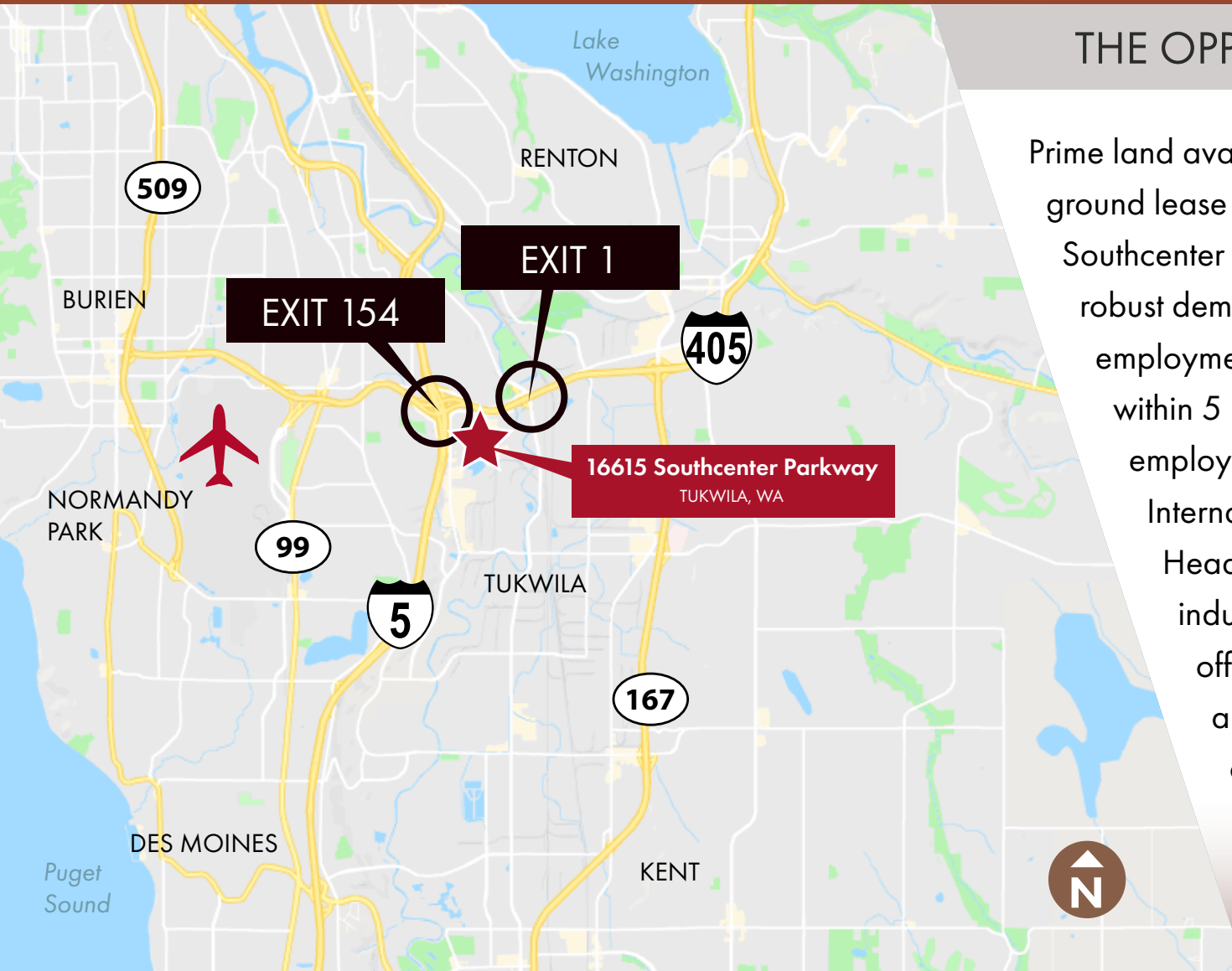


16615 Southcenter Parkway

Tukwila, WA 98188

+/- 47,959 SF GROUND LEASE OPPORTUNITY



THE OPPORTUNITY

Prime land available (+/- 47,959 SF) for ground lease in sought after retail market. The Southcenter submarket is a retail destination with robust demographics including a substantial employment base (over 168,000 employees within 5 miles), including Southcenter retail employees, Boeing, Seattle-Tacoma International Airport, Alaska Airlines Headquarters, the Tukwila/Kent industrial corridor, and the municipal offices of the cities of Tukwila, Renton and Kent. This large commercial community draws thousands of workers and consumers to the area daily.



Tiffini Connell

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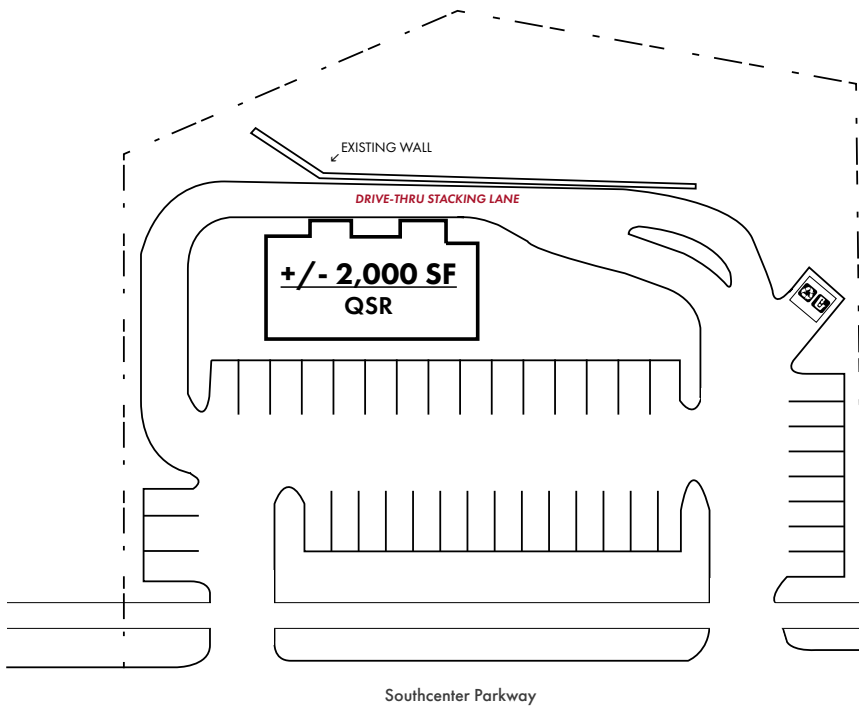
DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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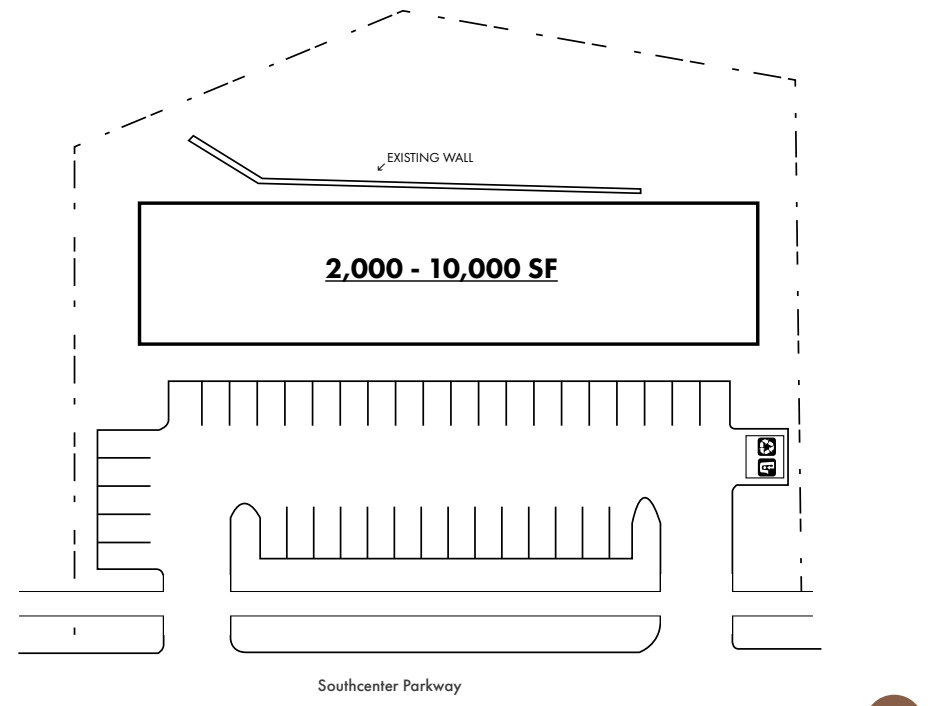
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DEPICTION - 1



DEPICTION - 2



* Landlord engaged an architect to develop site options. Tenant will need to do their own site survey.



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TRAFFIC COUNTS

246,000+ ADV
at the intersection of Interstate-5
& Southcenter Boulevard

21,700+ ADV
at the intersection of Southcenter Parkway
& Strander Boulevard



DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

1-Mile: \$95,062
5-Mile: \$97,373

TOTAL POPULATION

1-Mile: 8,360
5-Mile: 287,132

TOTAL EMPLOYEES

1-Mile: 17,053
5-Mile: 156,233



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