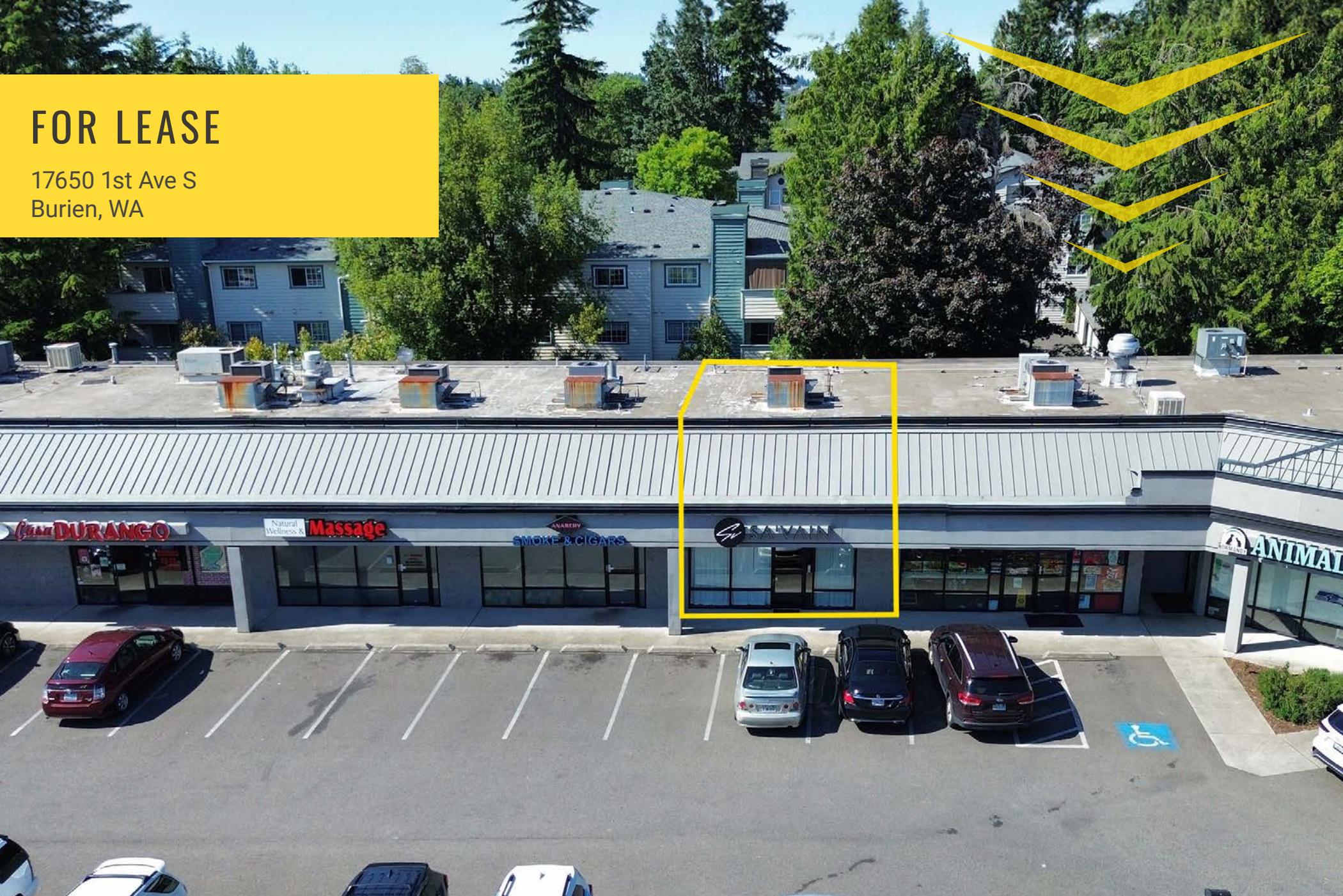


FOR LEASE

17650 1st Ave S
Burien, WA



NORMANDY PARK PLACE

Jake Thurber | Daniel Howe

First Western Properties | 425.822.5522
11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com

NORMANDY PARK PLACE is a well-positioned retail center located along the bustling 1st Avenue South corridor, serving the communities of Burien, Normandy Park, and SeaTac. This property offers excellent visibility and accessibility in a high-traffic area, making it an ideal location for retail or service-oriented businesses.

AVAILABLE:

1,185 SF \$22.00 PSF PLUS NNN

- Estimated NNN: \$10.71 PSF includes water/sewer/garbage/HVAC maintenance
- Currently Built-Out as Hair Salon
- Great Tenant Mix: Center is Comprised of Several Service and Food Tenants.
- Signage: Pylon Sign Panel



Population



Average HH Income

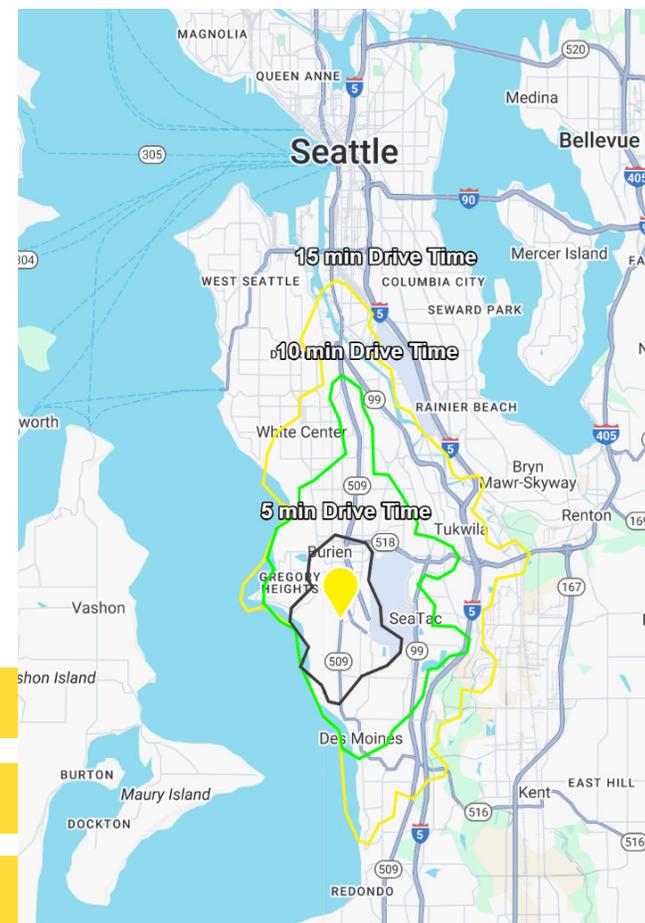


Daytime Population

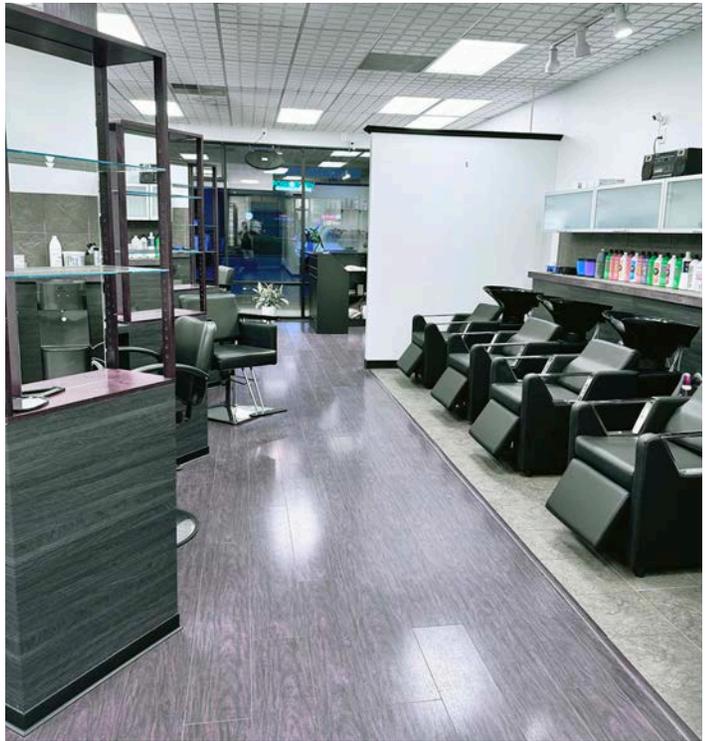
REGIS - 2026

	Population	Average HH Income	Daytime Population
5 min Drive Time	25,721	\$154,739	12,164
10 min Drive Time	91,850	\$132,949	38,234
15 min Drive Time	175,638	\$130,230	100,091

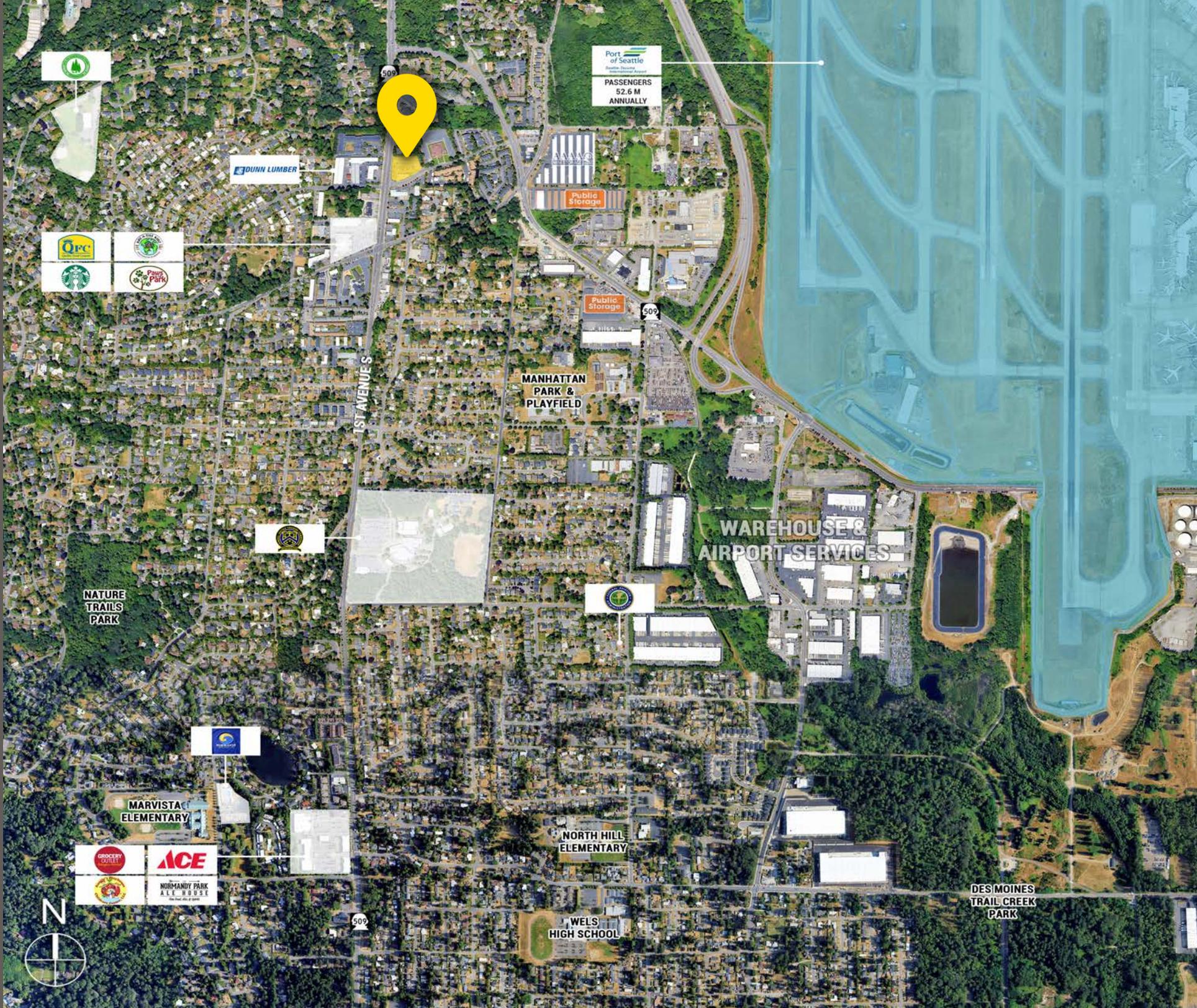
NEARBY RETAIL



PHOTOS



LOCATION AERIAL



JOHN LUMBER



Port of Seattle
PASSENGERS
52.6 M
ANNUALLY

Public Storage

Public Storage

509

MANHATTAN
PARK &
PLAYFIELD

WAREHOUSE &
AIRPORT SERVICES

NATURE
TRAILS
PARK



MARVISTA
ELEMENTARY



NORTH HILL
ELEMENTARY

WELLS
HIGH SCHOOL

DES MOINES
TRAIL CREEK
PARK



RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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