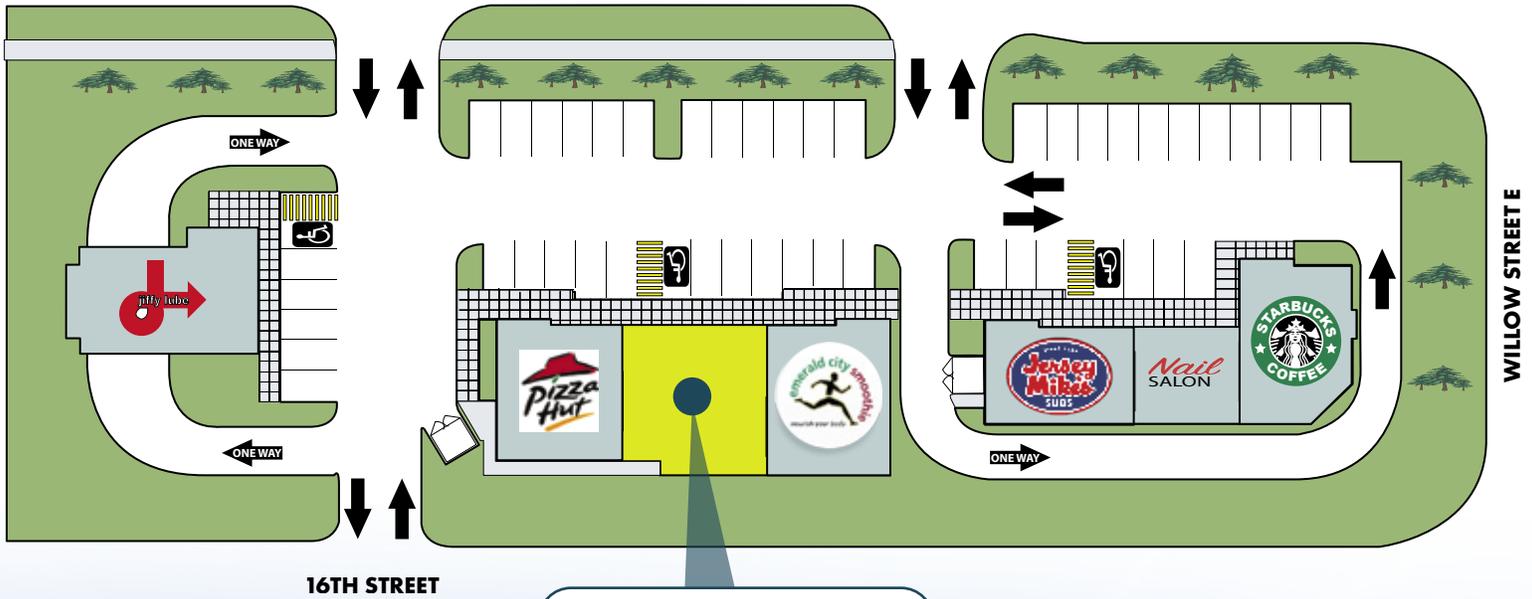
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PACIFIC HIGHWAY E

SITE PLAN



AVAILABLE

1,000+/- SF 1,000+/- SF

CAN COMBINE TO 2,000 SF



CBA ICSC CoStar POWERBROKER

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Pacific Willow Center

FIFE, WA

509



21,000+
Vehicles per Day
(Pacific Highway E)

CHARTER COLLEGE



Exit 136

ALBERT LEE

COSTCO
BUSINESS CENTER

SUBWAY

Pacific Highway E



Bank of America

Tires LES SCHWAB

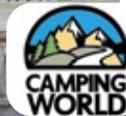


Arby's



Columbia Bank

EMERALD QUEEN
EQC
HOTEL & CASINOS



Denny's

O'Reilly AUTO PARTS

Builders FirstSource

Exit 137

FIFE HIGH SCHOOL

SPORTCO
Warehouse Sporting Goods
Outdoor Emporium



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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