



RETAIL / OFFICE FOR LEASE

TRAX

AT DUPONT STATION

702 SF AVAILABLE

Ground floor retail / office space below 179 residential units. Half-mile from I-5 access, next door to Best Western Liberty Inn, 3-minute walk from Fairfield Inn & Suites, and walking distance to all DuPont Station businesses, including hotels containing a total of 222 rooms.

Highly desirable retail in 179-unit apartment development

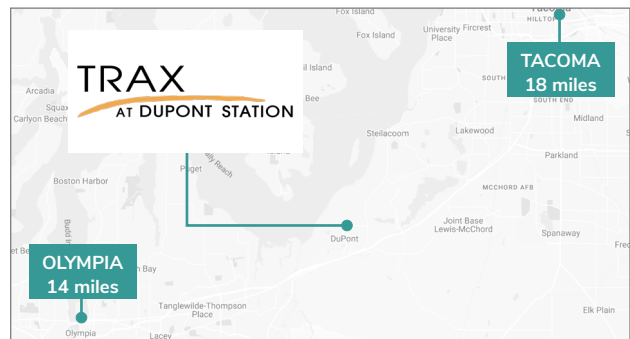
Generous TI package for qualified tenants

Parking ratio 5/1,000

Less than 5-minute drive from Joint Base Lewis McChord with an estimated population of 48,000

Rates starting at \$20-22 / SF / YR (NNN)

URBAN, MIXED-USE VIBE



FOR RETAIL / OFFICE LEASING, CONTACT:

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL / OFFICE SPACES

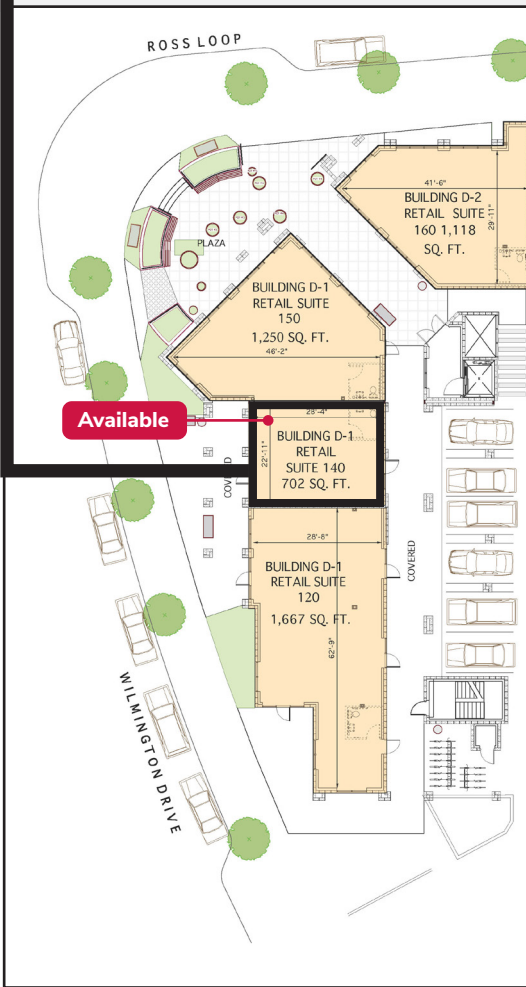
One retail / office suite available, total of 702 SF



AVAILABLE FOR LEASE

Suite 140: 702 SF Available Now

Ready for tenant improvements, with generous TI allowances



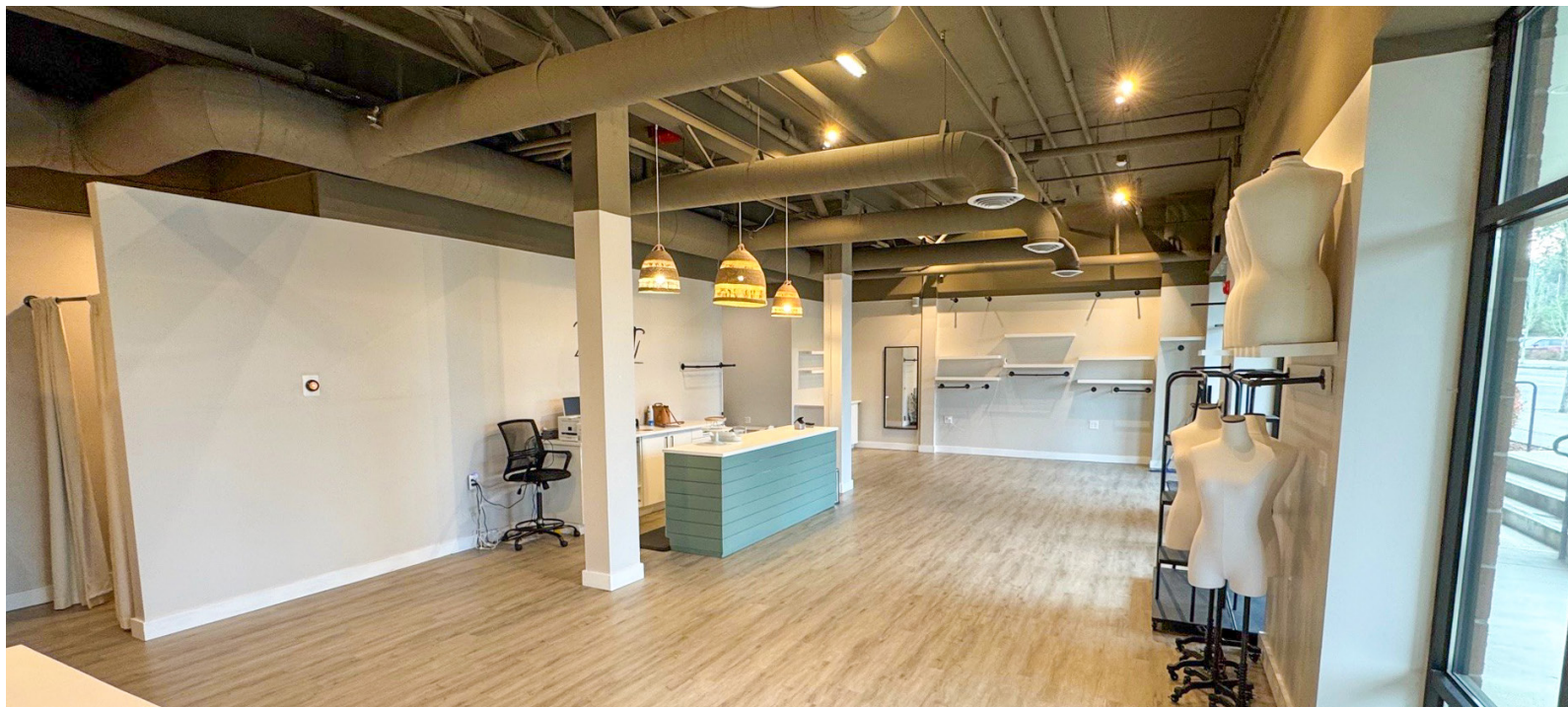
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TRAX AT DUPONT STATION
APARTMENTS

PROPERTY PHOTOS



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SURROUNDING AREA



DEMOGRAPHICS (not including JBLM)

| | 1-mi | 3-mi | 5-mi |
|--------------------------|-----------|-----------|-----------|
| Population | 4,696 | 20,100 | 39,010 |
| Households | 1,996 | 5,852 | 10,634 |
| Owner Households | 874 | 2,019 | 4,302 |
| Renter Households | 1,031 | 3,298 | 6,332 |
| Median HH Income | \$92,288 | \$85,175 | \$78,443 |
| Average HH Income | \$116,890 | \$113,490 | \$104,114 |
| Median Age | 34.4 | 24.3 | 24.8 |

Source: U.S. Census Bureau, Census 2020 Summary

Strong daytime and commuter population



DUPONT STATION BUSINESSES



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