

Offering Memorandum

Seahurst USPS

2116 SW 152ND ST, BURIEN, WA



KYLE STERLING
425 586 5608
ksterling@nai-psp.com

SAM JOHNSON
425 586 5620
sjohnson@nai-psp.com

NAI Puget Sound
Properties

Offering Summary

NAI Puget Sound Properties is pleased to present 2116 SW 152nd St, Burien, WA, a fully leased 1,600 SF standalone retail building in an established commercial corridor of Seahurst. The property is anchored by the United States Postal Service (USPS), occupying 1,092 SF with five years remaining on their lease, alongside a stable local service tenant, Rosemary's Counseling, which occupies 508 SF.

With its affluent Burien location, ample street parking in the front, and private onsite parking in the rear, this property represents a true "coupon clipper" investment, offering reliable cash flow from a nationally recognized credit tenant paired with a complementary service provider.



685,000

ADDRESS	2116 SW 152nd St Burien, WA 98166
NOI	\$41,018
OFFERING CAP RATE	6.0%
BUILDING SIZE	1,600 SF
LOT SIZE	5,255 SF
CURRENT OCCUPANCY	100%





Investment Highlights

+ CREDIT TENANT ANCHOR

Leased to the United States Postal Service, one of the most recognized and established federal institutions, providing exceptional tenant credit quality.

+ STABLE LEASE TERMS

USPS lease runs through 2030, giving investors five years of predictable cash flow backed by a government tenant.

+ LOW-MANAGEMENT, COUPON CLIPPER INVESTMENT

Simple, predictable rental income with minimal landlord obligations, ideal for investors seeking reliable passive cash flow.

+ BURIEN AFFLUENCE & STABILITY

Located in a well-established, high-demand pocket of Burien with strong demographics, steady traffic, and proximity to residential neighborhoods.



Rent Roll

Scheduled Lease Income	\$48,718
Expenses	(\$7,700)
Net Operating Income	\$41,018

Taxes	\$5,100
Ins.	\$1,000
Utilities	\$600
Repairs & Maintenance	\$1,000
Total	\$7,700

TENANT	SF	%	LEASE START	EXP	MONTHLY \$/SF	NOTES
Post Office	1,092	68%	10/31/2021	11/1/2031	\$3,184.83	Gross
Rosemary's Counseling	508	32%	3/1/2023	2/28/2026	\$875.00	Gross
	1,600	100%			\$4,059.83	

**Buyer to verify Square Footages*

Nearby Amenities

DOWNTOWN BURIED

BURIED PIZZERIA

GRAND CENTRAL BAKING COMPANY

KINECT @ BURIED

TIN ROOM BAR

THE RESIDENCES AT **BURIED**

WELLS FARGO

TOWN SQUARE

Farmers Market

MILLER 18 90 PAINT



Seahurst USPS

2116 SW 152ND ST, BURIEN, WA

FOR ADDITIONAL INFORMATION OR TO SCHEDULE A SHOWING,
PLEASE CONTACT THE LISTING BROKERS:

KYLE STERLING

425 586 5608

ksterling@nai-psp.com

SAM JOHNSON

425 586 5620

sjohnson@nai-psp.com

NAI Puget Sound
Properties

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE; WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.