

# Investment Highlights

PRICE: \$1,550,000 (\$144/PSF)

EXCELLENT OWNER OCCUPANT OPPORTUNITY  
LOCATED IN FEDERAL WAY RETAIL CORE  
HIGHLY VISIBLE LOCATION  
ACROSS THE STREET FROM WALMART  
INDUSTRIAL OR RETAIL OPTIONS



## Federal Way Building | FOR SALE

1610 SOUTH 344TH STREET | FEDERAL WAY, WA 98003

**ERNIE VELTON**

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 JSH | PROPERTIES, INC.





	Current Tenant will vacate by 4/30/18
<b>TOTAL RENTABLE AREA:</b>	10,790 sf
<b>LAND SIZE:</b>	23,400 sf
<b>ZONING:</b>	BP (Business Park)
<b>ADDRESS:</b>	1610 South 344th St., Federal Way 98003
<b>YEAR BUILT:</b>	1985
<b>TYPE OF CONSTRUCTION:</b>	Single story, concrete and wood frame.
<b>PARKING RATIO:</b>	1.2 spaces per 1,000 sf (12 stalls)
<b>PRICE:</b>	\$1,550,000 (\$144/PSF)



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



# FEDERAL WAY



**SITE**



## 2017 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>Population</b>	6,287	95,306	214,628
<b>Daytime Population</b>	19,963	92,435	224,793
<b>Households</b>	2,548	34,475	78,242
<b>Avg. Household Income</b>	\$68,457	\$81,105	\$83,248

### TERMS OF OFFERING (DISCLAIMER):

This property is offered on an "as-is" basis. Legal documents and reports summarized in this Offering Memorandum are not intended to be comprehensive statements of the terms or contents of such documents and reports. Although the Seller and JSH Properties, Inc. believe the information to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigation and reach conclusions without reliance on materials herein.

The Seller reserves the right, for any or no reason, to withdraw the property from the market. The Seller has no obligation, express or implied, to accept any offer. Further, the Seller has no obligation to sell the property unless and until the Seller executes and delivers a signed contract of sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, the offeror will be deemed to have acknowledged the foregoing and agreed to release the Seller from any liability with respect thereto.

The material contained in the Offering Memorandum is confidential, furnished solely for the purpose of considering the purchase of the property described herein and is not to be copied and/or used for any other purpose, or made available to any other person without the express written consent of JSH Properties, Inc. or the Seller.

This memorandum is delivered under the terms and conditions of a Confidentiality Agreement, which has been executed by the recipient as Reviewer. All terms and conditions of the Confidentiality Agreement apply to information contained herein, as appropriate.

Offers should be delivered to the offices of JSH Properties, Inc. To facilitate analysis of offers, offerors are encouraged to provide information relative to funding sources, experience in owning and operating similar properties, familiarity with the market, and any other information which is likely to favorably reflect on the offerors ability to close this proposed transaction in a timely manner.

Inquiries and offers are to be directed to the Exclusive Listing Agent at the address and phone numbers listed below. Tours of the Property should be arranged through Ernie Velton at the address below. Buyer agrees not to contact tenants at any time except as part of due diligence pursuant to an executed purchase and sale agreement.

The Seller reserves the right to accept an offer at any time.