

# FOR SALE

5303 Pacific Hwy E  
Fife, WA 98424



*\*Altered image used for conceptual marketing only.*



## FIFE RETAIL

Ray Velkers

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com



**5303 PACIFIC HWY E** is located along the highly trafficked corridor in Fife offers exceptional visibility and easy access to I-5, Port of Tacoma, and downtown Tacoma. The property sits in a strong commercial area surrounded by national retailers, restaurants, and service businesses, drawing consistent daily traffic from both local residents and regional commuters. With its strategic location and excellent exposure, this site is ideal for businesses seeking a high-profile presence in one of the South Sound's most active commercial corridors.

## FOR SALE



## ASKING PRICE: \$2.1M

- **Parcel Numbers:** 0320014029  
0320014046
- **Total Land:** 17,979 SF (0.41 Acres)
- **Building:** 6,065 SF
- **Stories:** 1.5
- **Parking:** 12 spaces in front & 30 spaces behind building
- **Sale includes building & parking spaces.**
- **Property Type:** Commercial
- **Year Built:** 1959
- **Building Renovated:** 2017
- **Includes** electrical panels, plumbing, new roof & HVAC.



Population



Average HH Income

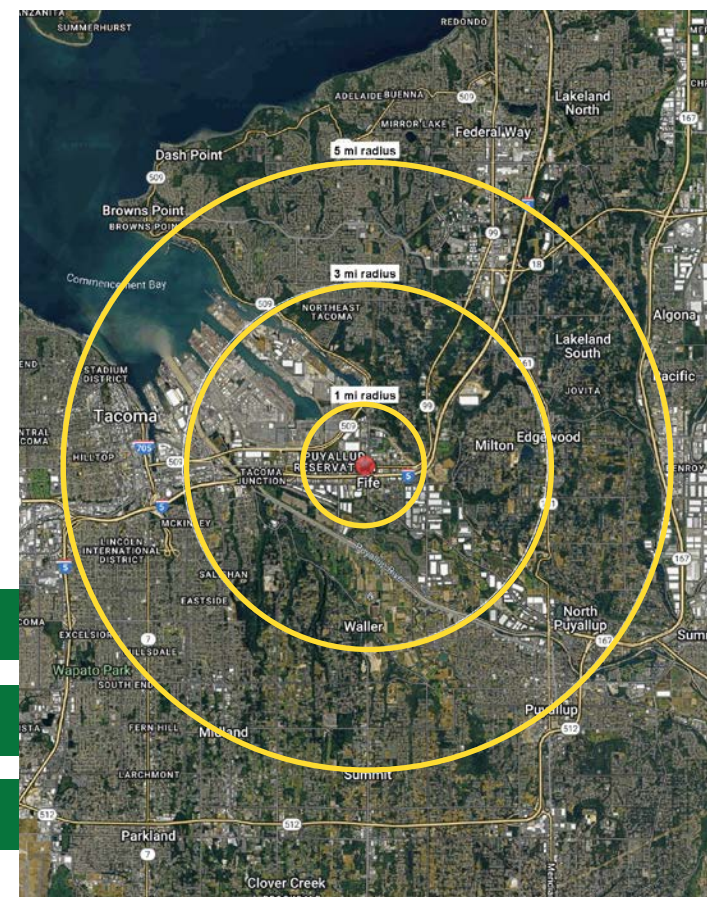


Daytime Population

Regis - 2025

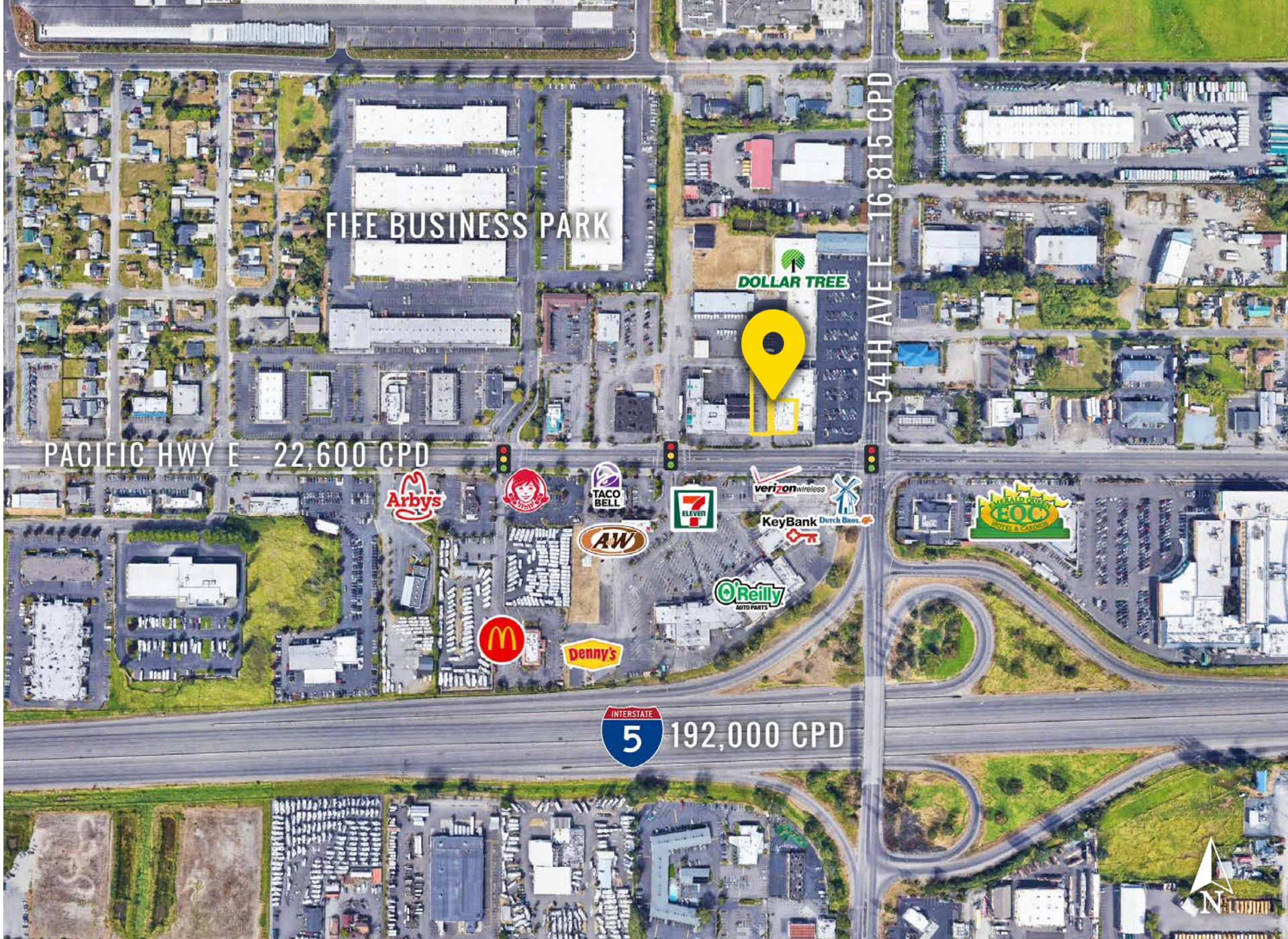
	Population	Average HH Income	Daytime Population
Mile 1	5,857	\$111,009	8,938
Mile 3	50,625	\$127,142	35,604
Mile 5	227,063	\$120,749	160,085

## NEARBY TENANTS





# LOCATION DETAILS



22,600 CPD  
Pacific Hwy E



29,000 CPD  
54th Ave E



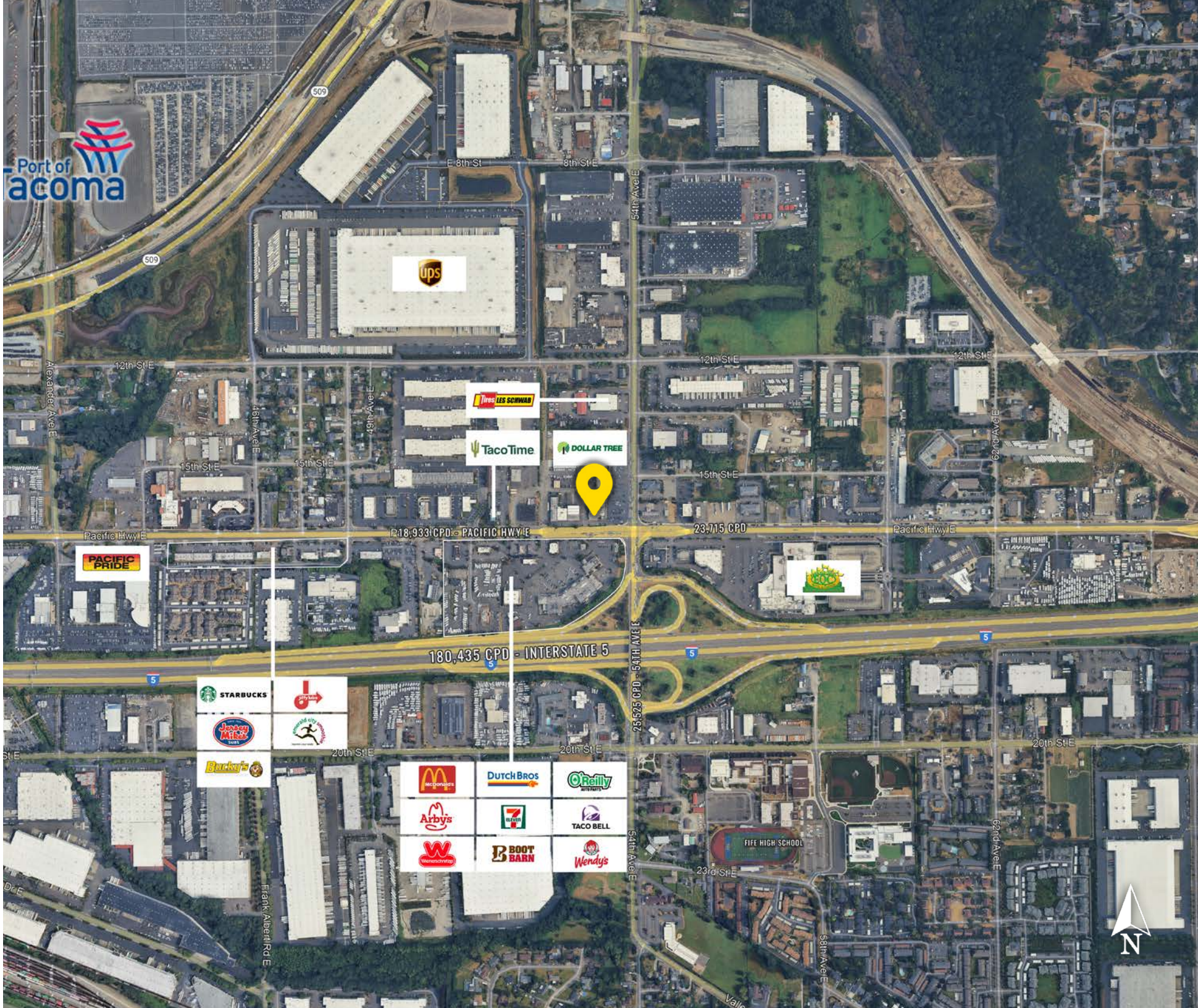
10 minute drive to  
Downtown Tacoma



Blocks away from  
I-5 & WA 509



# LOCATION DETAILS





PHOTOS





TACOMA | KIRKLAND | PORTLAND | SEATTLE

AVAILABLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

RAY VELKERS

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