

2400 S 320TH ST

Federal Way, WA 98003



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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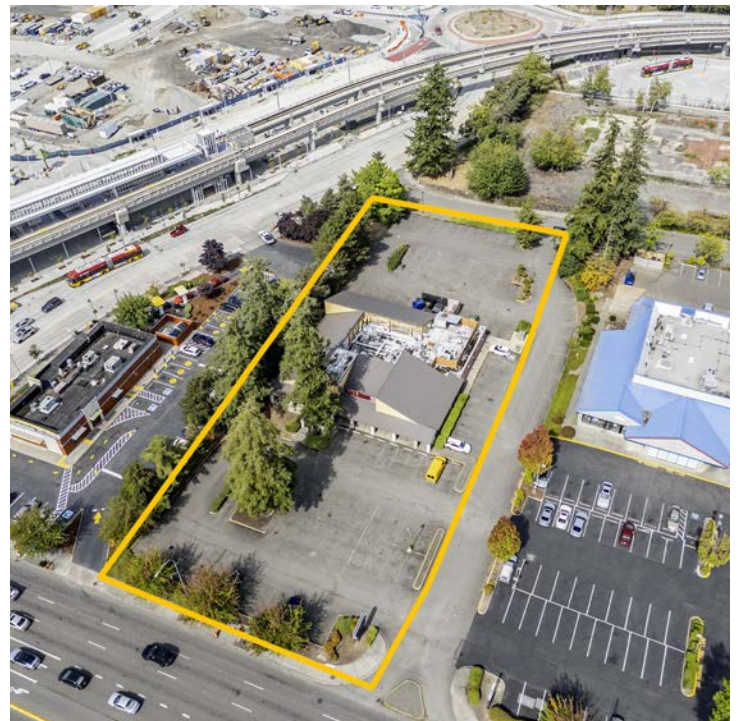
LOCATION DESCRIPTION

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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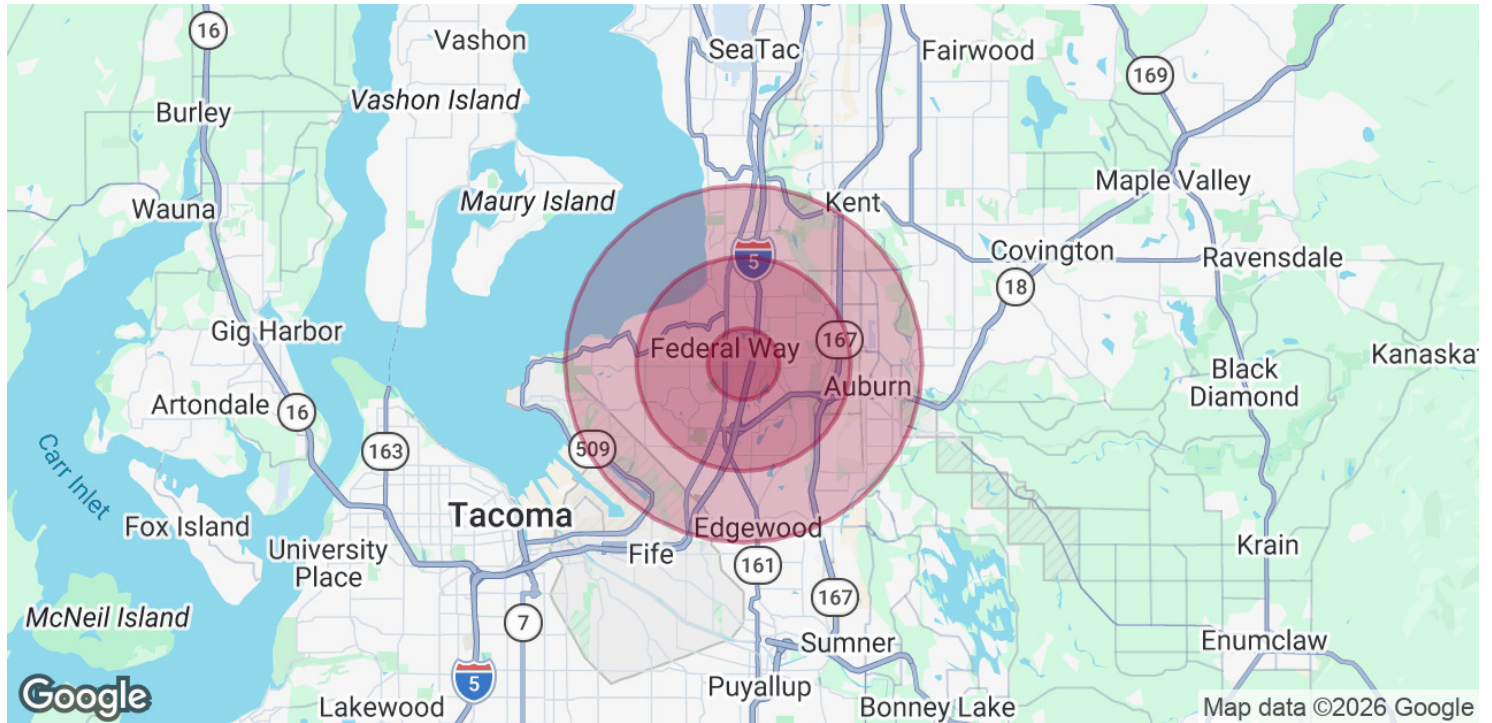
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POPULATION

| | 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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