

# 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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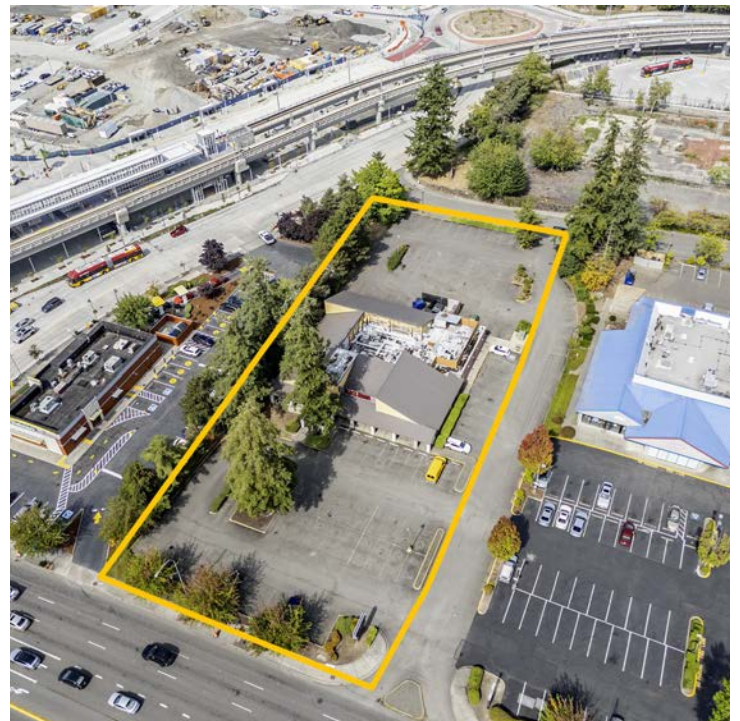
## LOCATION DESCRIPTION

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

**Yeh-Hee Hahn**

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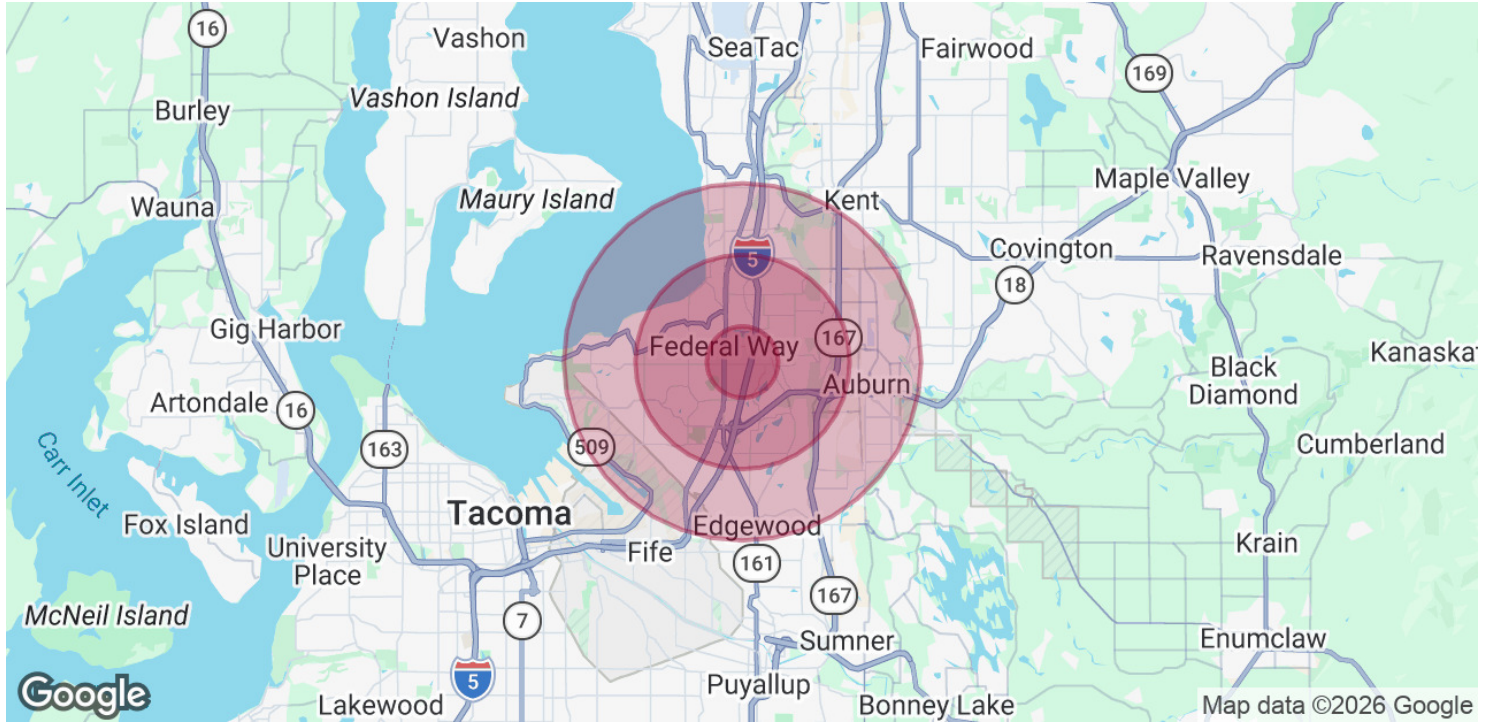
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## POPULATION

	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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