



PUBLISHED RESERVE: \$4,850,000

LAST ASKING: \$5,400,000

SIZE: 4.11± Acre Site  
38,710± Square Foot Leasable Area

ZONING: Neighborhood Business

PROPERTY INSPECTION: Call  
Auction Information Office 1-800-822-4669  
for Appointment

|                    |                       |
|--------------------|-----------------------|
| Saturday, April 20 | 1:00 p.m. to 4:00 pm  |
| Friday, April 26   | 12:00 p.m. to 3:00 pm |
| Saturday, May 4    | 1:00 p.m. to 4:00 pm  |

FINANCING: None – All Cash



**DESCRIPTION:** This specialty shopping center is located in South Federal Way, at the intersection of SW 356th Street and 21st Avenue SW. The location provides tenants with exposure to over 50,000 cars per day, according to the city of Federal Way. There is a total of approximately 38,710± square feet (s.f.) of leasable area located primarily in two single story buildings. Two free standing buildings -- a 180± s.f. coffee kiosk and a 1,392± s.f. dry cleaner -- are included in this total. The shopping center at the present is approximately 72% leased, providing an opportunity to enhance the existing cash flow through leasing activity.