

# BENAROYA COMMERCIAL SITE FOR SALE OR BUILD-TO-SUIT



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

**NAI** Puget Sound  
Properties

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20th Street East & Freeman Road East  
Fife, Washington

[www.benaroya.com](http://www.benaroya.com)

**Benaroya**



# SITE

## FEATURES

- Premium corner parcel with great visibility
- ± 3.8 Acres  
( ± 165,665 SF) divisible
- Site ready for development
- \$25.00/sf
- Zoned Regional Commercial (RC) District, City of Fife
- Utilities, water, and underground power to the site
- Exceptional freeway exposure to new adjacent Hwy 167 spur expected to commence fall 2024
- Newly expanded Freeman Road
- Close proximity to abundant residential, commercial and industrial
- Fast access to I-5 and easy transit options
- Easy transit access
- Plentiful neighborhood amenities
- Strong demographics
- Daily traffic counts 16,243 cars/day
- Seller Financing available
- Established Health Care Cluster

## RC ZONING USE EXAMPLES

- Commercial
- Showroom
- Gas Station/Convenience Store
- Self-Storage
- Truck/RV Repair, Wash & Service
- Car/Truck Rental
- Multi-Family
- Hotel/Motel
- Office including Essential Public Building
- Fast Food/Drive-thru/Take-Out Restaurant
- Veterinarian Clinic/Hospital
- Religious Institutions
- Grocery/Drug/Retail
- Bank/Credit Union
- Medical Clinic/Office
- Child Care Center
- Building Materials/Garden Supply/Nursery



## AERIAL



## EXAMPLE OF BUILD-TO-SUIT








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20TH ST E & FREEMAN RD E

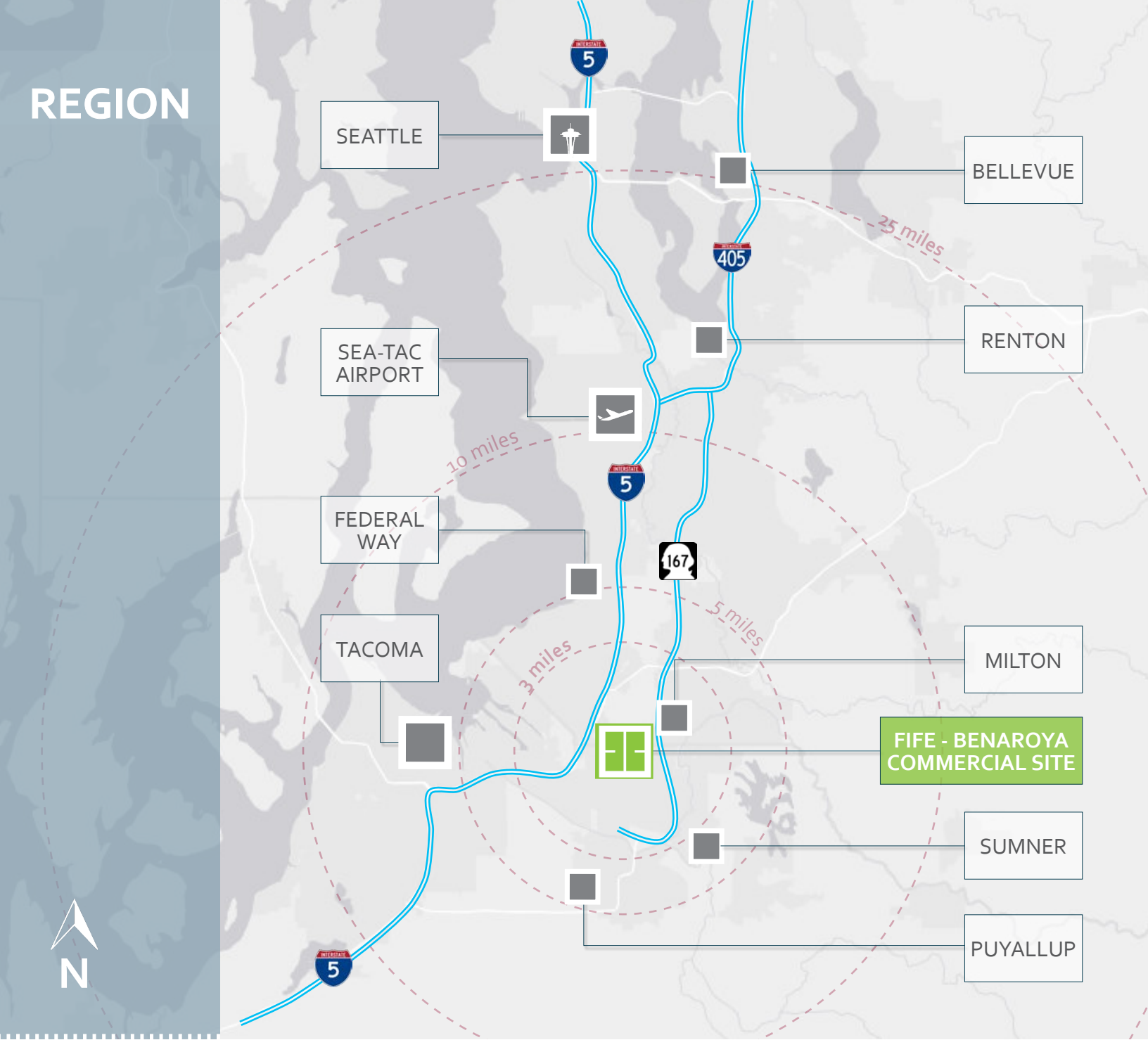
|   | 1 MILE       | 3 MILES       | 5 MILES        |
|---|--------------|---------------|----------------|
|  <b>POPULATION</b>        |              |               |                |
| 2022 Population - Current Year Estimate   | 7,983        | 48,743        | 172,591        |
| 2027 Population - Five Year Projection  | 8,744        | 52,609        | 184,816        |
| 2010 Population - Census  | 6,183        | 41,565        | 153,113        |
| 2010-2022 Annual Population Growth Rate   | 29.11%       | 17.27%        | 12.72%         |
| 2022-2027 Annual Population Growth Rate   | 9.53%        | 7.93%         | 7.08%          |
|  <b>HOUSEHOLDS</b>       |              |               |                |
| 2022 Households - Current Year Estimate   | 3,309        | 18,818        | 64,124         |
| 2027 Households - Five Year Projection  | 3,622        | 20,308        | 68,668         |
| 2010 Households - Census  | 2,579        | 16,143        | 57,073         |
| 2010-2022 Annual Household Growth Rate  | 28.31%       | 16.57%        | 12.35%         |
| 2022-2027 Annual Household Growth Rate  | 9.46%        | 7.92%         | 7.09%          |
| 2022 Average Household Size   | 2.40         | 2.60          | 2.60           |
|  <b>HOUSEHOLD INCOME</b> |              |               |                |
| 2022 Average Household Income   | \$99,969     | \$107,157     | \$96,690       |
| 2027 Average Household Income   | \$133,688    | \$145,484     | \$133,838      |
| 2022 Median Household Income  | \$81,009     | \$88,605      | \$78,250       |
| 2027 Median Household Income  | \$103,646    | \$111,034     | \$102,823      |
| 2022 Per Capita Income  | \$45,855     | \$45,960      | \$40,985       |
| 2027 Per Capita Income  | \$52,915     | \$53,286      | \$48,451       |
|  <b>HOUSING UNITS</b>    |              |               |                |
| <b>2022 Housing Units</b>   | <b>2,525</b> | <b>21,249</b> | <b>69,131</b>  |
| 2022 Vacant Housing Units   | 84 3.3%      | 1,167 5.5%    | 3,216 4.7%     |
| 2022 Occupied Housing Units   | 2,441 96.7%  | 20,082 94.5%  | 65,915 95.3%   |
| 2022 Owner Occupied Housing Units   | 1,284 50.9%  | 13,224 62.2%  | 40,615 58.8%   |
| 2022 Renter Occupied Housing Units  | 1,157 45.8%  | 6,858 32.3%   | 25,300 36.6%   |
|  <b>EDUCATION</b>      |              |               |                |
| <b>2022 Population 25 and Over</b>  | <b>5,543</b> | <b>34,065</b> | <b>118,676</b> |
| HS and Associates Degrees   | 2,037 34.5%  | 12,984 35.7%  | 41,870 33.6%   |
| Bachelor's Degree or Higher   | 1,334 22.6%  | 8,758 24.1%   | 29,749 23.5%   |
|  <b>PLACE OF WORK</b>  |              |               |                |
| 2022 Businesses   | 261          | 1,772         | 7,766          |
| 2022 Employees  | 2,889        | 25,853        | 88,224         |

\*Sources: 2023 CoStar Group & Esri forecasts for 2022 & 2027

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.

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# AREA AMENITIES

## 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

## PARKS & RECREATION

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

## BANKS

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

## HOTELS

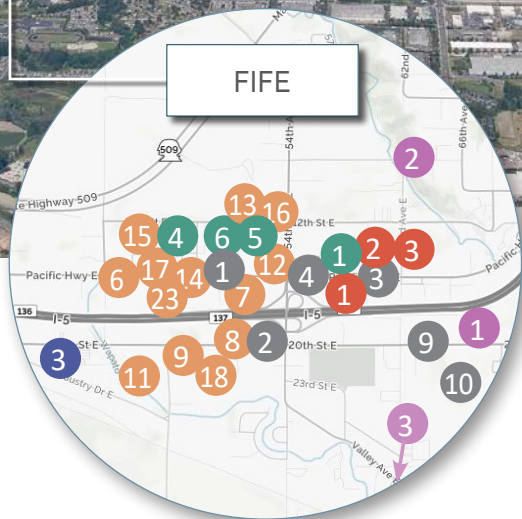
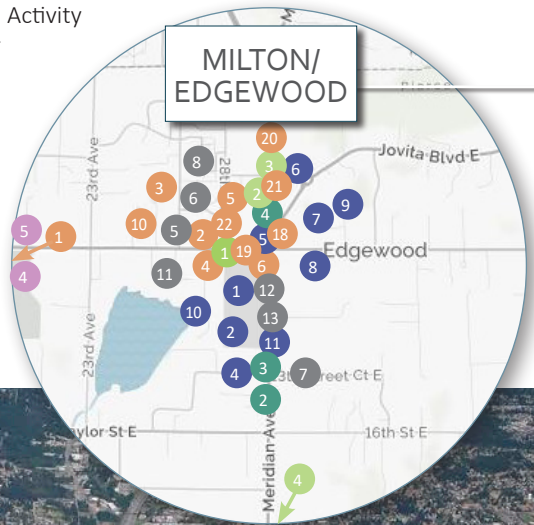
1. Emerald Queen Hotel & Casino
2. Days Inn
3. Quality Inn & Suites

## FITNESS

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

## 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



FIFE - BENAROYA COMMERCIAL SITE

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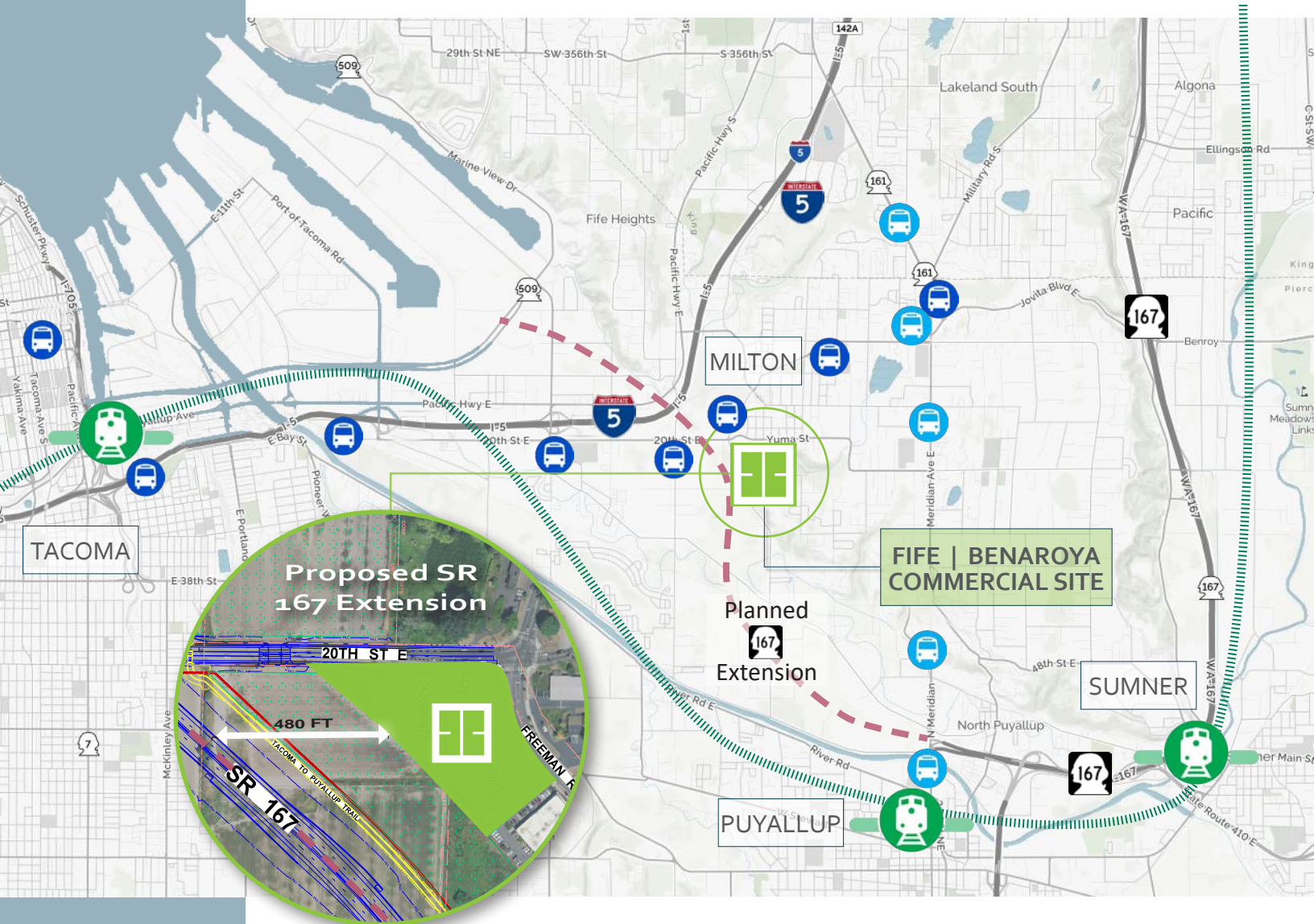
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# TRANSPORTATION

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

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