

TOK



3353 FEDERAL WAY

MIXED-USE LAND FOR SALE OR GROUND LEASE | BOISE, ID 83705

COMMERCIAL

FAMILY CENTER AT FEDERAL WAY



29,719 VPD



51,127 VPD



FEDERAL WAY

BROADWAY AVE



CONTACT

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HIGHLIGHTS



Exceptional Federal Way frontage offering standout exposure.

Mixed-use zoning allows for a wide variety of uses, with ability to purchase or ground lease.

Benefit from a built-in customer base as a co-tenant to Jacksons Food Stores and located near area's primary retail center featuring Fred Meyer, Home Depot, Ross, iHop, Petco, and more.

High-traffic volumes support strong visibility and activity.

Convenient access to I-84, downtown Boise, and surrounding residential neighborhoods.

DETAILS

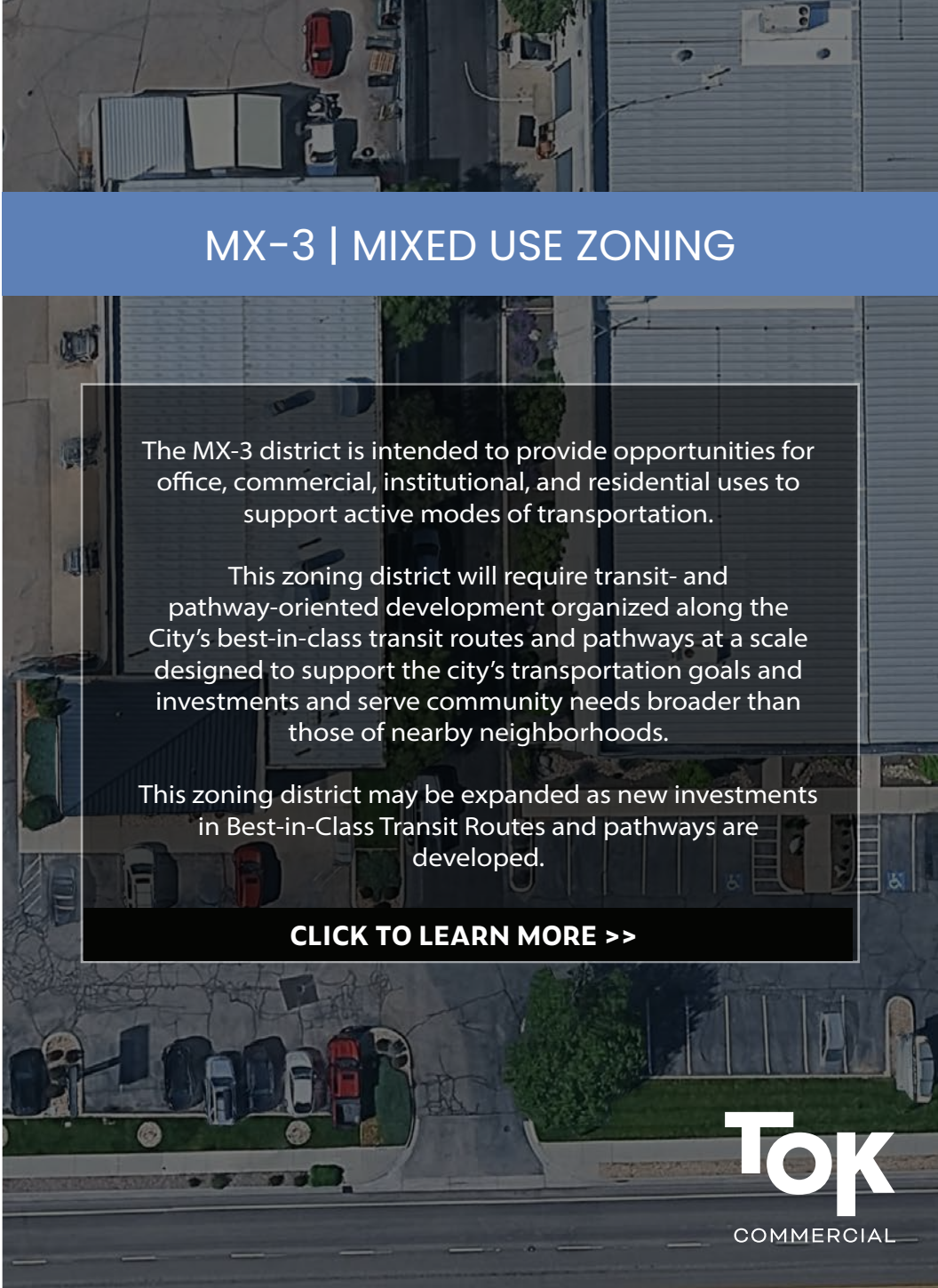
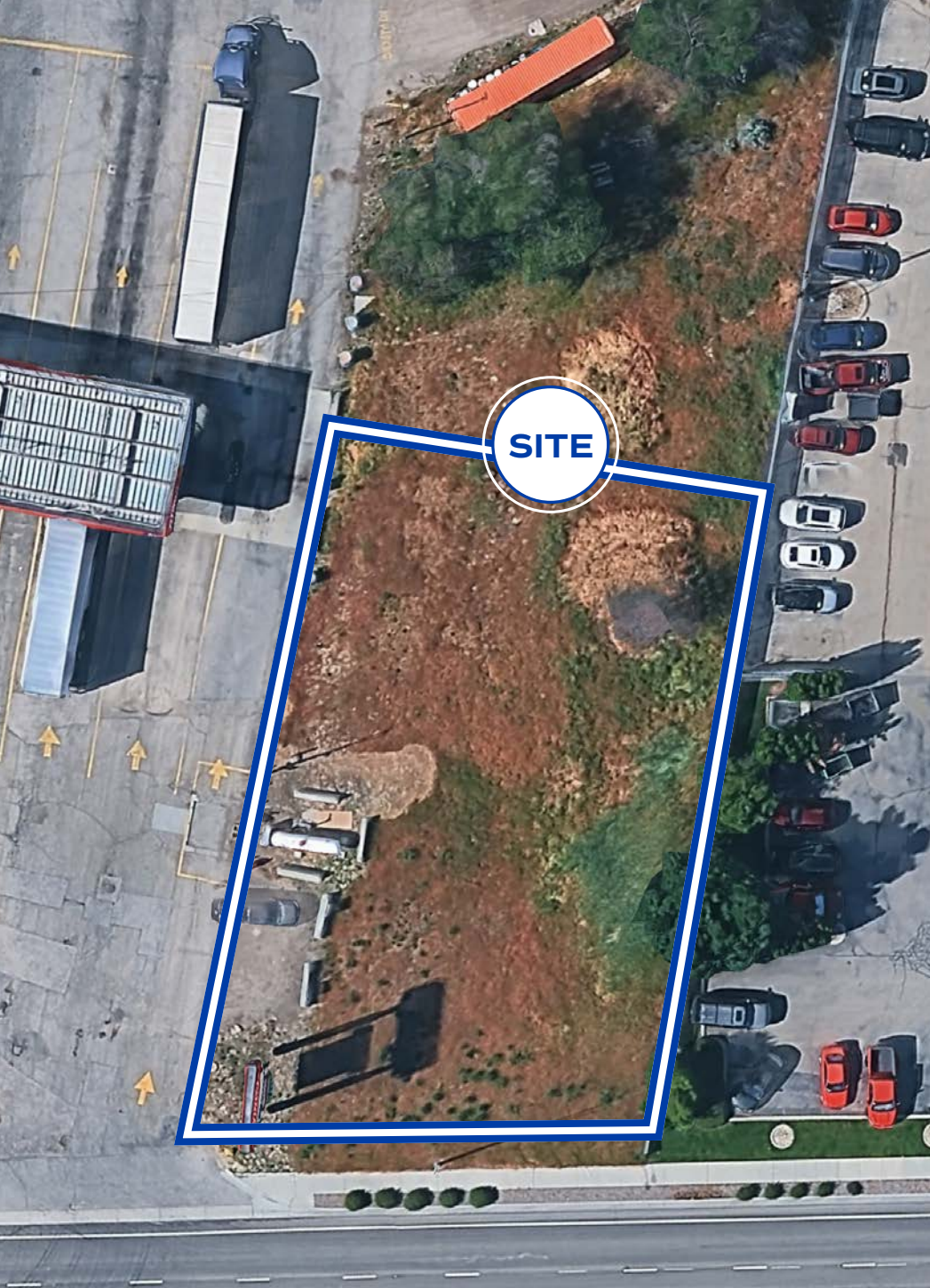


PROPERTY TYPE:	Commercial Pad
LOT SIZE:	0.526 Acres
SALE PRICE:	\$800,000
GROUND LEASE RATE:	Contact Agent
ZONING:	MX-3 Mixed-Use
UTILITIES:	All to Site

UPDATED: 12.4.2025

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MX-3 | MIXED USE ZONING

The MX-3 district is intended to provide opportunities for office, commercial, institutional, and residential uses to support active modes of transportation.

This zoning district will require transit- and pathway-oriented development organized along the City's best-in-class transit routes and pathways at a scale designed to support the city's transportation goals and investments and serve community needs broader than those of nearby neighborhoods.

This zoning district may be expanded as new investments in Best-in-Class Transit Routes and pathways are developed.

[CLICK TO LEARN MORE >>](#)

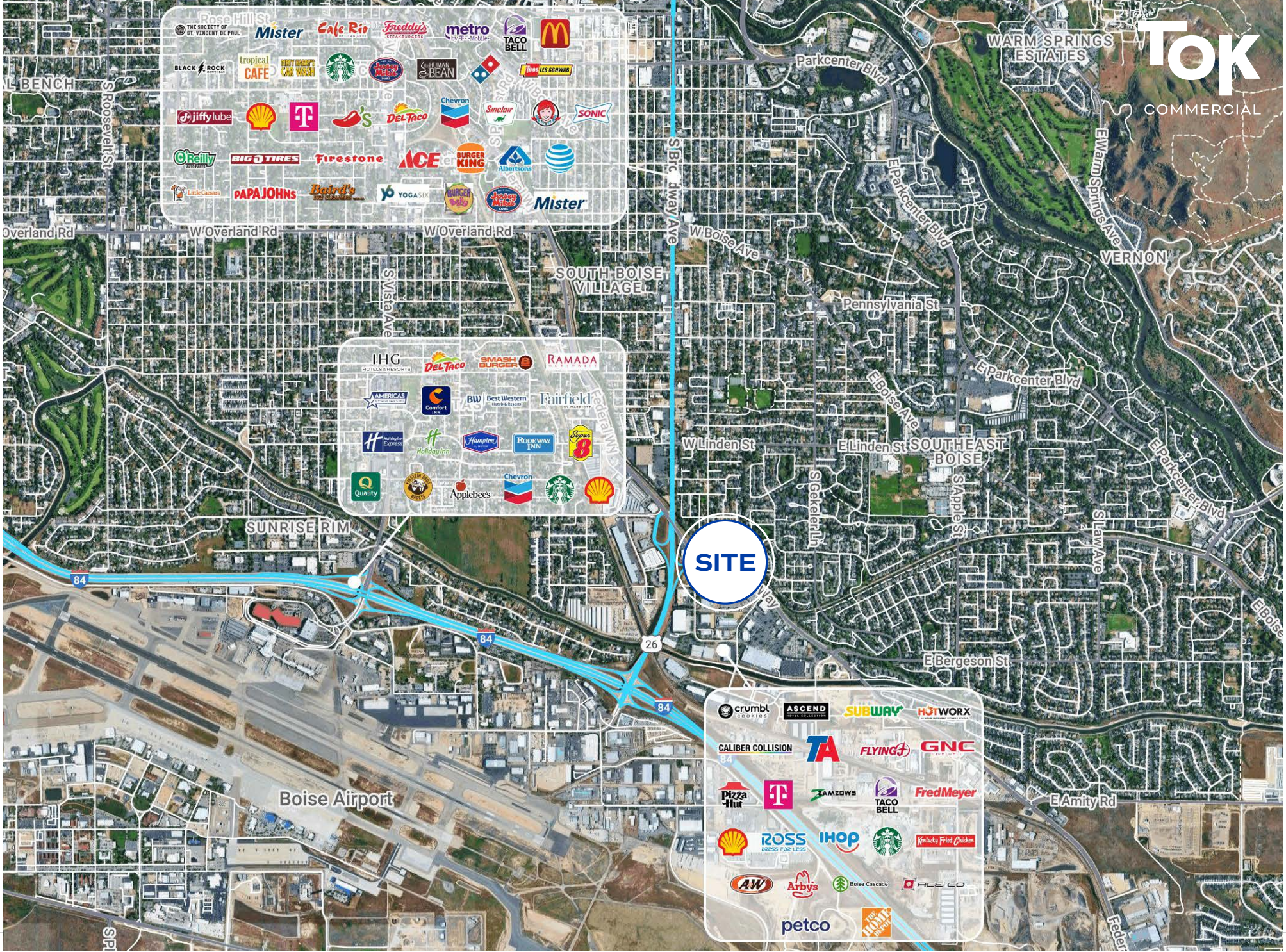
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Mister **Cafe Rio** **Freddy's** **metro** **TACO BELL** **McDonald's**
BLACK & ROCK **tropical CAFE** **Starbucks** **Human & Bean** **7-Eleven** **LES SCHWARZ**
Jiffy lube **Shell** **AT&T** **DEL TACO** **Chevron** **Smolar** **SONIC**
O'Reilly **BIG TIRES** **Firestone** **ACE** **BURGER KING** **Albertsons** **AT&T**
Little Caesars **PAPA JOHN'S** **Batard's** **YOGA SIX** **BURGER KING** **Wendy's** **Mister**

IHG **DEL TACO** **SMASH BURGER** **RAMADA**
AMERICAS **Comfort Inn** **BW Best Western** **Fairfield**
Holiday Inn Express **Holiday Inn** **Hampton** **RODNEY INN** **Signa 8**
Quality **Applebees** **Chevron** **Starbucks** **Shell**

crumbl **ASCEND** **SUBWAY** **HOTWORX**
CALIBER COLLISION **TA** **FLYING J** **GNC**
Pizza Hut **AT&T** **ZAMZOWS** **TACO BELL** **Fred Meyer**
Shell **ROSS** **IHOP** **Starbucks** **Kentucky Fried Chicken**
AW **Arbys** **Boise Cascade** **ACE CO**
petco **Home Depot**

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DEMOGRAPHICS | 1-3-5 MILE RADIUS

POPULATION

	1 MILE	3 MILE	5 MILE
2025 Est. Population	8,442	69,471	135,050
2030 Projected Population	8,327	70,605	138,218
Historic 10 Year Growth	0.6%	1.5%	1.3%

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2025 Est. Households	3,849	31,846	61,362
2030 Projected Households	3,890	33,391	64,996
Historic 13 Year Growth	0.4%	1.6%	1.6%

INCOME

	1 MILE	3 MILE	5 MILE
2025 Average HH Income	\$95,637	\$93,646	\$92,678
2030 Average HH Income	\$94,252	\$93,389	\$91,727
Historic Annual Change (12 Yr)	3.7%	4.4%	4.9%

WORK FORCE

	1 MILE	3 MILE	5 MILE
2025 Total Businesses	377	3,388	8,396
2025 Total Employees	3,638	41,367	94,754
2025 Labor Pool Age >16	5,839	60,646	132,364

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