

OFFERING MEMORANDUM

SPRING VALLEY EDUCATIONAL CAMPUS



36475 PACIFIC HWY S, FEDERAL WAY, WA 98003

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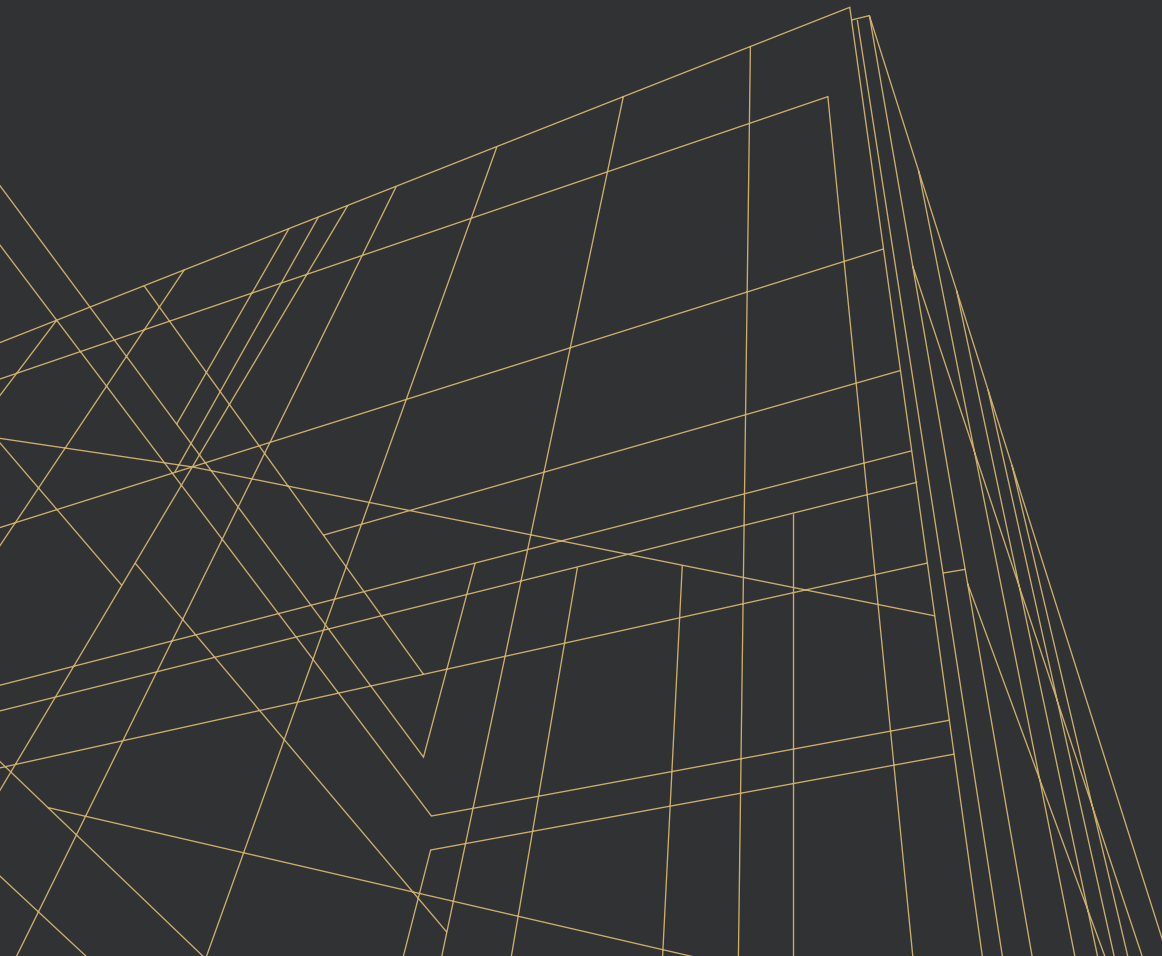
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PROPERTY OVERVIEW

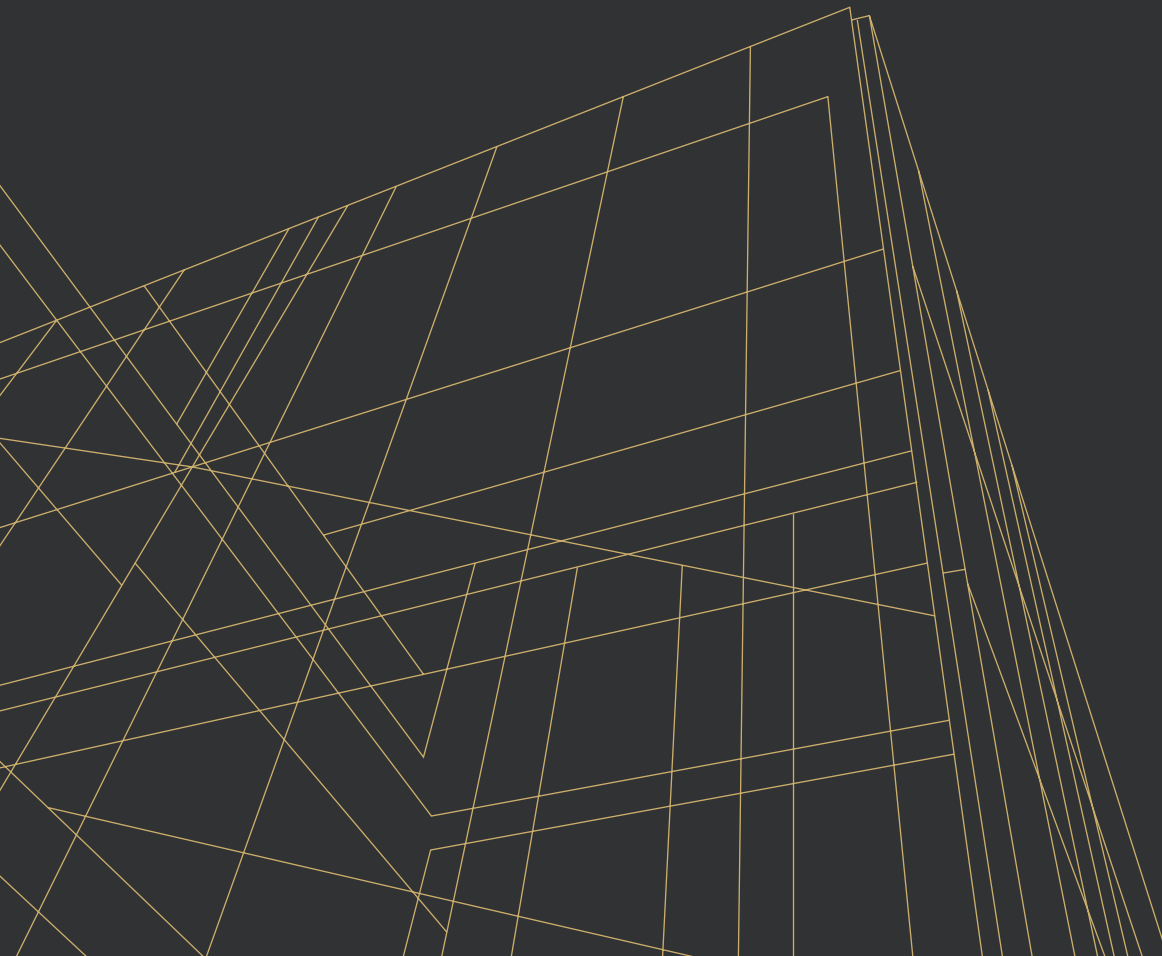
Section 01

PROPERTY OVERVIEW

ADDRESS	36475 Pacific Hwy S, Federal Way, WA 98003
TOTAL LAND SIZE	586,317 SF (13.46 AC)
USABLE LAND SIZE	±130,680 SF (±3.0 AC)
ZONING	R5 35.0 (Single-Family Residential)
YEAR BUILT	1944 / 1995
LIST PRICE	\$2,050,000

Spring Valley Educational Campus presents a rare opportunity to acquire an established, campus-style property on 13.46 acres in the heart of Federal Way, Washington. The property is currently owned and occupied by a local school that has operated on the site for nearly seven decades, continually investing in renovations and improvements that have made the campus increasingly functional and attractive over time. The opportunity presents itself best to an owner-user looking to operate directly on the site. The multi-building layout, established grounds, and existing infrastructure provide a turnkey campus setting that would be difficult and costly to replicate. The school's long tenure is a testament to the quality and functionality of the property. One of the most compelling aspects of the property is its natural setting. The 13-acre site is rich with mature vegetation and a vibrant, nature-immersive environment that is rare for an in-fill suburban location. This outdoor character enhances the property's appeal and sets it apart from conventional institutional or office campuses in the market.





PROPERTY AERIAL/ PHOTOS

Section 02



- OFFICE BUILDINGS / CLASSROOMS
- RESIDENTIAL HOME
- PARKING
- PLAYGROUNDS

CAMPUS FEATURES

5 Office Buildings & Classrooms: Multiple structures for programming, instruction, or office use

Outdoor Play Area: Dedicated outdoor space for recreation, therapy, or student activities

35+ Parking Stalls: Recently paved lot with ample parking for staff, clients, and visitors

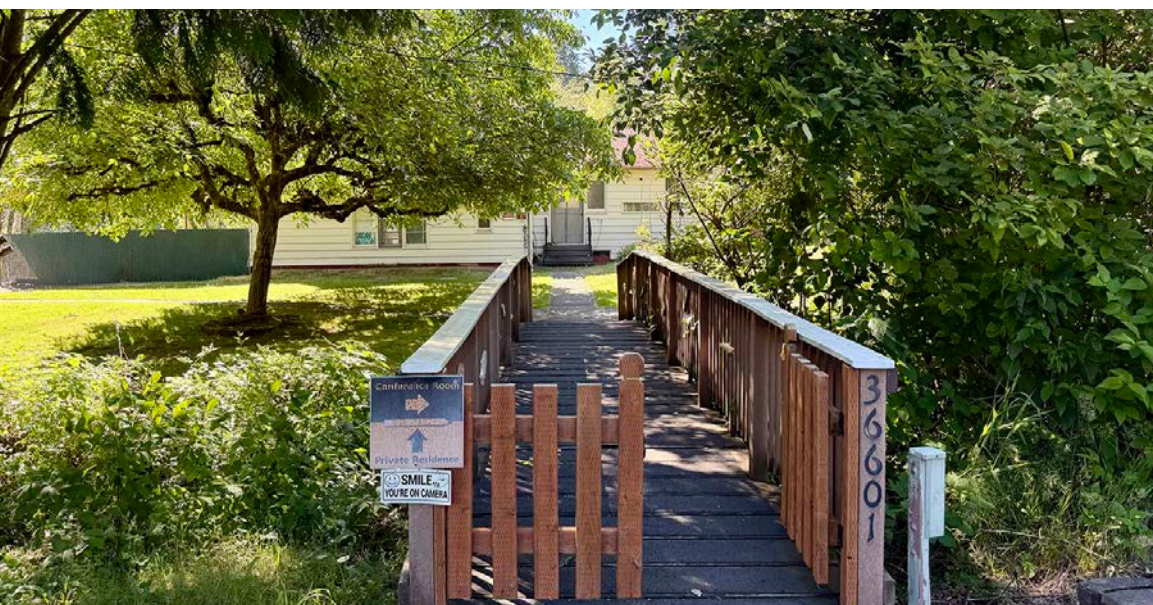
On-Site Residential Home: Suitable for live-in caretaker, staff housing, or administrative use

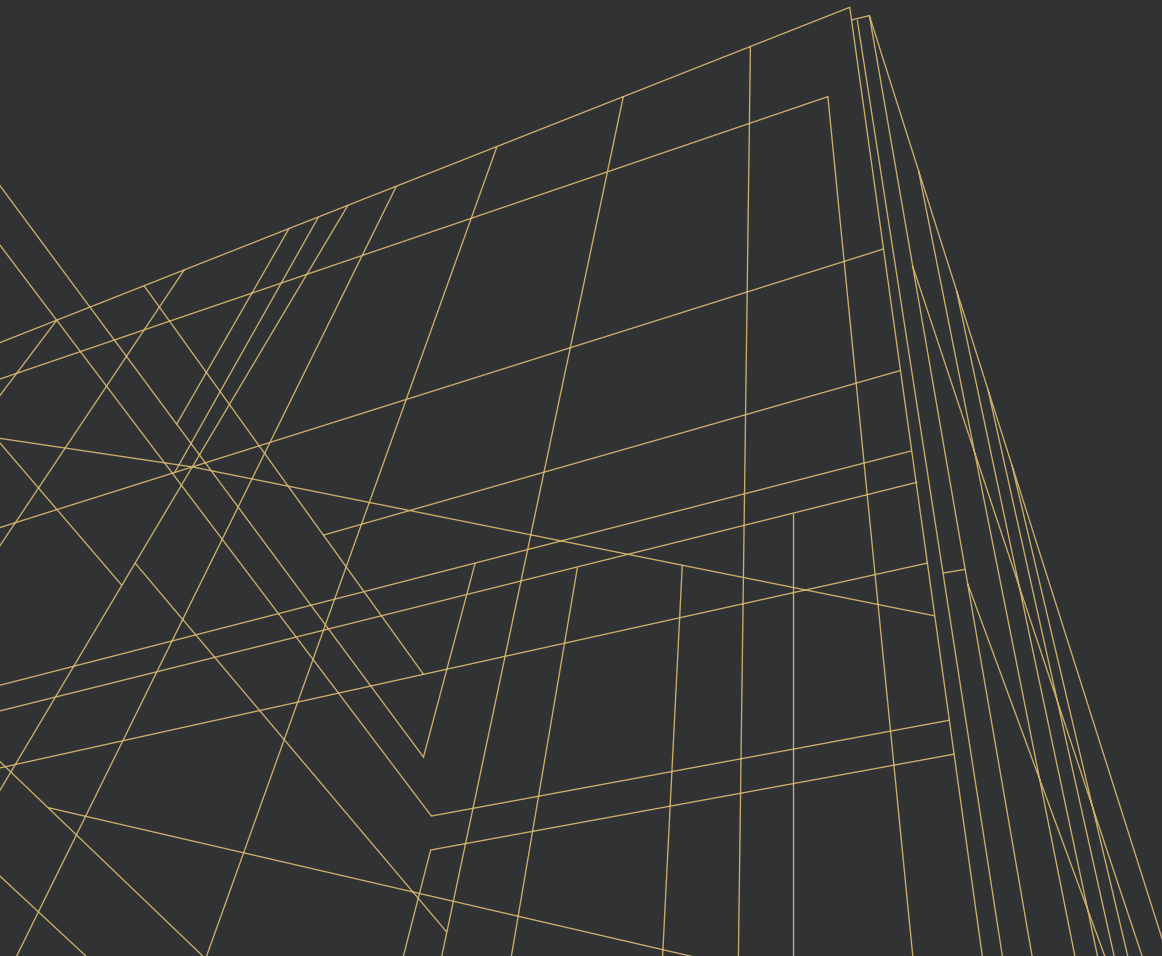
±15,000 SF Total Building Area: Spread across multiple structures on 13.46 acres

PROPERTY AERIAL/PHOTOS



PROPERTY AERIAL/PHOTOS





MARKET OVERVIEW

Section 03

FEDERAL WAY MARKET OVERVIEW

SUPPLY & DEMAND DYNAMICS

Demand continues to be driven by healthcare, professional services, financial institutions, and light industrial/flex users seeking proximity to the I-5 corridor and the large residential base of South King County and North Pierce County. The Federal Way market sits at the geographic intersection of these two large suburban populations, providing a natural draw for businesses serving both.

RENT GROWTH & LEASING ACTIVITY

Rental rates across Federal Way's office and flex inventory have grown consistently in the 3-4% range annually. Class B and flex product – the most likely competitive set for a new development on this site – has seen the strongest absorption, as tenants priced out of newer Class A space in Bellevue and Seattle seek quality alternatives with superior parking ratios and freeway visibility. The East Campus submarket, where this site is located, commands among the highest rents in Federal Way due to its institutional quality neighbors and highway-proximate location.

EAST CAMPUS SUBMARKET

The immediate submarket surrounding this site, anchored by Weyerhaeuser Way S and S 320th St, hosts a concentration of corporate, medical, and government users. Neighboring occupants include DaVita's Pacific Northwest headquarters (160,000 SF purpose-built campus), federal and county government offices, and a growing cluster of healthcare-related users drawn to the area's accessibility and professional environment. This institutional quality tenant base supports above-market rents and long-term lease stability for new development in the corridor.

DEMOGRAPHICS & WORKFORCE

The Federal Way trade area supports a dense and growing residential population with strong workforce characteristics:

3-mile population: approximately 88,500 residents, projected to grow to 95,400 by 2027

5-mile population: approximately 184,600 residents

Median household income within 3 miles: approximately \$100,000

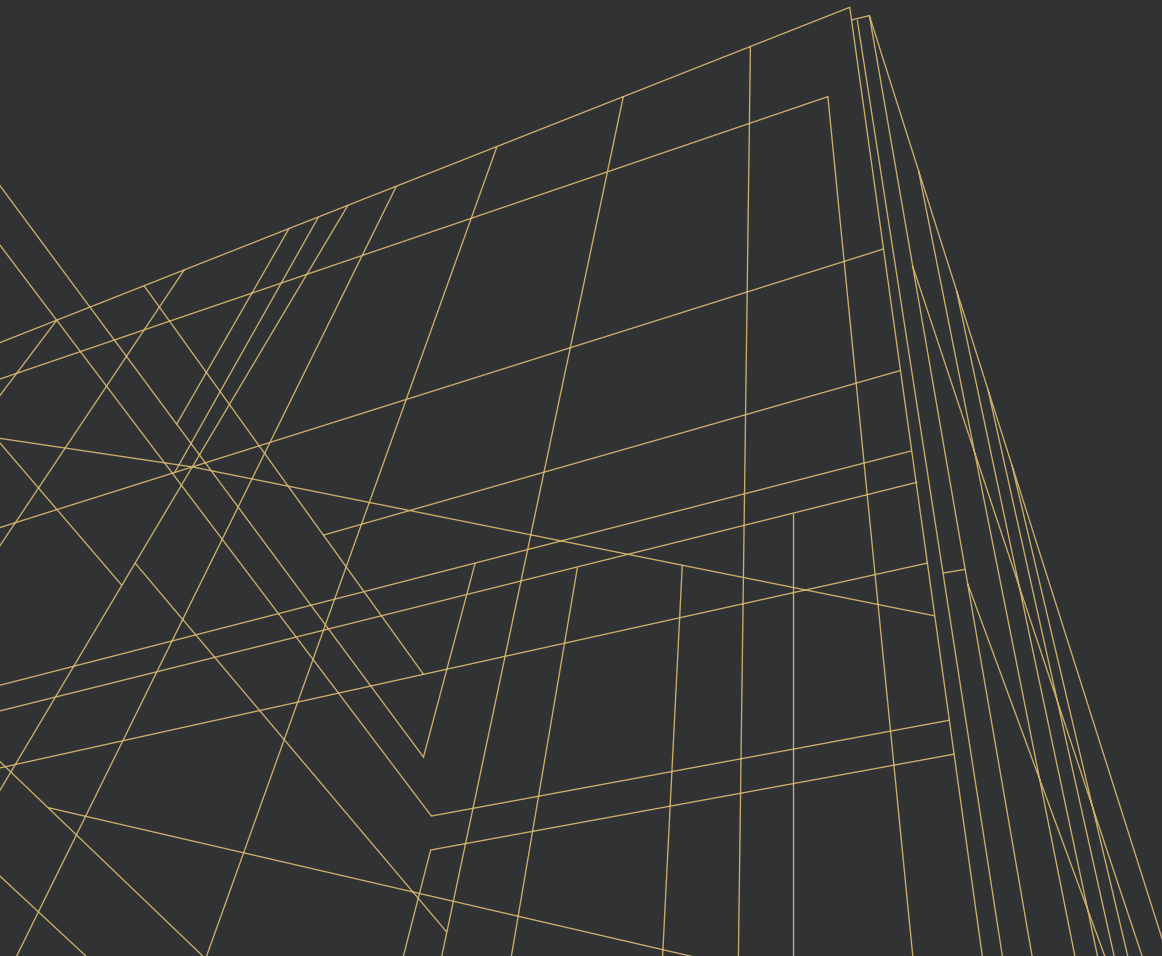
Average household size: 3.2 persons – indicating a family-oriented, stable community

Workforce within 30 minutes: over 700,000 jobs across King and Pierce Counties

Major employers within the region include MultiCare, CHI Franciscan, Boeing, DaVita, Kaiser Permanente, JBLM, and Heritage Bank

INFRASTRUCTURE & CONNECTIVITY

Federal Way is one of the most well-connected suburban markets in Washington State. The interchange of I-5 and SR-99 at S 320th St places this site within minutes of the regional freeway network. The Federal Way Link light rail extension – which has connects Federal Way to the broader Sound Transit network – further enhances the area's accessibility and long-term attractiveness to tenants and developers alike.



LOCATION OVERVIEW

LOCATION OVERVIEW



LOCATION OVERVIEW

Federal Way is centrally located within the greater Puget Sound region and serves as a key node between Seattle, Tacoma, and the South Sound. The East Campus area, where this site is located, benefits from proximity to major corporate users, healthcare anchors, and significant daytime employment density.

8.9 MI — 15 MINS

TO TACOMA

19.4 MI — 25 MINS

TO SEA-TAC INTERNATIONAL AIRPORT

19.6 MI — 28 MINS

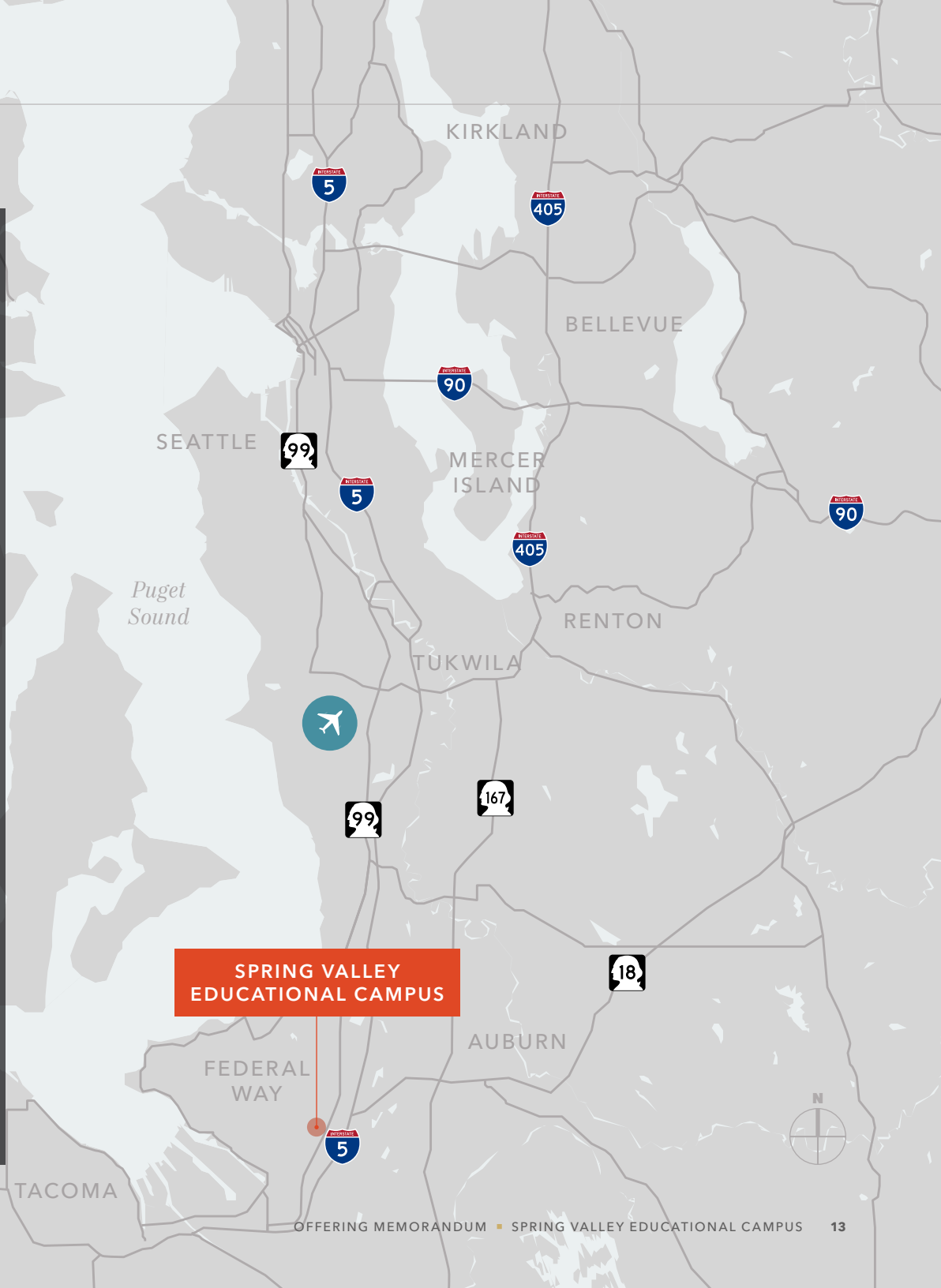
TO RENTON

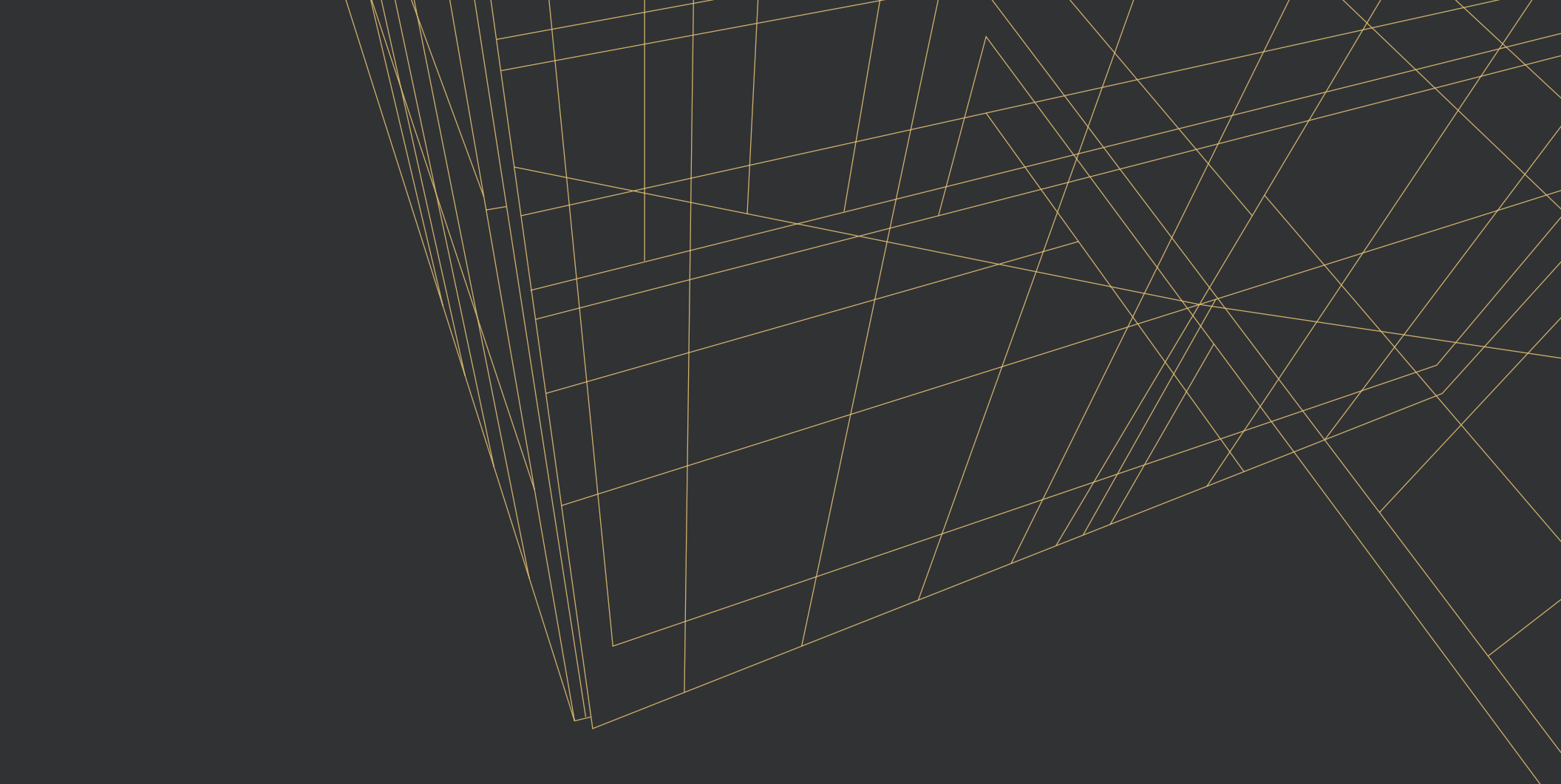
27.4 MI — 35 MINS

TO SEATTLE

30.1 MI — 40 MINS

TO BELLEVUE





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