LOCATION DETAILS:
- Great retail center located at busiest intersection in Federal Way
- Traffic Counts:
  - Pacific Highway: 27,000 CPD
  - 320th Street: 28,000 CPD
  - 324th Street: 9,000 CPD

DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>Mile 1</th>
<th>Mile 3</th>
<th>Mile 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>15,822</td>
<td>110,592</td>
<td>212,780</td>
</tr>
<tr>
<td>Average HH Income</td>
<td>$58,471</td>
<td>$91,423</td>
<td>$93,530</td>
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<tr>
<td>Daytime Population</td>
<td>17,654</td>
<td>70,439</td>
<td>154,403</td>
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</tbody>
</table>

PROJECT HIGHLIGHTS:
- NEW ANCHOR SPACE AVAILABLE—16,287 SF NEXT TO RITE AID (Can be extended up to 23,344 SF)
- ANCHOR SPACE INCLUDES PYLON SPACE ON BOTH 320TH & HWY 99
- Tenants include: Ross Dress for Less, Michael's, Rite Aid, Total Wine & More, Billy McHales, Legendary Doughnuts and Freedom Fitness, Hear USA, ilovekickboxing.com, Chick-fil-A, LaVida Massage and Sola Salon!
- Shop space opportunities available
- $17.00-$28.00 Per square foot, Plus NNN
CELEBRATION CENTER
32075 Pacific Highway South, Federal Way, WA 98003

FOR LEASE

Anchor Space Available 16,287 SF

Space Available 4,277 SF

Space Available 2,780 SF

Pylon Sign Space for Anchor Tenant
CELEBRATION CENTER
32075 Pacific Highway South, Federal Way, WA 98003

FOR LEASE

First Western Properties - Tacoma, Inc.
6402 Tacoma Mall Blvd, Tacoma, WA 98409
P (253) 472 - 0404  F (253) 472 - 0541

www.fwp-inc.com
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