

FOR LEASE/FOR SALE

# 5211 20TH ST E

FIFE, WA 98424





*Option to buy Former Johnny's at Fife Restaurant situated on 1.21 acres alone or both Former Johnny's at Fife Restaurant and Starbucks as a package*

**FORMER JOHNNY'S AT FIFE RESTAURANT**

Available For Lease or Sale

Building: 7,469 SF

Land: 52,795 SF / 1.21 AC

Second Generation Restaurant

Purchase Price: \$1,600,000

Ground Lease: \$130,000 per year, plus NNN

Lease Rate: \$20 PSF, plus NNN

**STARBUCKS**

Available For Sale (As Package Only)

Building: 2,200 SF

Land: 25,800 SF / 0.59 AC

Price: \$2,720,000

Cap Rate: 5.5%





## DEMOGRAPHICS

### POPULATION

	5 Minutes	10 Minutes	15 Minutes
2025 ESTIMATED	10,541	47,783	229,760
2030 PROJECTED	10,489	50,067	233,182
2010 ESTIMATED	9,006	36,093	187,657
2020 CENSUS	10,653	43,597	216,338

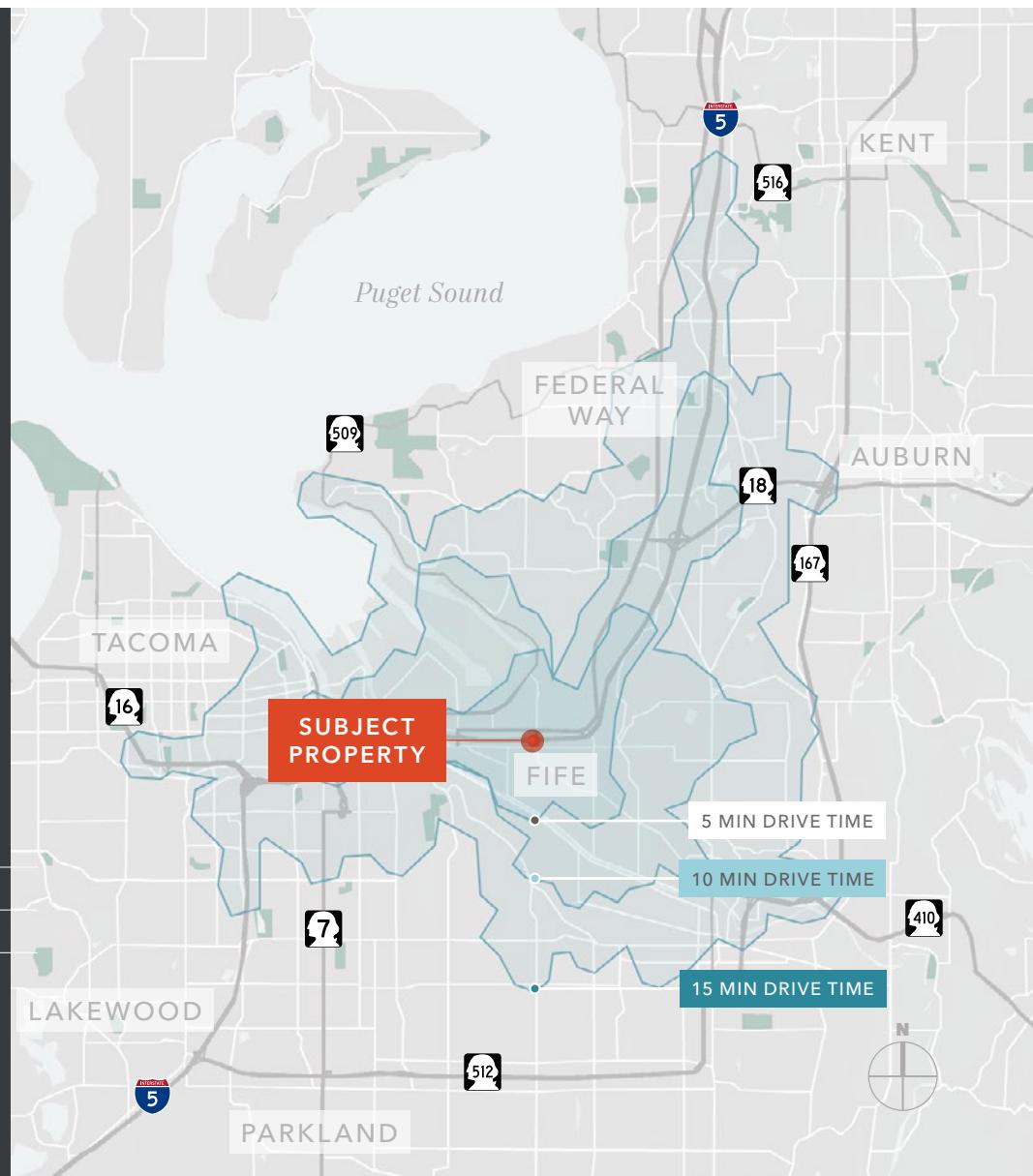
### MEDIAN AGE & GENDER

	5 Minutes	10 Minutes	15 Minutes
MEDIAN AGE	33.2	35.8	36.6
% FEMALE	50.3%	48.9%	49.3%
% MALE	49.7%	51.1%	50.7%

### HOUSEHOLD INCOME

	5 Minutes	10 Minutes	15 Minutes
2025 MEDIAN	\$94,202	\$92,493	\$92,169
2030 MEDIAN PROJECTED	\$93,625	\$90,764	\$90,935
2025 AVERAGE	\$120,345	\$117,719	\$116,112
2030 AVERAGE PROJECTED	\$119,003	\$114,905	\$113,913

Data Source: ©2025, Sites USA





*Exclusively listed by*

**BLAKE WEBER**

206.898.1231

[blake.weber@kidder.com](mailto:blake.weber@kidder.com)

**JEROME O'LEARY**

253.732.2600

[jerome.oleary@kidder.com](mailto:jerome.oleary@kidder.com)

**DON WHITTLIES**

253.208.2257

[don.whittles@kidder.com](mailto:don.whittles@kidder.com)

**NED WHALEN**

206.491.5998

[ned.whalen@kidder.com](mailto:ned.whalen@kidder.com)

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

**km** **Kidder**  
**Mathews**