

2400 S 320TH ST

Federal Way, WA 98003



STAND-ALONE RESTAURANT BUILDING FOR LEASE

PROPERTY INFORMATION

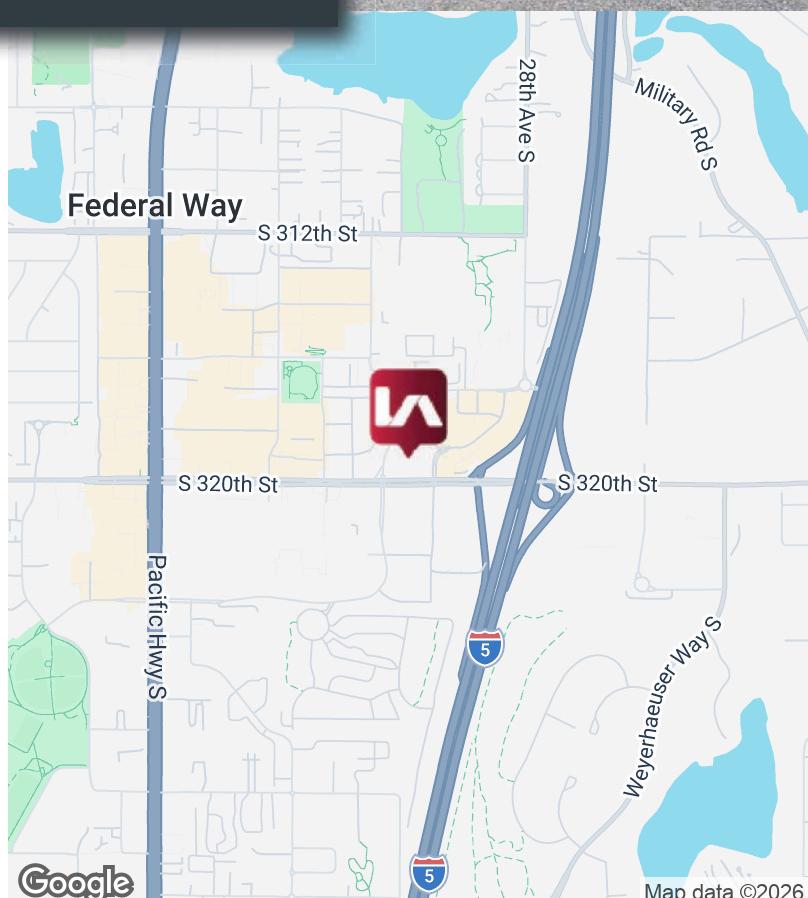
ADDRESS:	2400 S 320th St, Federal Way WA
AVAILABLE SF:	10,350 SF
LOT SIZE:	81,457 SF
LEASE RATE:	Call Broker for Rates
ZONING:	City Center Core (CC-C)
AVAILABLE:	January 1, 2027
PARCEL NO:	092104-9276

PROPERTY FEATURES

Positioned in Federal Way's Central Business District, the site offers prominent ±275 feet of frontage along S 320th Street with excellent visibility and direct access.

City Center-Core (CC-C) zoning allows a wide range of commercial uses, supported by an efficient rectangular layout that maximizes usable space.

The property is approximately 0.3 miles from the Federal Way Downtown Link light-rail station, enhancing walkability and accessibility for employees and customers.



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LOCATION DESCRIPTION

Located on South 320th Street, Federal Way's primary commercial corridor with approximately 40,000-80,000 vehicles per day, the property offers excellent visibility, signage exposure, and immediate access to I-5 and SR 99.

The approximately 10,000 square foot building is surrounded by major retail destinations and national tenants that generate strong daytime, evening, and weekend traffic, making it well suited for restaurant, food-and-beverage, and select retail or service users.

The property is located near the Federal Way Downtown Link Light Rail Station, which opened in December 2025, providing convenient access for commuters, residents, and visitors and supporting continued growth in the area.

A dense trade area of over 150,000 residents, combined with nearby employment and established neighborhoods, supports consistent customer demand for restaurants and various retail-oriented uses along this high-visibility corridor.



CONTACT

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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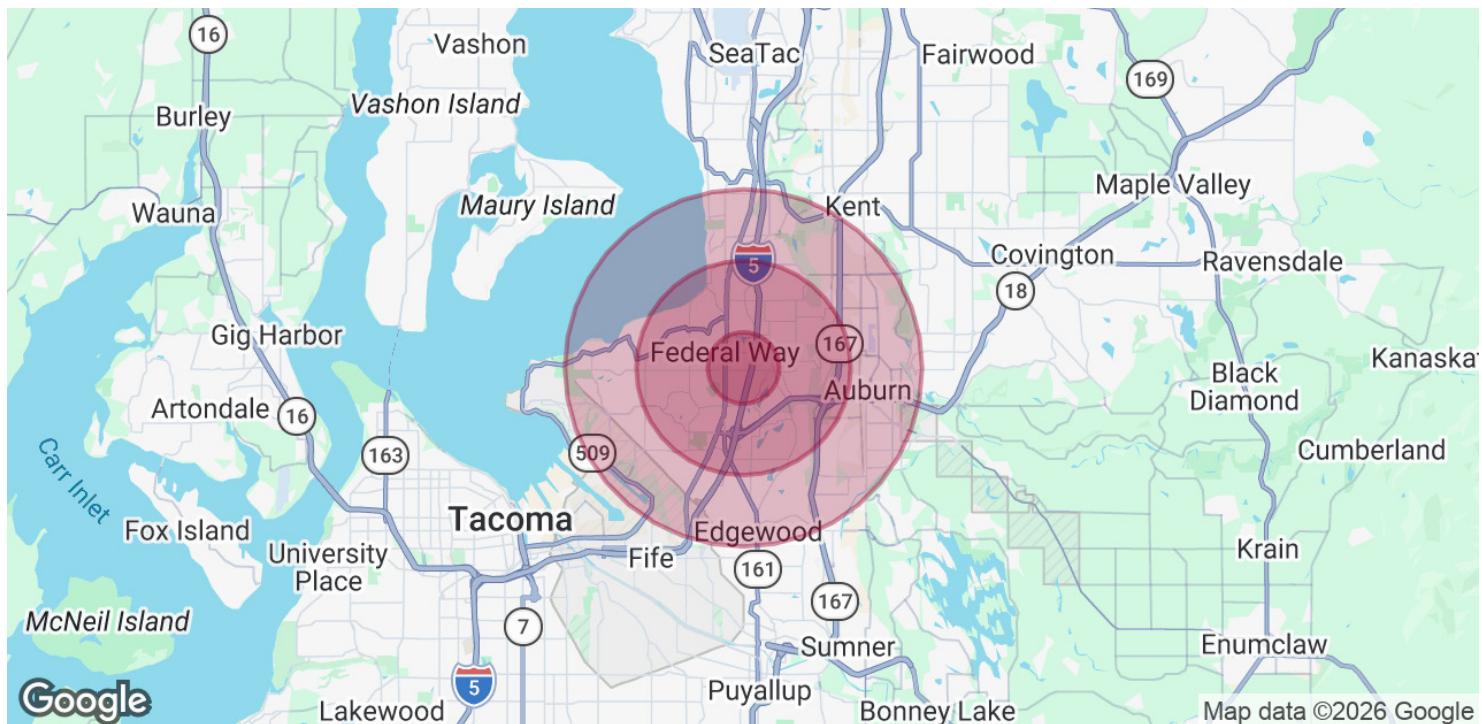
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,438	105,998	245,525
AVERAGE AGE	41	40	39
AVERAGE AGE (MALE)	39	39	38
AVERAGE AGE (FEMALE)	43	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,880	37,342	87,319
# OF PERSONS PER HH	2.5	2.8	2.8
AVERAGE HH INCOME	\$81,777	\$113,992	\$114,188
AVERAGE HOUSE VALUE	\$432,255	\$571,658	\$545,633

Demographics data derived from AlphaMap

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