

Marcus & Millichap

BROWN RETAIL GROUP

SEATTLE | PORTLAND | BOISE

FORMER 7-ELEVEN

13450 1st Ave S, Burien, WA 98168

FORMER 7-ELEVEN OWNER/USER OPPORTUNITY FEATURING
IN-PLACE INCOME LOCATED AT A SIGNALIZED HARD CORNER
(22,000+ VPD) IN BURIEN, WA (SEATTLE MSA)



ACTUAL PROPERTY PHOTO



THE OFFERING

13450 1st Ave S, Burien, WA 98168

Brown Retail Group of Marcus & Millichap has been selected to exclusively market for sale a **former 7-Eleven Owner/User opportunity located in Burien, WA (Seattle MSA)**. The property is a high-visibility, signalized hard corner at 1st Ave S & S 136th St (22,000+ VPD), with multiple points of ingress/egress and strong access to both Hwy 509 (62,700+ VPD) and Hwy 518 (65,000+ VPD). The property features a 4,250 SF freestanding retail building currently master leased to 7-Eleven, comprised of a vacant 2,500 SF former c-store and a 1,750 SF Thai restaurant. Upon termination of the 7-Eleven master lease prior to closing, the property will be delivered vacant, providing a new owner with full control to operate the former c-store while leasing the adjacent suite. The property generates approximately \$5,000 per month from Thai-U-Up Thai Restaurant, which operates under a sublease with 7-Eleven. Upon lease termination, a new owner can establish a direct lease and retain this income stream to help offset occupancy costs. In addition, the property benefits from a long-term billboard lease in place since 1999, currently paying \$3,000 annually plus percentage rent, offering a clear value-add opportunity through renegotiation at market rates. Located within the SeaTac/Burien retail submarket (~1.3% vacancy), the property benefits from limited supply and strong demand for service- and convenience-oriented uses. The surrounding area includes a dense population of approximately 243,000 residents within a 5-mile radius (average household income \$121K+), along with close proximity to Kennedy Catholic High School (850+ students) and a top-performing Fred Meyer (top 2% nationally; 1.8M+ annual visits). The property is also zoned MU-2 (Mixed-Use High), allowing for a wide range of uses and building heights up to 85 feet, providing long-term redevelopment flexibility. Additionally, Washington State has no income tax.

PRICE: \$2,000,000
PRICE/SF: \$471

ACTUAL PROPERTY PHOTO

Year Built	1992
Gross Leasable Area	4,250 SF
Type of Ownership	Fee Simple
Lot Size	0.43 Acres
Zoning	Mixed-Use (MU)

THE HIGHLIGHTS

OWNER/USER OPPORTUNITY

The property features a 4,250 SF freestanding retail building which is currently master leased to 7-Eleven and split into two suites. There is a 2,500 SF suite previously occupied by a 7-Eleven convenience store and a 1,750 SF suite currently subleased to a Thai restaurant. The Seller will terminate the master lease with 7-Eleven at closing, allowing the new owner full control of the property at closing and the flexibility to operate the former c-store while leasing the adjacent suite, or reposition the entire asset.

OPTION TO RETAIN IN-PLACE INCOME FROM RESTAURANT | ~\$5,000/MONTH

7-Eleven currently subleases the 1,750 SF suite to Thai-U-Up, a successful food truck since 2013 which grew enough to open a full restaurant in 2018. A new owner has the option to negotiate a new, long-term lease with Thai-U-Up upon termination of the 7-Eleven master lease, retain the established income stream and offset some of its occupancy costs.

LONG-TERM BILLBOARD LEASE WITH SIGNIFICANT UPSIDE

The property features a billboard lease that's been in place since 1999, which operates in auto-renewing 5-year lease terms, with both landlord and billboard tenant having the option to renegotiate or terminate the lease within 30 days of the lease expiration date. The billboard lease pays \$3,000/year in rent, with percentage rent providing for additional income. Market rents are estimated at \$1,000-\$2,500/month, presenting a significant value-add opportunity through lease renegotiation upon expiration of the current term in 2029.

HIGH-VISIBILITY, SIGNALIZED HARD-CORNER LOCATION (22,000+ VPD)

The property is located directly at the signalized intersection of 1st Ave S and S 136th St with visibility to over 22,000 VPD and is nearby both Hwy 509 (62,700+ VPD) and Hwy 518 (65,000+ VPD) with easy access from exit ramps, has multiple points of ingress/egress, and features prominent pylon signage.



LOCATED NEARBY TOP 2% RANKED, HIGH-TRAFFIC FRED MEYER

The Property is positioned a few blocks from a Fred Meyer that ranks in the top 2% of all grocery stores nationally and receives more than 1.8 million visitors annually (per Placer.ai), providing strong, continuous traffic flow and visibility for the site.

FLEXIBLE ZONING (MU-2) WITH LONG-TERM REDEVELOPMENT POTENTIAL

The property is zoned MU-2 (Mixed-Use High) which permits numerous commercial, mixed-use, and residential uses including nearly all retail, office, and government uses—offering exceptional flexibility for owner/users from nearly any business sector. Additionally, the zoning allows for a building height up to 85 feet, providing for long-term redevelopment potential.

STRONG RETAIL TRADE AREA SURROUNDED BY NATIONAL TENANTS

Located within a dynamic retail corridor surrounded by numerous national retailers including Fred Meyer, LesSchwab, Safeway, Jack in the Box, Discount Tire, Staples, AutoZone, LA Fitness, PetSmart and more—driving consistent consumer traffic and reinforcing long-term tenant demand.

CONSTRAINED RETAIL SUPPLY | 1.3% MARKET VACANCY

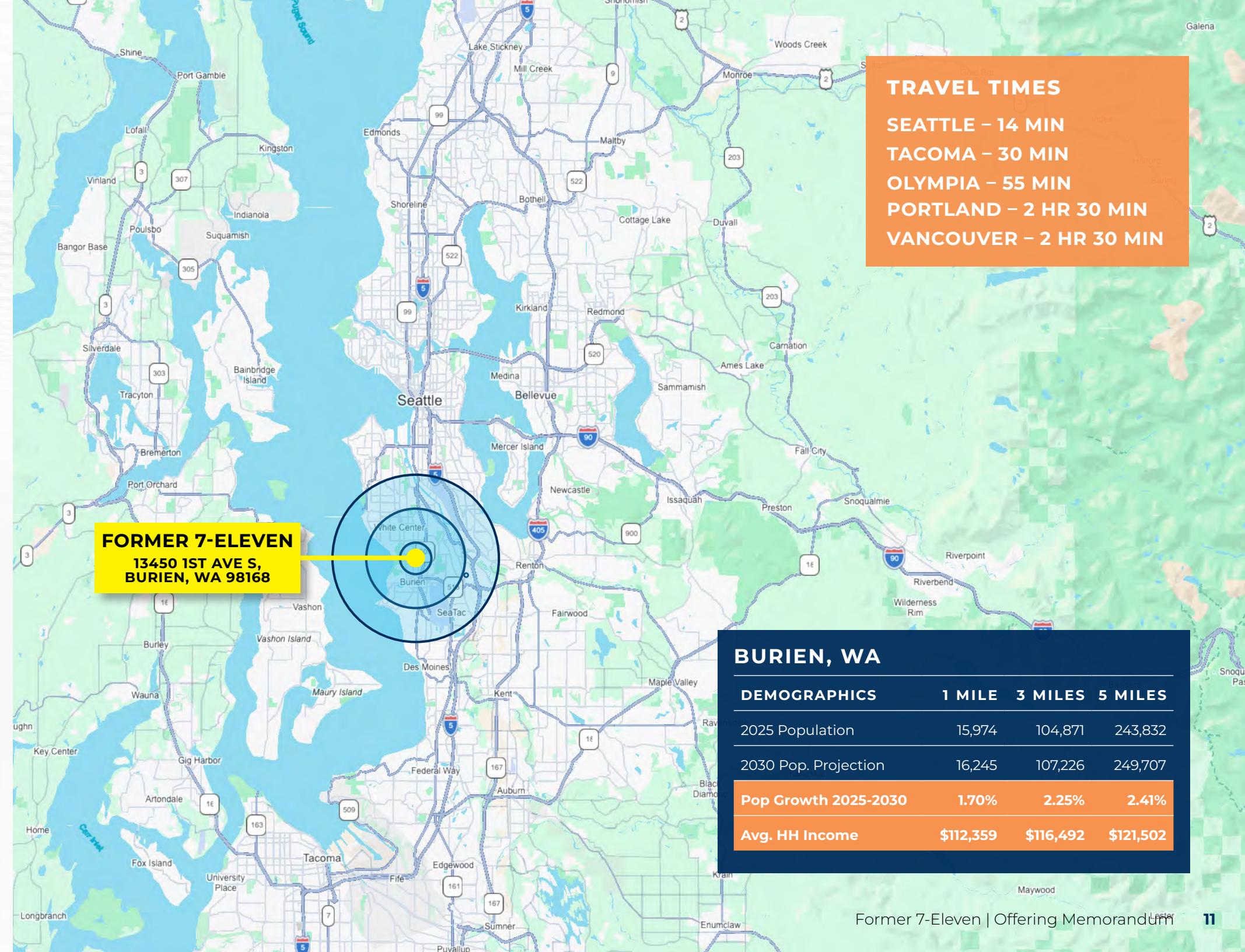
The SeaTac/Burien retail submarket features a low vacancy rate of approximately 1.3% per CoStar, reflecting limited availability of well-located commercial sites and supporting long-term demand for high-visibility, service and convenience-oriented uses.

DENSE, AFFLUENT DEMOGRAPHICS

The property benefits from a population of approximately 243,000 residents within a 5-mile radius, with average household incomes exceeding \$121,000.



SITE PLAN



TRAVEL TIMES
SEATTLE – 14 MIN
TACOMA – 30 MIN
OLYMPIA – 55 MIN
PORTLAND – 2 HR 30 MIN
VANCOUVER – 2 HR 30 MIN

BURIEN, WA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population	15,974	104,871	243,832
2030 Pop. Projection	16,245	107,226	249,707
Pop Growth 2025-2030	1.70%	2.25%	2.41%
Avg. HH Income	\$112,359	\$116,492	\$121,502

SEATTLE-TACOMA MSA

Known as the Emerald City, Seattle-Tacoma metro is situated approximately halfway between Portland, Oregon, to the south and Vancouver, British Columbia, to the north. The area's strategic location and thriving economy have made it the commercial, cultural, and advanced technology hub of the Pacific Northwest. Seattle has also earned the nickname of Cloud City and Jet City for its significant contributions to the global technology and aerospace industries.

Seattle-Tacoma MSA is a sophisticated urban center favored by shoppers and outdoorsmen alike. Surrounded on all sides by the Cascade Mountains, Mount Rainier and the Puget Sound, the region regularly tops magazine surveys of desirable places to live, work and play, a strong incentive for employers to locate in the area.

FORTUNE 500

COMPANIES HEADQUARTERED IN THE SEATTLE MSA



A ROBUST ECONOMY ANCHORED BY THE WORLD'S LEADING COMPANIES

As a hallmark destination for pioneers, the Seattle-Tacoma MSA attracts and retains both entrepreneurial businesses and individuals. Young, affluent, and highly educated individuals flock to the region for opportunities and as such, the Seattle-Tacoma MSA has emerged as a major global hub for some of the world's leading technological, medical, and life science companies. Seattle's increasingly diverse economic base is also a host to well-established national and international industries including aerospace, transport, and tourism.

ECONOMY

- The region is a leader in the aerospace, e-commerce, cloud storage, and computer software industries with employers that include Microsoft, Boeing and Amazon. These companies provide numerous high-quality jobs.
- Fishing, food processing, shipping, maritime logistics, shipbuilding, and ship repair and maintenance are other vital maritime-related segments of the economy.
- NS Kitsap anchors the region's defense economy (~31k direct military + civilian; tens of thousands incl. contractors). PSNS & IMF is the Navy's largest shipyard and the only West Coast carrier capable dry dock; a new dry dock is planned to support Ford class carriers.



#10

Washington State Ranked the Best State in America in 2025



#4

Ranked for GDP per Capita Nationally



~45%

Percentage of the State are College Educated



16.7%

Employment Growth Since 2016 Compared to the National growth of 9.7%

MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF NET LEASED PROPERTY AS FOLLOWS

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY

Please consult your Marcus & Millichap agent for more details.

COOPERATIVE BROKERAGE COMMISSION

Marcus & Millichap is offering a cooperative brokerage commission by Seller to brokers who represent purchasers that were not directly contacted via phone or e-mail by the listing brokers and who successfully close on the property at terms acceptable to Seller.

LISTING AGENTS

CLAYTON J. BROWN
Senior Managing Director Investments
206.826.5787 D
253.569.4338 C
clayton.brown@marcusmillichap.com

TREVOR LANE
Brokerage Coordinator
206.826.5756 D
425.233.9522 C
trevor.lane@marcusmillichap.com

RUTHANNE LOAR
Business Operations Manager
206.493.2622 D
916.206.4027 C
ruthanne.loar@marcusmillichap.com

DYLAN WOLF
Director Investments
206.826.5728 D
253.334.3761 C
dylan.wolf@marcusmillichap.com

LUKE HOLSINGER
Associate Investments
206.826.5821 D
253.732.5067 C
luke.holsinger@marcusmillichap.com

ANDREW HANSON
Associate Investments
541.690.4315 D
206.661.4297 C
andrew.hanson@marcusmillichap.com

LUKE PALLIS
Associate Investments
206.826.5817 D
206.550.9500 C
luke.pallis@marcusmillichap.com

MATTHEW HUMMEL
Associate Investments
208.536.0978 C
208.330.3794 D
matt.hummel@marcusmillichap.com

Marcus & Millichap
BROWN RETAIL GROUP
SEATTLE | PORTLAND | BOISE



ACTUAL PROPERTY PHOTO