

TUKWILA SELF STORAGE

TUKWILA, WA | 621 UNITS





OFFERING DETAILS

SALES PRICE	\$15,000,00
CAP RATE	5.15%
PHYSICAL OCCUPANCY	90.50%
ECONOMIC OCCUPANCY	103.04%
TOTAL UNITS	621

INVESTMENT OVERVIEW

WE ARE PLEASED TO PRESENT TUKWILA SELF STORAGE, A WELL-POSITIONED, INDEPENDENTLY OPERATED SELF-STORAGE FACILITY LOCATED IN THE DYNAMIC AND DIVERSE CITY OF TUKWILA, WASHINGTON, A KEY SUBMARKET WITHIN THE GREATER SEATTLE METRO AREA. THIS ASSET OFFERS A COMPELLING OPPORTUNITY FOR INVESTORS SEEKING EXPOSURE TO A HIGH-DEMAND CORRIDOR WITH STRONG DEMOGRAPHIC FUNDAMENTALS AND STRATEGIC INFRASTRUCTURE PROXIMITY.

FACILITY SPECIFICATIONS

- OPERATOR: STORAGE COURT
- UNIT COUNT: WIDE RANGE OF UNIT SIZES INCLUDING CLIMATE-CONTROLLED & DRIVE-UP OPTIONS
- SECURITY: 24-HOUR SURVEILLANCE, MOTION SENSOR LIGHTING, GATED ACCESS
- AMENITIES: ON-SITE U-HAUL RENTALS, PACKING SUPPLIES, ONLINE RESERVATIONS
- ACCESS HOURS: 6 AM—9 PM DAILY

DEMOGRAPHIC STRENGTH

TUKWILA IS ONE OF WASHINGTON'S MOST DIVERSE CITIES:

- POPULATION: ~20,000 RESIDENTS
- LANGUAGES SPOKEN IN SCHOOLS: OVER 80, REFLECTING A HIGHLY MULTICULTURAL COMMUNITY
- MEDIAN HOUSEHOLD INCOME: ABOVE NATIONAL AVERAGE, SUPPORTED BY NEARBY TECH AND LOGISTICS EMPLOYMENT HUBS
- EMPLOYMENT BASE: OVER 40,000 JOBS IN THE AREA, WITH STRONG RETAIL, INDUSTRIAL, AND SERVICE SECTORS

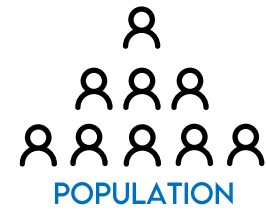
MARKET DYNAMICS

- LOW SUPPLY ENVIRONMENT: TUKWILA HAS LIMITED SELF-STORAGE INVENTORY RELATIVE TO POPULATION DENSITY
- STRONG DEMAND DRIVERS: HIGH RESIDENTIAL TURNOVER, PROXIMITY TO AIRPORT AND RETAIL, AND DIVERSE HOUSING STOCK
- NO KNOWN NEW SUPPLY: NO ACTIVE DEVELOPMENT PIPELINE WITHIN IMMEDIATE TRADE AREA, SUPPORTING LONG-TERM RENT GROWTH
- TRAFFIC COUNTS: SOUTHCENTER BLVD AND ADJACENT ARTERIALS SEE SIGNIFICANT DAILY TRAFFIC, ENHANCING VISIBILITY AND WALK-IN POTENTIAL



5950 SOUTHCENTER BOULEVARD, TUKWILA, WA 98188

NRSF	53,200
PARCEL #	3597000202
LOT SIZE	43,412 SF
YEAR BUILT	2002
TOTAL UNITS	621



1 MILE RADIUS:	10,413
3 MILE RADIUS:	90,425
5 MILE RADIUS:	286,146



1 MILE RADIUS:	\$91,528
3 MILE RADIUS:	\$103,311
5 MILE RADIUS:	\$112,275



1 MILE RADIUS:	8.03
3 MILE RADIUS:	6.50
5 MILE RADIUS:	7.06



TUKWILA SELF STORAGE

FOR ADDITIONAL INFORMATION CONTACT

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