

# Burien Center

15714 1st Avenue S | Burien, WA 98148



Tiffini Connell  
Madeline Stutz  
Avery Connell

tiffini@wccommercialrealty.com  
madelines@wccommercialrealty.com  
avery@wccommercialrealty.com

206.854.1925  
206.422.7598  
206.475.9367

**WCCR** | West Coast  
Commercial  
Realty

**Join Burien Center**, a well-established retail destination strategically located along 1st Avenue South in the heart of Burien, Washington. This high-visibility retail space offers a rare opportunity to secure a prime commercial location within one of South King County's most active and growing retail corridors.

### Property Overview:

11,958 SF of prime retail for lease situated on a prominent lot with direct street frontage and excellent signage opportunities. The property benefits from high daily traffic volumes, strong co-tenancy in the surrounding area, and ease of access from major thoroughfares including SR-509 and SR-518, making it a convenient stop for local and regional shoppers alike. The space features an open floor plan ideal for retail merchandising, ample on-site parking and available pylon signage with exposure to 1st Avenue South.

- Positioned just minutes from Sea-Tac International Airport, downtown Burien and West Seattle
- Close proximity to national retailers, restaurants and service providers
- Dense residential population in the immediate area

Whether you're a national brand looking for regional expansion or a local operator seeking high-visibility exposure, 15714 1st Ave S offers the infrastructure, visibility, and accessibility needed for retail success.





509



11,958 SF  
AVAILABLE



1st Avenue S



**STAPLES**

**PETSMART**

**LA FITNESS**

**BIG 5**  
SPORTING GOODS

*Since 1908*  
**Lovari's**

**Pizza Hut**

**Eden's**  
BREWING COMPANY

**O'Reilly** AUTO PARTS

**McDonald's**

**Wendy's**

**PCCC**  
COMMUNITY MARKETS

**509**

**518**

**TACO BELL**

**15714 1st Avenue S  
Burien, WA 98148**

**ROSS**  
DRESS FOR LESS

**TRADER JOE'S**

**509**

**Port of Seattle**  
Seattle-Tacoma International Airport

## DEMOGRAPHICS



### TOTAL POPULATION

1-Mile: 13,739

2-Mile: 40,595

3-Mile: 94,207



### TOTAL HOUSEHOLDS

1-Mile: 5,671

2-Mile: 15,556

3-Mile: 34,417



### AVERAGE HOUSEHOLD INCOME

1-Mile: \$106,862

2-Mile: \$117,103

3-Mile: \$107,515

## TRAFFIC COUNTS

**42,122**

Vehicles pre day

@ SR 509 & S 156th St

**19,207**

Vehicles pre day

@ 1st Ave S & S SW 157th

# RETAIL FOR LEASE

## Burien Center

15714 1st Avenue S | Burien, WA 98148

### FOR LEASING INFORMATION

**Tiffini Connell**

tiffini@wccommercialrealty.com

206.854.1925

**Madeline Stutz**

madelines@wccommercialrealty.com

206.422.7598

**Avery Connell**

avery@wccommercialrealty.com

206.475.9367

# WCCR

West Coast Commercial Realty

[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

MEMBER OF  
**SITE SOURCE**  
REAL ESTATE NETWORK

**CBA**

**icsc**

**CoStar**

**CoStar**

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

