

16415 -16425 Southcenter Parkway

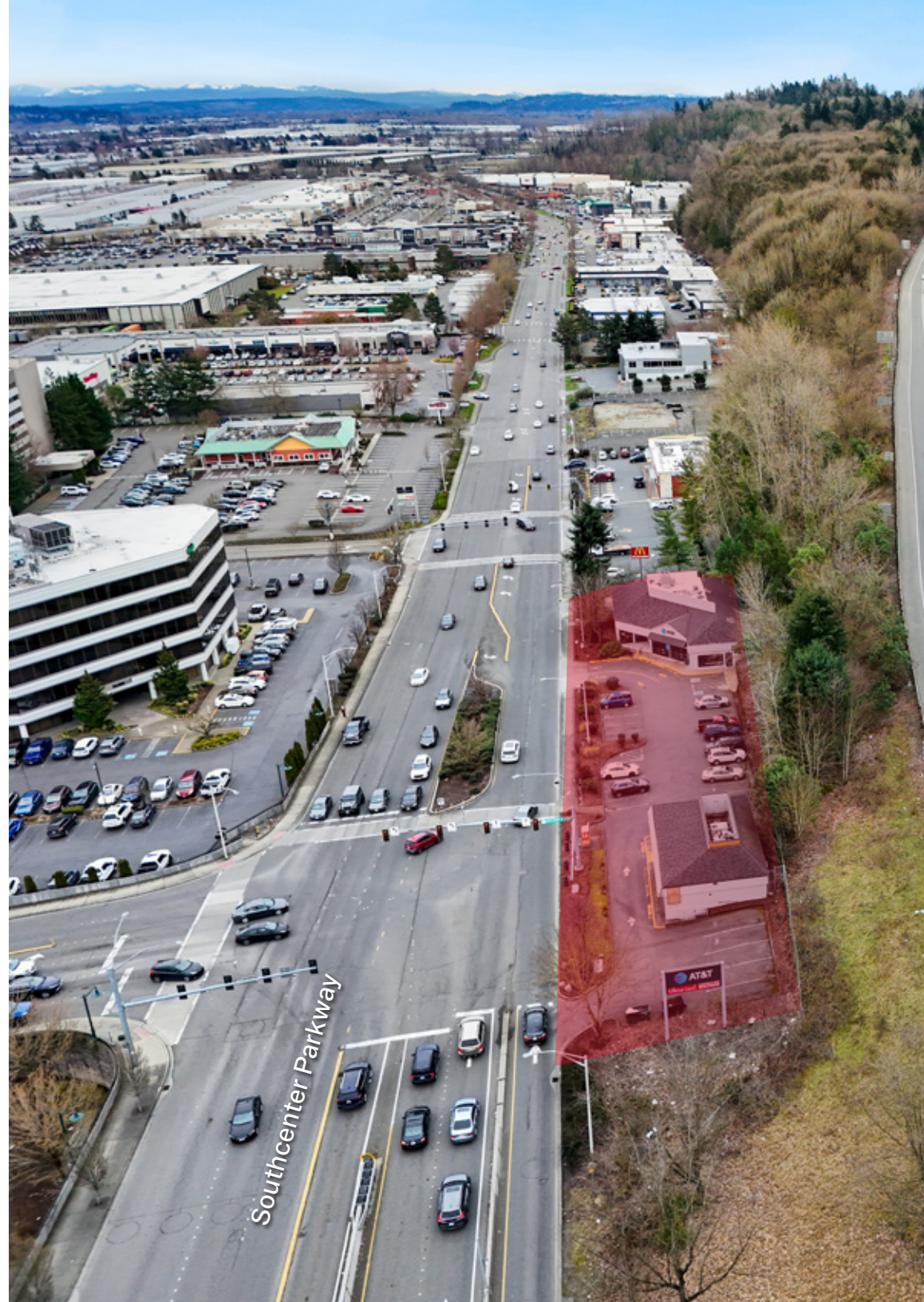
Tukwila, WA 98188

Prime Retail Investment
for Sale

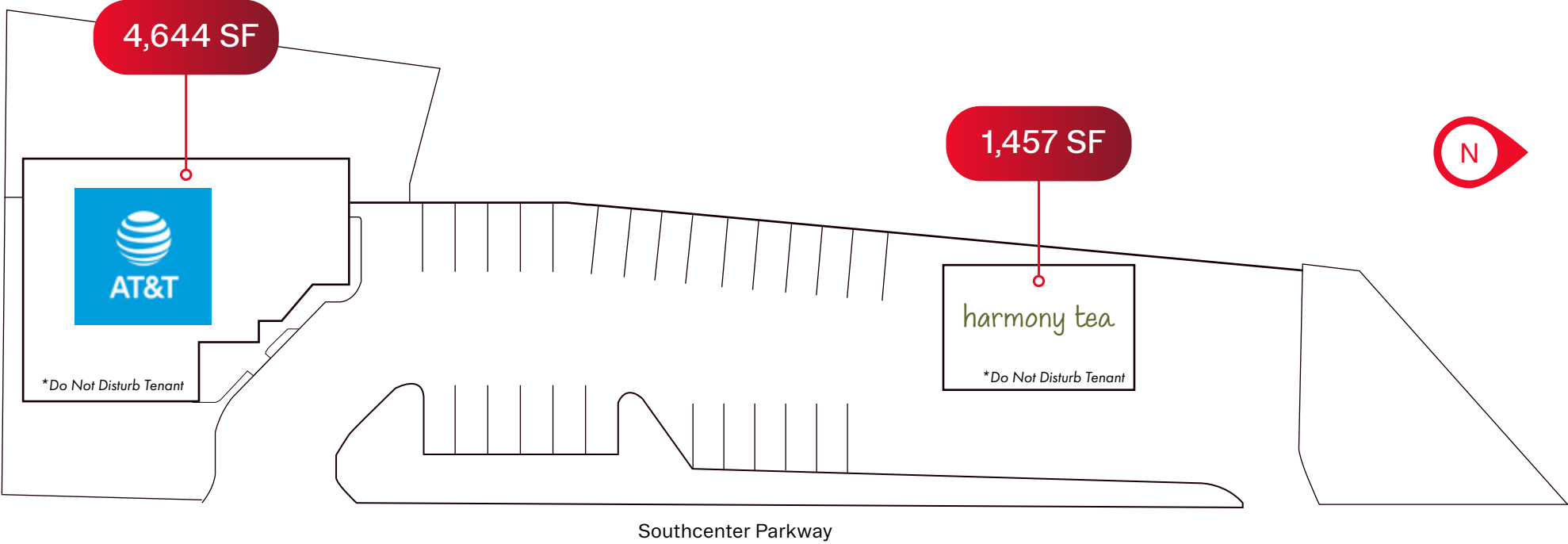


Prime Retail Investment for Sale

Offering is two stand alone retail buildings situated at a highly visible, signalized intersection in one of the top trade area destinations in the state. The property provides excellent traffic exposure and accessibility and is centrally positioned within the Southcenter trade area, which attracts nearly 10 million shoppers annually. This sought-after, standalone investment is strategically located at the corner of Southcenter Parkway and Strander Boulevard.



Site Plan



Property Information:

Address:
16415-16425 Southcenter Parkway, Tukwila,
WA 98188

King County Parcel Number: 537920-0290

Zoning: TUC-CC

Land SF: 38,080

Total RSF: 6,101

Current Tenants:

AT&T and Harmony Tea enjoy outstanding branding and visibility, with prominent storefront and pylon signage available. The intersection boasts approximately 49,000 vehicles per day, with convenient access to I-5 and I-405, making it an ideal location for both current operations and future tenants.



Investment Highlights:

Offered at \$5,600,000

CAP Rate: Approximately 6.5

Rare opportunity in the Southcenter area to own a retail site with no existing legacy ground lease.

NNN Leases:

- AT&T: 4,644 SF | Signed in 2008, No Options to Renew
- Harmony Tea: 1,457 SF | Signed in 2024, One 5-Year Option to Renew at FMV

Huge pylon sign, dedicated shared parking, entrance at major-lighted intersection.

The Southcenter submarket is one of the strongest retail areas with robust demographics, including over 168,000 employees within a 5-mile radius. Key employers in the area include Southcenter retail staff, Boeing, Seattle-Tacoma International Airport, Alaska Airlines Headquarters, the Tukwila/Kent industrial corridor, and municipal offices for Tukwila, Renton and Kent.



Demographics



AVERAGE HOUSEHOLD INCOME:

1 mile: \$91,943
3 Mile: \$90,319
5 Mile: \$99,468



2024 POPULATION:

1 Mile: 8,412
3 Mile: 73,575
5 Mile: 286,039



TRAFFIC COUNTS:

246,000 vehicles per day
at Interstate-5 &
Southcenter Boulevard

21,700+ vehicles per day
at the intersection of Southcenter
Parkway & Strander Boulevard



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