

# The Commons at Federal Way

1928 S Commons, Federal Way, WA 98003



## Demographics

|               | 1-Mile   | 3-Mile    | 5-Mile    |
|---------------|----------|-----------|-----------|
| Population    | 13,476   | 113,315   | 236,450   |
| Households    | 5,358    | 39,422    | 83,419    |
| Avg HH Income | \$73,322 | \$118,185 | \$120,548 |

Source: Esri, 2025

## Property Highlights

775,505 Gross Leasable Area

62.55 Total Acres

236,450 5 Mile Population

- For additional updates and information visit [www.ShopTheCommonsMall.com](http://www.ShopTheCommonsMall.com).
- Boasts unmatched frontage and visibility along the major thoroughfares, Pacific Highway S and S 320th Street, with easy access from Interstate 5 and multiple entry points from surrounding surface streets.
- Former Sears redevelopment recently completed, featuring multiple new pad buildings, the iconic Dick's Drive-In, Burlington Coat Factory, Pet Supplies Plus, and new 2nd level office space.
- New Sound Transit Light Rail Station now open directly across S 320th Street in 2026.
- Please visit [this link](#) to view the leasing brochure.

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## Current Tenants

|     |                           |          |        |                              |            |
|-----|---------------------------|----------|--------|------------------------------|------------|
| A10 | Non-Leasable              | 1,446 SF | E8     | Non-Leasable                 | 2,070 SF   |
| A12 | NW Wholesale              | 3,001 SF | E12    | Casa de Mode                 | 5,500 SF   |
| A16 | The Table                 | 5,595 SF | E16    | Trax Northwest               | 4,020 SF   |
| A18 | Barber College            | 1,815 SF | E18    | Brown Kabul Rugs & Galler... | 6,121 SF   |
| A20 | Five Star Workwear        | 965 SF   | E24    | Yummy Crepes                 | 545 SF     |
| A22 | Parfumerie                | 711 SF   | E25    | Brow & Lash Art              | 688 SF     |
| A24 | Double D Financial        | 600 SF   | E26    | Oriental Massage             | 695 SF     |
| A26 | FedEx Office              | 3,680 SF | E28    | Watch & Jewelry Fix & Rep... | 500 SF     |
| A28 | Titan's Taekwondo         | 990 SF   | E30    | Ena'Vative Salon             | 1,200 SF   |
| B1A | Non-Leasable              | 992 SF   | F17    | Laura's Alterations & Tai... | 905 SF     |
| B1B | Five Guys                 | 2,341 SF | F18    | Primo Barber Supplies        | 1,100 SF   |
| B2  | Curves                    | 2,860 SF | H1A    | Wetzel's Pretzels            | 256 SF     |
| B3  | Yummy Sushi Burrito       | 450 SF   | H3     | Pedritos Pizzas Locas        | 865 SF     |
| B4  | Stay Blessed Barbershop   | 1,058 SF | H7     | Non-Leasable                 | 508 SF     |
| B8  | Michelle Jewelry          | 1,126 SF | H8     | Non-Leasable                 | 1,933 SF   |
| B10 | Decoraciones Durango      | 2,885 SF | H9     | Non-Leasable                 | 357 SF     |
| B12 | Hat Stop                  | 2,935 SF | H10    | Taco Maria                   | 461 SF     |
| B14 | Hat Stop                  | 3,120 SF | H11    | Mae Mee Fresh Food           | 558 SF     |
| B16 | Kika's Fashion            | 4,020 SF | H15    | Gyro's House                 | 300 SF     |
| B18 | In The Zone               | 3,645 SF | M1 LV1 | Save by the Day              | 70,630 SF  |
| B19 | Positive Vibes            | 4,139 SF | M2     | Century Theatres             | 60,480 SF  |
| B20 | Champs Sports             | 4,623 SF | M3     | Target                       | 123,735 SF |
| B30 | Todo en Dulce             | 3,118 SF | M5     | Kohl's                       | 59,791 SF  |
| B32 | Crimson Heart Studio      | 873 SF   | M6     | Dick's Sporting Goods        | 45,000 SF  |
| B34 | Arcade                    | 1,150 SF | M7D    | Pet Supplies Plus            | 6,123 SF   |
| B36 | Smart Device Repair       | 1,130 SF | M7G    | Dave's Hot Chicken           | 2,954 SF   |
| B38 | K-Pop Nation              | 2,400 SF | M9     | Burlington Coat Factory      | 28,775 SF  |
| B42 | Baskin Robbins            | 512 SF   | M20    | Office Tenant                | 47,965 SF  |
| B44 | Catch Catch               | 6,731 SF | M24    | Carbon Health                | 2,603 SF   |
| C2  | Happy Lemon               | 1,455 SF | M26    | Global Federal Credit Uni... | 1,747 SF   |
| C3  | Bath & Body Works         | 3,860 SF | M28    | Sleep Number                 | 3,001 SF   |
| C4  | Truedge Fitness           | 4,632 SF | M30    | Dick's Drive In              | 4,299 SF   |
| C5  | Arcade                    | 906 SF   | M36    | Harborstone Credit Union     | 2,673 SF   |
| C7  | Angie's Cafe              | 693 SF   | M40    | Snowy Village                | 1,390 SF   |
| C8  | Metro by T-Mobile         | 1,074 SF | PC     | Applebee's                   | 5,200 SF   |
| C10 | Famous Footwear           | 7,142 SF | PD     | Mama Stortini's              | 7,500 SF   |
| D2  | Angel's Green Flower Shop | 1,410 SF | PE     | Buffalo Wild Wings           | 6,100 SF   |
| D4  | Salon Avida               | 720 SF   | PF     | Panera Bread                 | 4,600 SF   |
| D6  | Beauty Nails              | 480 SF   | PG     | Verizon Wireless             | 4,500 SF   |
| E2  | Style Central             | 1,100 SF |        |                              |            |

## Available/Coming Soon

|        |           |           |
|--------|-----------|-----------|
| A1     | Available | 8,945 SF  |
| B22    | Available | 2,400 SF  |
| C6     | Available | 592 SF    |
| E4     | Available | 1,835 SF  |
| E6     | Available | 2,045 SF  |
| E10    | Available | 3,417 SF  |
| E22    | Available | 1,500 SF  |
| F16    | Available | 930 SF    |
| F20    | Available | 1,460 SF  |
| H2     | Available | 635 SF    |
| H5     | Available | 427 SF    |
| H12    | Available | 1,677 SF  |
| M1 LV2 | Available | 70,629 SF |
| M7A    | Available | 3,929 SF  |
| M8     | Available | 38,179 SF |
| M21    | Available | 24,754 SF |
| M22    | Available | 2,393 SF  |