

FOR SALE: \$5,500,000 DES MOINES DEVELOPMENT OPPORTUNITY

26915 PACIFIC HIGHWAY S, DES MOINES, WA 98198

DRIVE TIMES:

Interstate 5:	3 min
City of Des Moines Marina	12 Min
SeaTac Airport:	16 min
Tacoma CBD:	20 min
Seattle CBD:	35 min



INVESTMENT CONTACTS:

SCOTT CLEMENTS
P | 206.793.1074
sclements@orioncp.com

DAVID BUTLER
P | 425.890.7919
dbutler@orioncp.com

www.orioncp.com
P | 206.734.4100
Established in 2010

1218 Third Avenue
Suite 2200
Seattle, WA 98101

 **ORION**
COMMERCIAL PARTNERS



Price Per
Square
Foot Land

\$16.01



Total Land
Area

343,632 SF (7.89 AC)



Parcels

282204-9045
282204-9102



Zoning

**W-C: Woodmont
Commercial**
[www.codepublishing.com/WA/DesMoines/
html/DesMoines18/DesMoines1827.html](http://www.codepublishing.com/WA/DesMoines/html/DesMoines18/DesMoines1827.html)

**RS-7200: Residential
Single-Family**
[www.codepublishing.com/WA/DesMoines/
html/DesMoines18/DesMoines1855.html](http://www.codepublishing.com/WA/DesMoines/html/DesMoines18/DesMoines1855.html)

One of the last large pieces of undeveloped land in Des Moines.



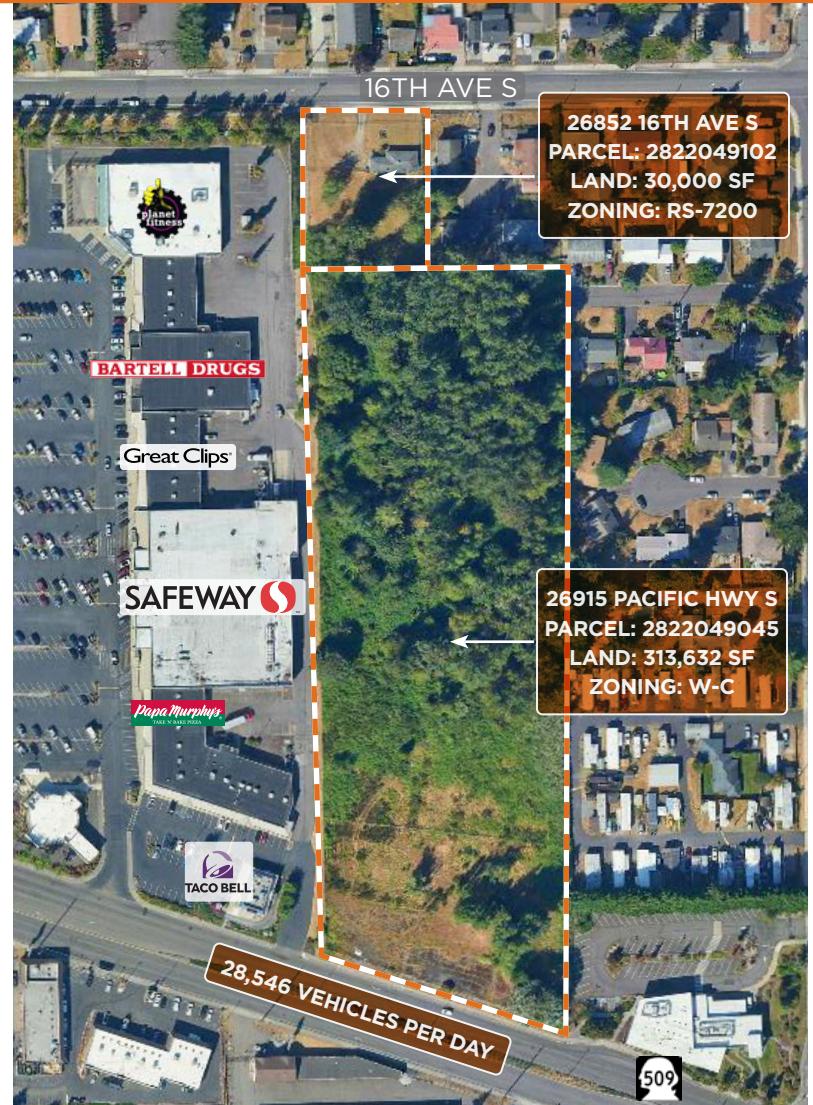
Investment
Highlights

W-C Zone allows for a more intense and efficient use of land at increased densities for the mutual support of public investments and private development.

Less than a 5-minute drive (15-minute walk) to the future Star Lake Light Rail Station

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ABOUT DES MOINES

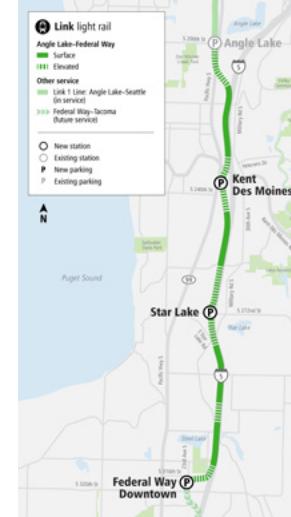
Des Moines is located near the core of the Seattle metropolitan region on the east bank of Puget Sound. It is a primarily residential city nestled midway between Seattle and Tacoma in Washington State. As of 2023, the city's population has grown to approximately 32,482 residents, solidifying its position as one of the state's larger communities.

Known for its elongated shape, Des Moines spans 6.3 miles in length and 2.1 miles in width, encompassing a total area of 4,340 acres. The city's economy is anchored by several key employers, including the Highline School District, Highline College, the City of Des Moines itself, the Federal Aviation Administration's Northwest Mountain Headquarters, and two prominent retirement communities, Wesley and Judson Park.

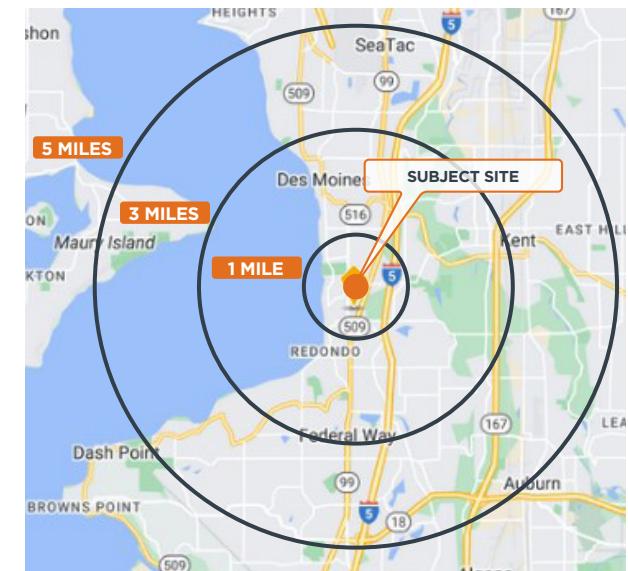
Des Moines offers a charming blend of small-town life and urban convenience. Residents enjoy nearby water-based recreation. The area around 26915 Pacific Highway S features a mix of retail and professional services. While not waterfront, many local neighborhoods provide easy shoreline access. Commuting is aided by the nearby Interstate 5, Highway 509, and less than 1 mile to the Star Lake Light Rail Station opening in 2026. Next to the A-line, route 183 bus routes.

Des Moines balances tranquility with accessibility, appealing to those seeking a community with a mix of residential and commercial amenities.

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION:			
2023 Population	16,516	92,119	205,781
2028 Population Projection	16,476	92,784	207,746
Annual Growth 2010-2023	-0.4%	-0.1%	0%
Annual Growth 2023-2028	0%	0.1%	0.2%
Median Age	35.7	38.4	38.1
2023 HOUSEHOLDS			
	5,892	32,482	75,015
2028 Household Projection	5,867	32,672	75,656
Annual Growth 2010-2023	0.1%	0.4%	0.4%
Annual Growth 2023-2028	-0.1%	0.1%	0.2%
Owner Occupied Households	2,415	17,849	37,390
Renter Occupied Households	3,452	14,823	38,266
2023 HOUSEHOLDS BY HOUSEHOLD INCOME:			
AVG HOUSEHOLD INC.	\$83,718	\$100,542	\$97,221
MED. HOUSEHOLD INC.	\$63,910	\$76,770	\$73,442
\$25,000 - 50,000	1,596	6,301	13,977
\$50,000 - 75,000	920	5,748	13,569
\$75,000 - 100,000	632	3,743	9,247
\$100,000 - 125,000	721	4,091	8,789
\$125,000 - 150,000	497	2,397	5,113
\$150,000 - 200,000	356	3,368	6,696
\$200,000+	307	2,907	6,752



By 2026, the Federal Way Link Extension (FWLE) project will extend the Link light rail from Angle Lake Station to Federal Way. The 7.8-mile extension includes three stations: Kent Des Moines Station near Highline College, Star Lake Station near South 272nd Street, and Federal Way Downtown Station at the current Federal Way Transit Center.



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