

HIGH VISIBILITY COMMERCIAL LAND

21815 PACIFIC HIGHWAY, DES MOINES, WA



PRICE REDUCTION
\$5,242,750.00

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21815 Pacific Hwy

PACIFIC HIGHWAY S



EXECUTIVE SUMMARY

This property presents an opportunity to acquire a high-visibility development site along Pacific Highway South (SR 99) in Des Moines, Washington. The ±2.40-acre site provides scale that is increasingly difficult to assemble along this primary South King County commercial corridor, with strong frontage, visibility, and access.

The property is located near the Kent Des Moines Light Rail Station, supporting transit-oriented development potential with regional connectivity to downtown Seattle and the broader Puget Sound area. This proximity supports higher-density mixed-use, residential-over-commercial, and service-oriented uses.

The site is well suited for hotel development, located approximately three miles south of Sea-Tac International Airport. The location supports select-service, extended-stay, and other airport-related hospitality uses driven by air travel, airline crews, and business demand. Access, visibility, and proximity to both the airport and transit infrastructure strengthen its positioning for hospitality development.

The surrounding area continues to see residential growth, supported by nearby employment, retail services, and Highline College, contributing to sustained demand across multiple use types.

Zoned Pacific Ridge Commercial (PR-C), the property allows for a range of commercial and mixed-use applications, providing flexibility to respond to market demand. Combined with regional access, transit proximity, and a growing trade area, the site offers a strong long-term development opportunity.

PROPERTY OVERVIEW

Address:	21815 Pacific Highway South, Des Moines, WA 98198
Land Size:	±104,855 SF (±2.40 Acres)
Sale Price:	\$5,242,750
Price Per SF:	±\$50.00 PSF
Parcel Number:	215640-0281
Zoning:	Pacific Ridge Commercial (PR-C)

The site presents approximately 2.40 acres (±104,855 SF) of commercially zoned raw land with approximately 370 linear feet of frontage along Pacific Highway South (SR 99), one of the primary north-south arterials connecting the South King County submarket to Seattle-Tacoma International Airport and the broader Puget Sound region. SR 99 carries an average daily traffic count of approximately 30,000 vehicles per day per WSDOT, providing exceptional visibility and exposure to a high volume of passing motorists.

Site Characteristics

The site is currently unimproved and largely in its natural state, featuring a mix of mature evergreen and deciduous vegetation with some areas of partial clearing, with grades typical of the Pacific Highway corridor.

Access & Connectivity

Interstate 5 is accessible approximately one mile to the east via SR 516 (Kent-Des Moines Road), providing quick access to the broader King and Pierce County markets. Seattle-Tacoma International Airport is located approximately 3 miles to the north, reinforcing the site's appeal for hospitality, travel-related retail, and mixed-use residential development. The Kent Des Moines Light Rail Station, part of Sound Transit's Federal Way Link Extension, is located in close proximity to the site near the intersection of Pacific Highway South (SR 99) and SR 516.

Utilities

Public utilities including water, sewer, electricity, and telecommunications infrastructure are available in the Pacific Highway South corridor.





LOCATION

The property is situated along Pacific Highway South (SR 99), a primary commercial arterial in South King County carrying approximately 30,000 vehicles per day. SR 99 serves as a key north-south connector linking Des Moines to SeaTac, Burien, Kent, and Federal Way. Interstate 5 is accessible approximately one mile to the east via SR 516 (Kent-Des Moines Road), providing efficient regional connectivity throughout the Puget Sound.

The Kent Des Moines Light Rail Station, part of Sound Transit's Federal Way Link Extension, which opened in December 2025, is located approximately 0.7 a mile to the south near Highline College, offering direct rail service to downtown Seattle and connections to regional bus networks. This transit infrastructure significantly enhances the long-term development potential of the corridor.

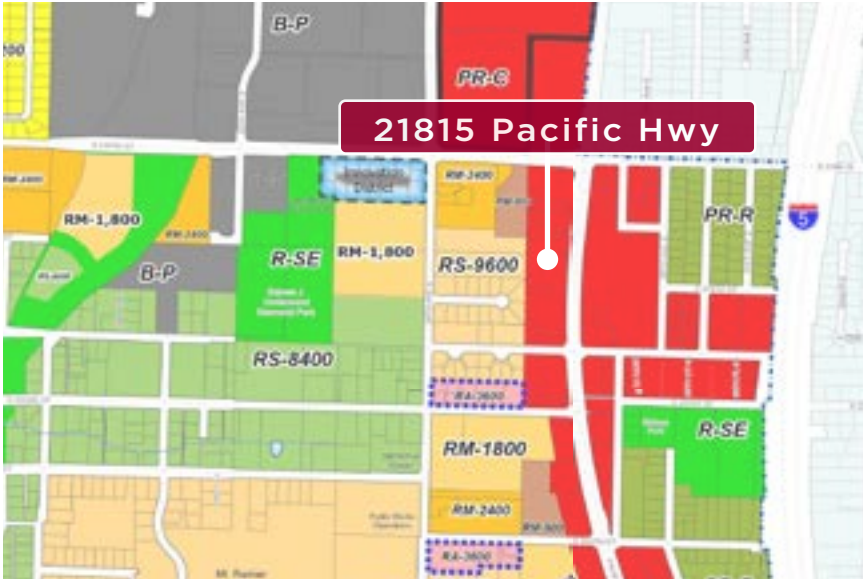
The surrounding area includes a diverse mix of multifamily residential, retail, medical, professional services, and institutional uses. Highline College is located nearby, and Seattle-Tacoma International Airport, approximately 3 miles north, drives consistent demand for hospitality, extended-stay lodging, and airport-serving commercial uses. The corridor continues to experience increasing residential density and commercial reinvestment, positioning the site within an active and growing trade area supported by a population of over 212,000 and 110,000 daytime employees within a 5-mile radius.

ZONING

PACIFIC RIDGE COMMERCIAL (PR-C)

The property is zoned Pacific Ridge Commercial (PR-C) within the City of Des Moines, a designation designed to promote higher-density, transit-supportive development along the Pacific Highway corridor. The zone emphasizes commercial intensity, mixed-use development, and efficient land use, consistent with the area’s strong transportation access and urban growth trajectory.

Permitted uses include hotel and extended-stay lodging, mixed-use residential with ground-floor commercial, retail and restaurant, medical and professional office, and general service and institutional uses. Hotel and extended-stay development is particularly well-suited to this site given its proximity to Seattle-Tacoma International Airport and the Kent Des Moines Light Rail Station.



Mixed-use residential is permitted with residential uses above ground-floor commercial — stand-alone residential is not allowed. Retail and restaurant uses benefit from strong SR 99 visibility and surrounding density. Office and medical users will find the corridor accessibility and exposure along SR 99 well-suited to their needs.

The PR-C zone permits a base maximum building height of 55 feet for properties west of Pacific Highway South, measured from Pacific Highway South grade. Height allowances are subject to applicable development standards and adjacency limitations. Buyers are encouraged to independently verify all zoning, development standards, and permitted uses directly with the City of Des Moines Planning Department.



DOWNTOWN SEATTLE

VASHON ISLAND

MAURY ISLAND

PUGET SOUND

509

SEATAC AIRPORT

21815 Pacific Highway

509

FEDERAL WAY

BELLEVUE

MERCER ISLAND

RENTON

KENT



20 Minutes to Seattle

8 Minutes to SeaTac International

20 Minutes to Tacoma

2 Miles to I-5

DEMOGRAPHICS

\$111K

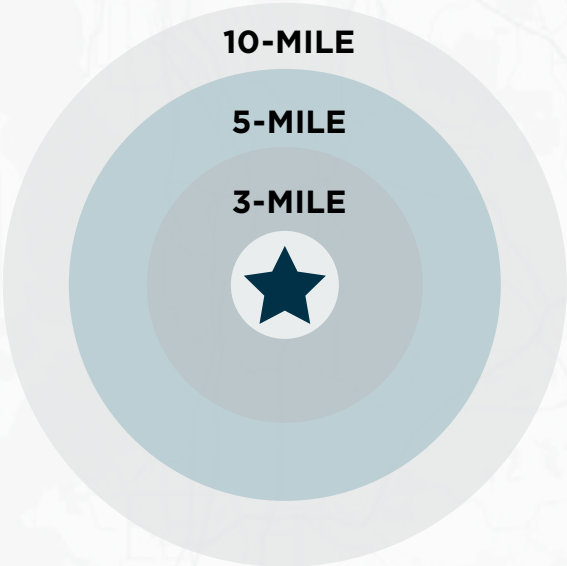


Avg. HH Income

\$723M




Retail Spend



		3-Mile	5-Mile	10-Mile
2025	Population	84,653	212,827	818,224
2025	Workday Population	38,352	109,830	299,407
2025	Households	32,476	78,464	296,026
2024	Average HH Income	\$108,917	\$111,315	\$123,735
2024	Median Age	38.8	38.7	39.4

Source: CoStar Demographics

34%



Professional Degrees

110K



Total Employees



Based on 5-Mile Radius



PROPERTY PHOTOS



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