



**COLDWELL BANKER
COMMERCIAL**
DANFORTH

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OFFERING MEMORANDUM

Federal Way Retail Space

1701 S Commons, Federal Way, WA 98003

AVAILABLE FOR LEASE



01

SPACE SUMMARY



- **Address:** 1701 S Commons
Federal Way, WA
- **Property Type:** Retail
- **Size:** 38,179 RSF
- **Floors:** 1
- **Lease Rate:** Call for rates
- **Zoning:** City Center Core (CC)

1701 S Commons is strategically positioned within Federal Way's dominant retail node, immediately adjacent to The Commons at Federal Way, the city's primary regional shopping destination. The property benefits from established co-tenancy, strong regional draw, and consistent consumer traffic generated by national anchors and service-oriented retailers.

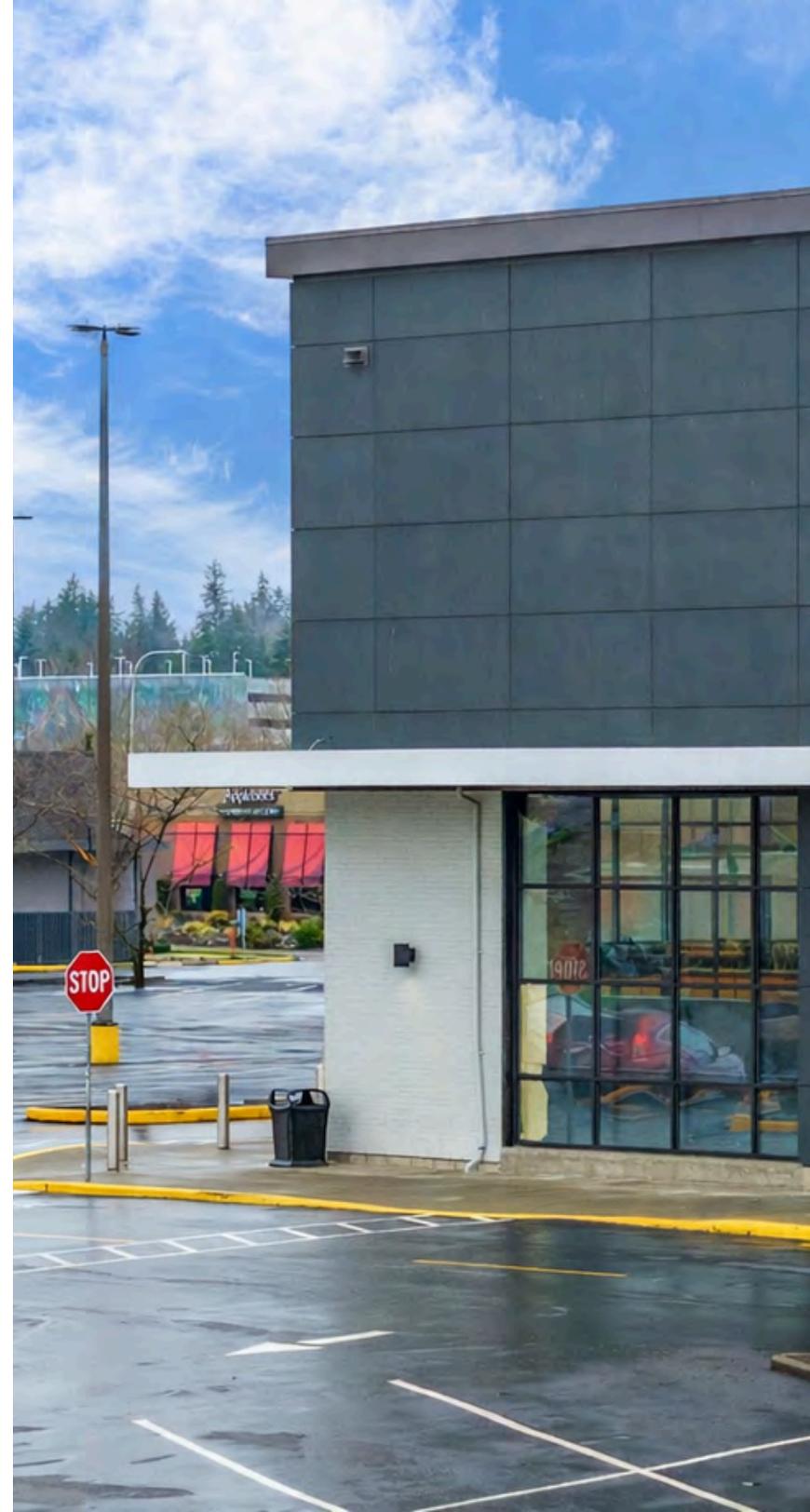
The asset is located near the intersection of South 320th Street and Pacific Highway South (SR-99), two of the area's primary commercial arterials, providing excellent visibility and accessibility. Immediate access to Interstate 5 offers direct connectivity to Seattle (approximately 25 miles north) and Tacoma (approximately 10 miles south), positioning the site within a well-established South King County trade area.

02

PROPERTY OVERVIEW

The surrounding retail corridor is anchored by national and regional tenants including Target, Walmart, Trader Joe's, Kohl's, and LA Fitness, along with a broad mix of quick-service restaurants, sit-down dining, medical users, and daily-needs retail. This critical mass of tenancy supports sustained foot traffic and cross-shopping activity throughout the day and evening hours.

Federal Way serves a substantial residential base with stable household demographics and a strong commuter population. The property is located within close proximity to established neighborhoods, multifamily communities, and civic amenities, reinforcing consistent daily consumer demand.



03

KEY FEATURES

- Positioned within Federal Way's primary retail concentration
- High traffic exposure along SR-99 and S 320th St
- Excellent Transit Access
- Dense surrounding residential and daytime population
- Immediate I-5 access
- Corner space with outstanding visibility



04

AERIAL



I-5

Pacific Hwy S

Light Rail

S 320th St

05

DEMOGRAPHICS

Drive time of 15 minutes

- **Population:** 231,563 population total.
- **Daytime Population:** 220,640
- **Median Age:** 38.1
- **Median Household Income:** \$92,095
- **Total Households:** 81,584
- **Average Household Size:** 2.80

Source: Source: This contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), U.S. Census (2000, 2010, 2020), Esri-Data Axle (2025).





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