



OFFERING MEMORANDUM

15743 AMBAUM
BLVD SW

BURIEN, WA 98166

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| | |
|----------------------|--|
| PARCEL | 122200-0092 |
| PARCEL SIZE | 42,496 SF |
| BUILDING SIZE | 14,320 SF |
| PRESENT USE | Licensed Gaming Facility & Restaurant/ Bar |
| ZONING | CC-2 |
| YEAR BUILT | 1959 |
| FLOORS | Main Floor - 8,320 SF (VACANT) Lower Level - 6,000 SF (Good Time Ernie's) |
| INCOME | \$8,000/mo on basement space, first floor available |
| PARKING | Excellent dedicated and shared parking. There is a shared parking easement with neighboring properties on this title |
| LISTING PRICE | \$2,500,000.00 |

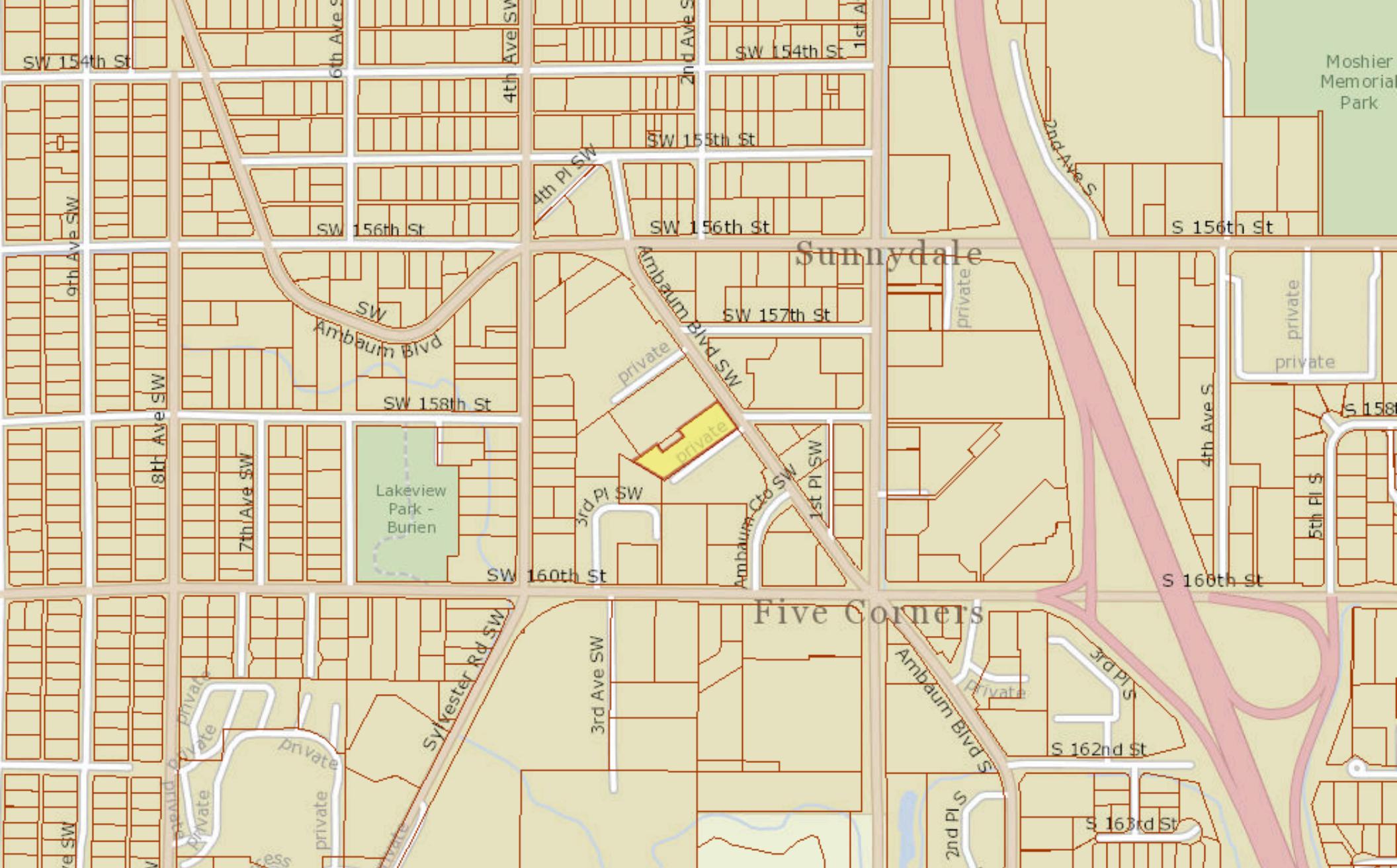


This building has been the only gaming location for over 25 years in Burien. Previously leased to Maverick Gaming, this location is now available to reopen as a licensed card room.

CLICK TO VIEW IN MAPS

OPPORTUNITY ZONE

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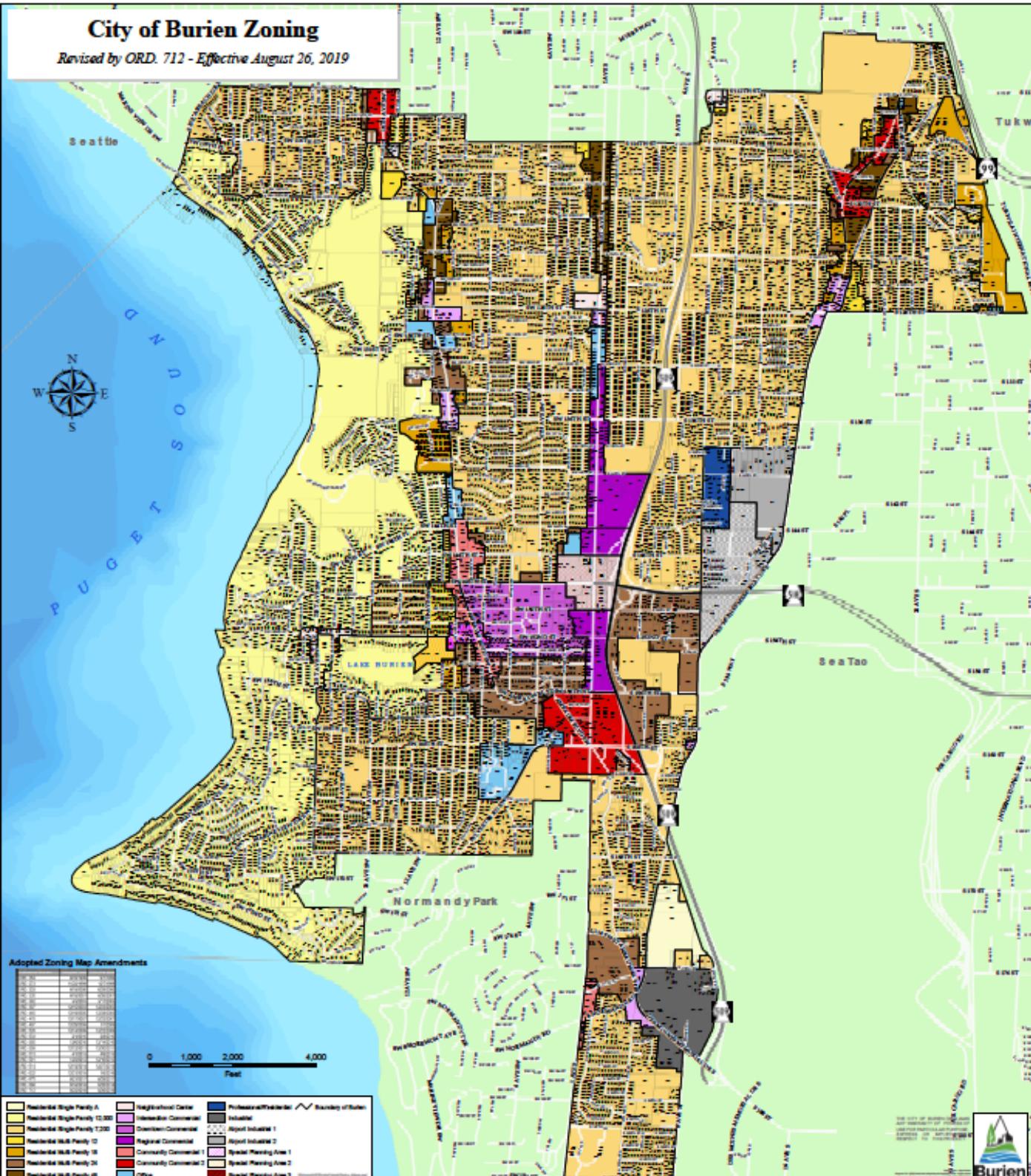


PARCEL NUMBER

122200-0092

City of Burien Zoning

Revised by ORD. 712 - Effective August 26, 2019



CC-2 ZONING

The Community Commercial (CC) zones implement the Community Commercial Comprehensive Plan designation. To recognize the differences in surrounding neighborhood character and intensity between the designated Community Commercial areas, two CC zones have been established: CC-1 and CC-2. The purpose of these zones is to establish areas for moderate intensity commercial uses that serve the community. The intent is to provide for a variety of goods and services in areas which are designed to encourage pedestrian and transit access, be compatible with adjacent residential neighborhoods, and be consistent with road and utility capacity. The CC-1 zone allows for lower-intensity uses in the Community Commercial-designated areas that are near downtown Burien and along 1st Ave. S. Near S. 176th St., that could be compatible with the adjacent single-family and low-density multi-family areas. The CC-2 zone allows for higher-intensity uses in the Community Commercialdesignated area at Five Corners that could be compatible with the adjacent regional commercial, office, high density multi-family areas.

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50.7k
TOTAL
POPULATION

27k
DAYTIME
POPULATION

\$138k
AVG. HOUSEHOLD
INCOME

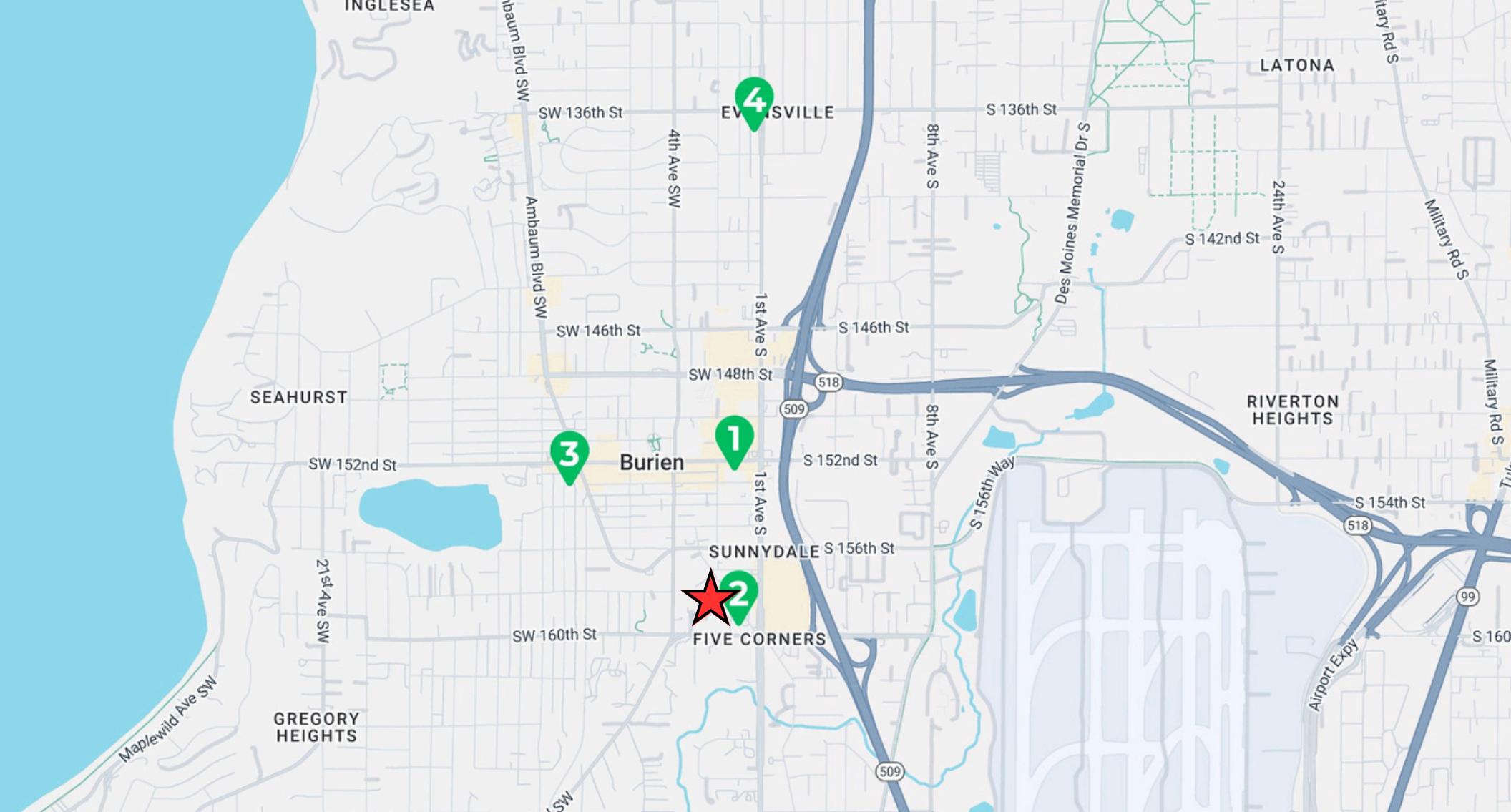
23k
BUSINESSES

64%
ADULTS WITH
COLLEGE EDUCATION

12.6k
EMPLOYEES

*2024 PROJECTIONS FOR BURIEN, WA. COLLECTED VIA SITESUSA





| ADDRESS | SALE DATE | YR. BLT. | BLDG SIZE | LAND SIZE | \$/SF | SALE PRICE |
|---|----------------------|----------|-----------|-----------|----------|----------------|
| 1. 134 SW 152nd St Burien, WA | 01/31/2023 Closed | 1959 | 7,730 SF | 0.27 AC | \$258.73 | \$2,000,000.00 |
| 2. 133 SW 158th St Burien, WA | 07/22/2024 Closed | 1978 | 5,208 SF | 0.29 AC | \$302.42 | \$1,575,000.00 |
| 3. 906 SW 152nd St Burien, WA | 03/24/2023 Closed | 1939 | 4,977 SF | 0.18 AC | \$190.88 | \$950,000.00 |
| 4. St Vincent De Paul - Burien 13445 1st Ave S Burien, WA | 07/24/2024 Closed | 1946 | 14,133 SF | 0.56 AC | \$141.51 | \$2,000,000.00 |



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