



For Sublease

40,639 SF of Big Box Space Available for Sublease

2109 SW 336th Street | Federal Way, WA 98023



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Accelerating success.

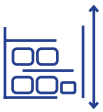
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40,639 RSF Available



High Visibility



Ceiling Heights: 19 Feet
**tenant to verify*



Available Now



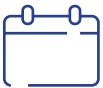
Convenient Transit Access



Strategically located in a
densely populated area



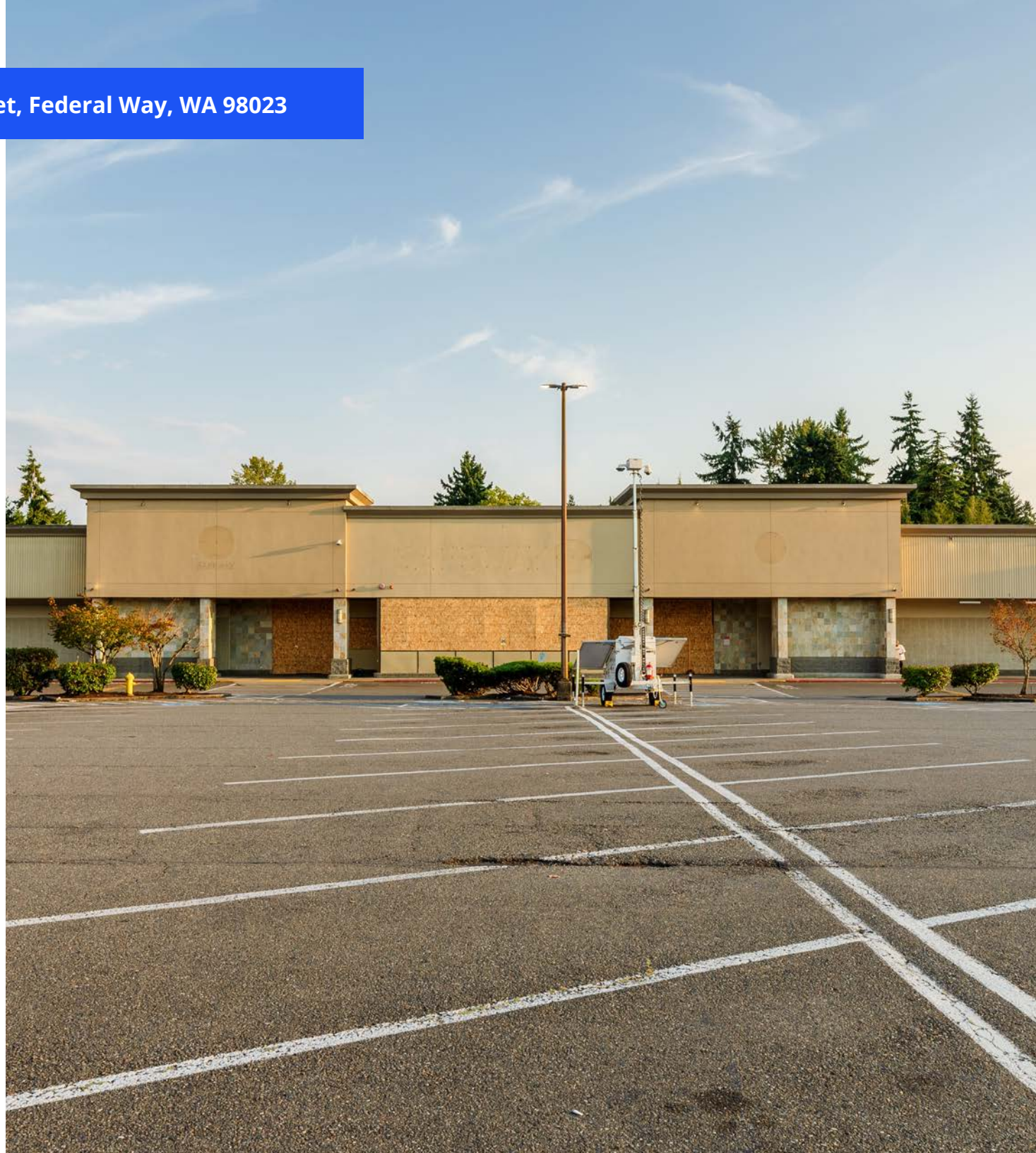
No Grocery or Pharmacy
Tenants



Term expires 10/2028
with (1) five year option



Call brokers for rates
and terms



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±19,780
Average Daily Traffic

±21,120
Average Daily Traffic



SW 336th St

±15,460
Average Daily Traffic



21st Ave SW



±4,880
Daytime Population
in a ½-mile
radius

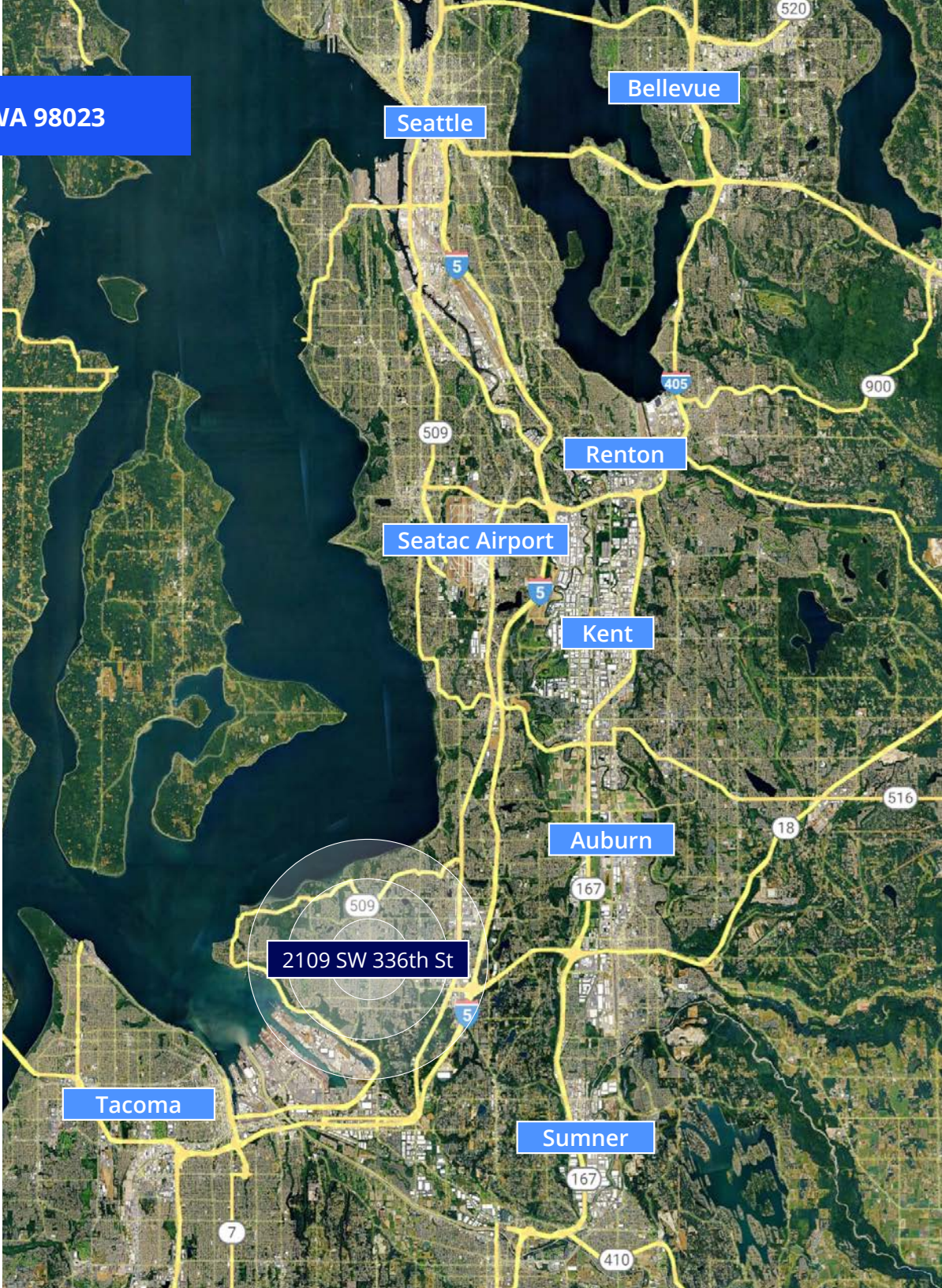
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Demographics

	1 mile	2 miles	3 miles
Total Population	22,547	65,916	96,744
Daytime Population	14,379	55,729	89,802
Total Household	7,321	23,271	23,222
Median Home Value	\$559,754	\$602,133	\$611,320
Median HH Income	\$107,645	\$101,942	\$96,806

Drive Time

Tacoma	9 miles	~20 minutes
SeaTac	14 miles	~25 minutes
Tukwila	17 miles	~30 minutes
Renton	19 miles	~32 minutes
Seattle	27 miles	~45 minutes
Bellevue	30 miles	~45 minutes



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Fred Meyer

21st Ave SW

Domino's

DQ

SW 336th St

Papa Murphy's
TAKE 'N' BAKE PIZZA
SUBWAY
emerald city smoothies
nourish your body

KFC

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