

16415 Southcenter Parkway

RETAIL FOR LEASE

1,475 SF BUILDING
AVAILABLE



WCCR

West Coast Commercial Realty

*Do Not Disturb Tenant

THE OPPORTUNITY

Ideally located in the heart of the Southcenter trade area, one of the top retail destinations in Washington State that draws nearly ten million shoppers annually. This rare, sought after stand alone building sits in the heart of Southcenter Parkway and Strander Boulevard. Co-tenancy with AT&T offers excellent branding and visibility with storefront and pylon signage available. This intersection sees approximately 49,000 vehicles per day with easy access to I-5 and I-405. The Southcenter submarket is a retail destination with robust demographics including a substantial employment base of 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. Join us at the largest shopping hub with the best access to the South Sound!

**Do Not Disturb Tenant*

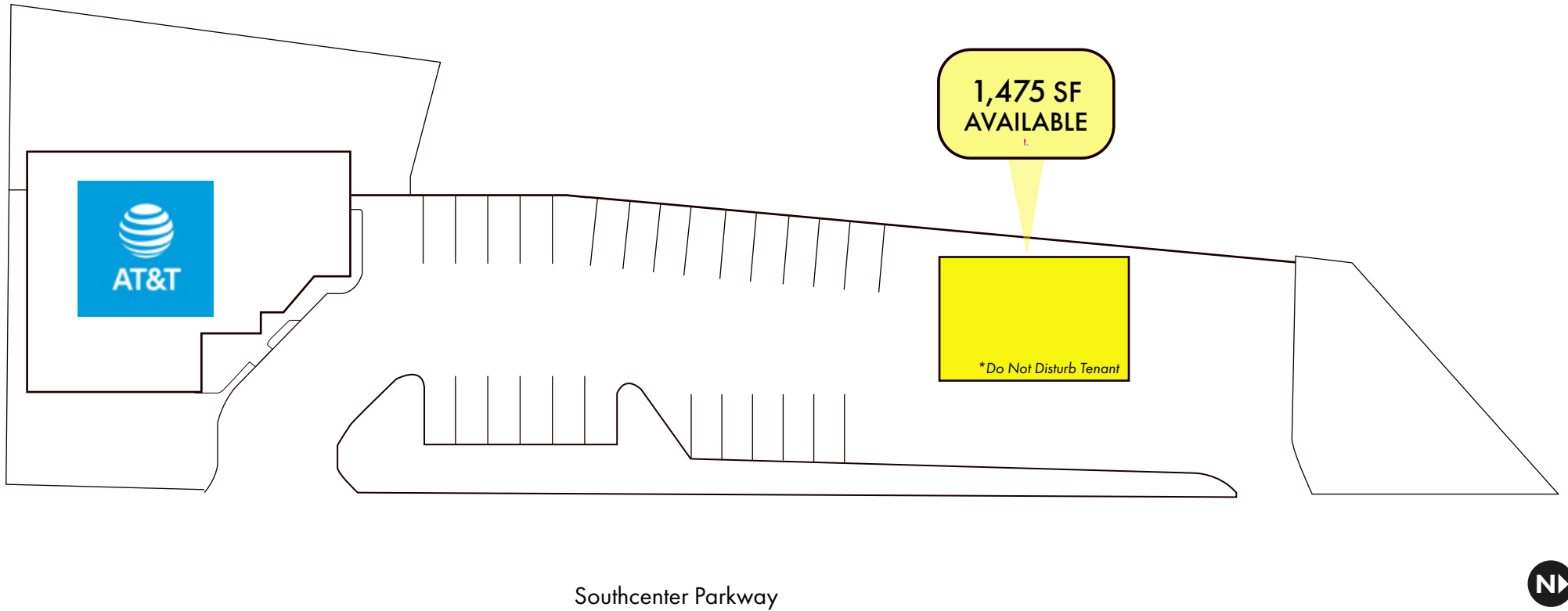
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16415 SOUTHCENTER PARKWAY, TUKWILA, WA 98188

SITE PLAN



DEMOGRAPHICS

	1-Mile:	3-Mile:	5-Mile:
AVERAGE HOUSEHOLD INCOME	\$91,943	\$90,319	\$99,468
TOTAL POPULATION	8,412	73,575	286,039
TOTAL EMPLOYEES	17,632	85,634	150,928



TRAFFIC COUNTS

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

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



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Tiffini Connell
(206) 854-1925

tiffini@wccommercialrealty.com

Jennifer Israel
(206) 349-8907

jenniferi@wccommercialrealty.com

CBA

ICSC

CoStar
POWER BROKER

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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(206) 283-5212

www.wccommercialrealty.com

