



FOR LEASE

1233 Andover Park East
Tukwila, Washington 98188



LANTERN LANDING

Steve Erickson | Connor McMahon

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

1233 ANDOVER PARK E:

2,771 SF - 13,380 \$26.00 - \$29.50 PSF PLUS NNN

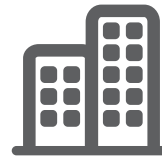
- Consists of a New 13,380 SF Retail Building
- Building Can be Demised
 - Option 1: 5,958 SF & 7,422 SF
 - Option 2: 3,170 Sf, 2,771 SF + 610 SF Storage, & 6,826 SF
- Located in the Heart of Puget Sound's Retail Core
- Construction Now Complete
- Parking: 44 Stalls
- Excellent Visibility and Access
- Located at Signalized Intersection
- Neighbors Include: Home Depot & Costco
- Moments from Westfield Southcenter Mall & Down the Street from IKEA



Population



Average HH Income



Daytime Population

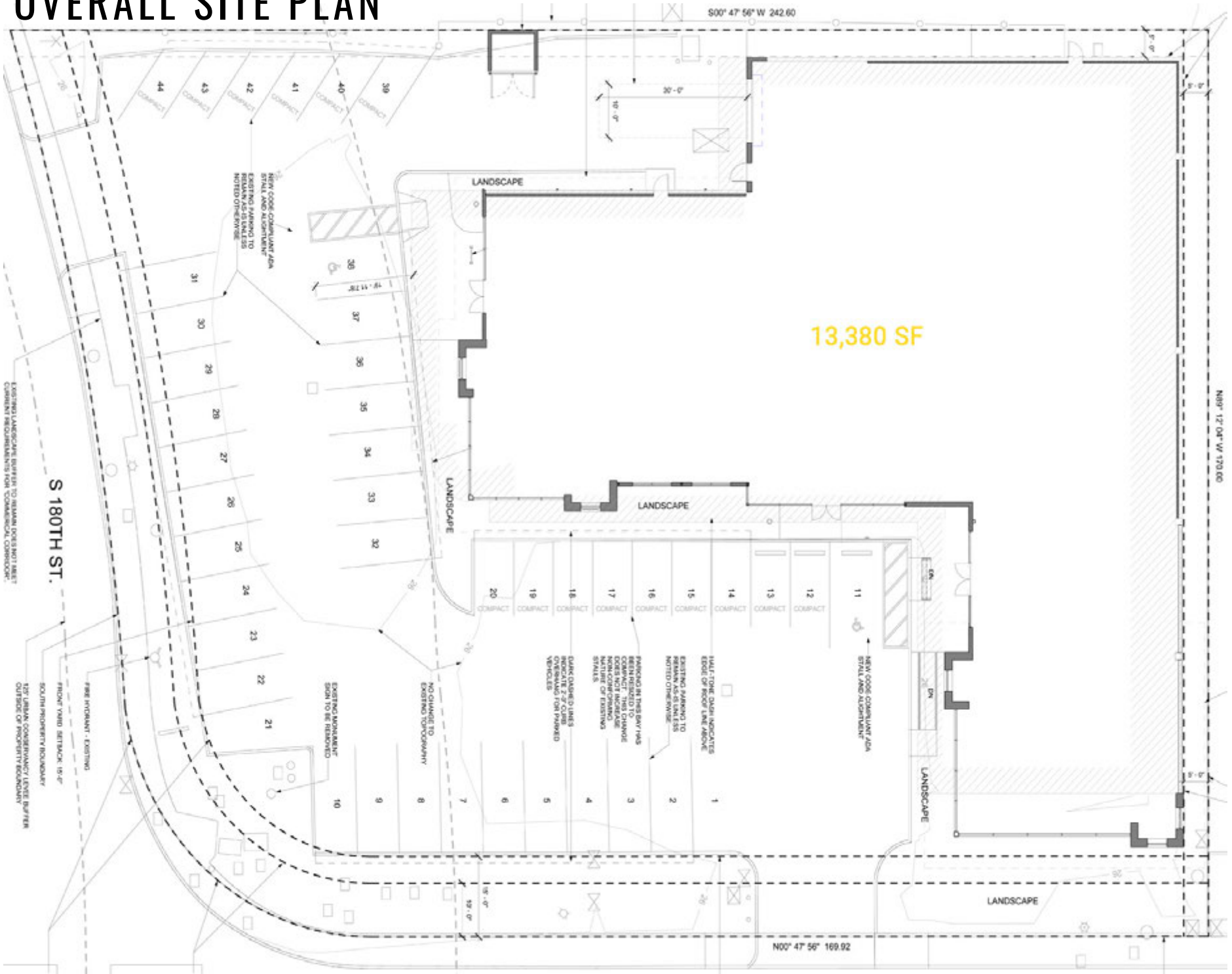
Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	882	\$95,596	16,112
Mile 3	74,417	\$86,139	90,764
Mile 5	282,575	\$89,778	172,439

CONSTRUCTION COMPLETE!

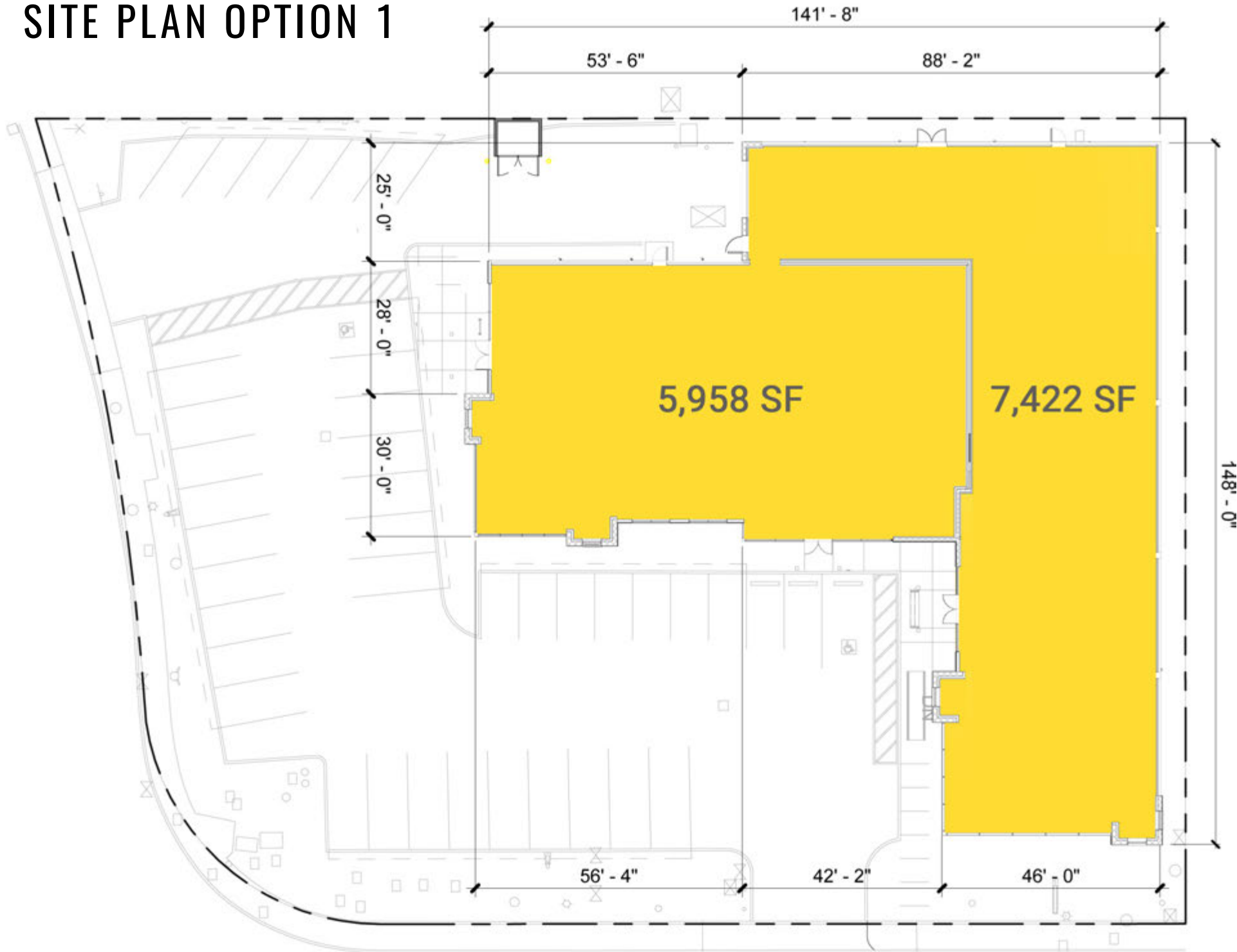


OVERALL SITE PLAN

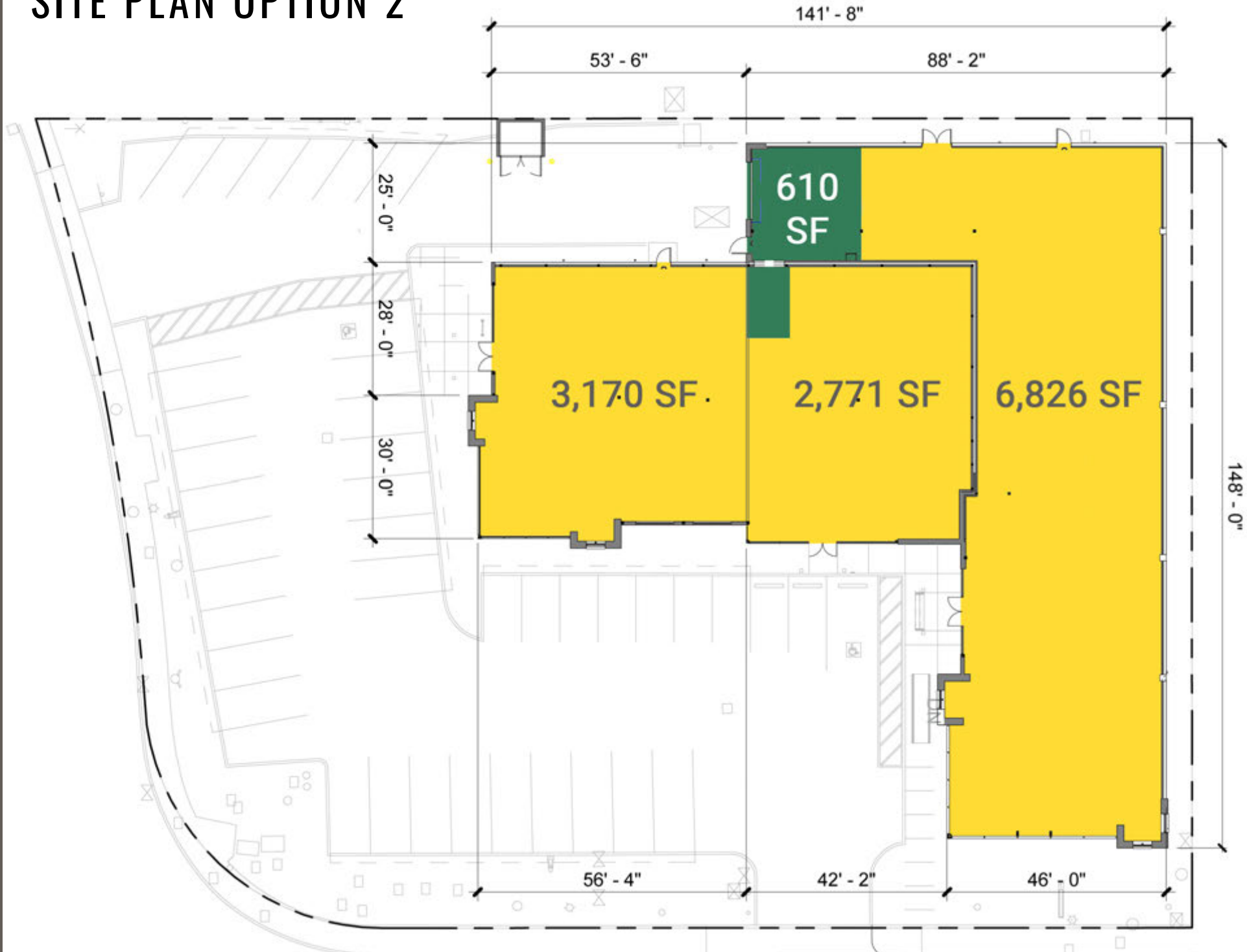


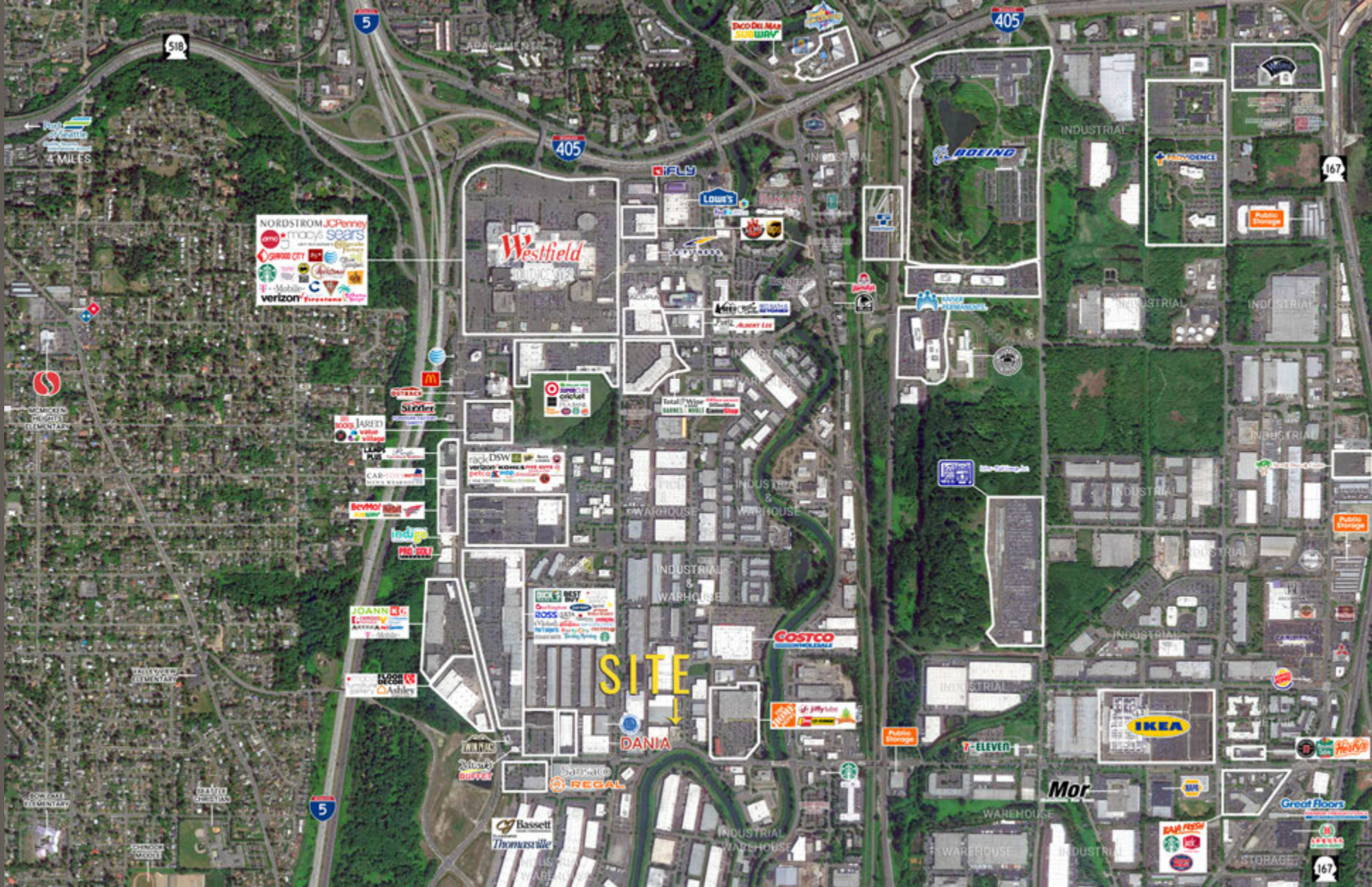
13,380 SF

SITE PLAN OPTION 1



SITE PLAN OPTION 2





Located moments from
I-5 & I-405



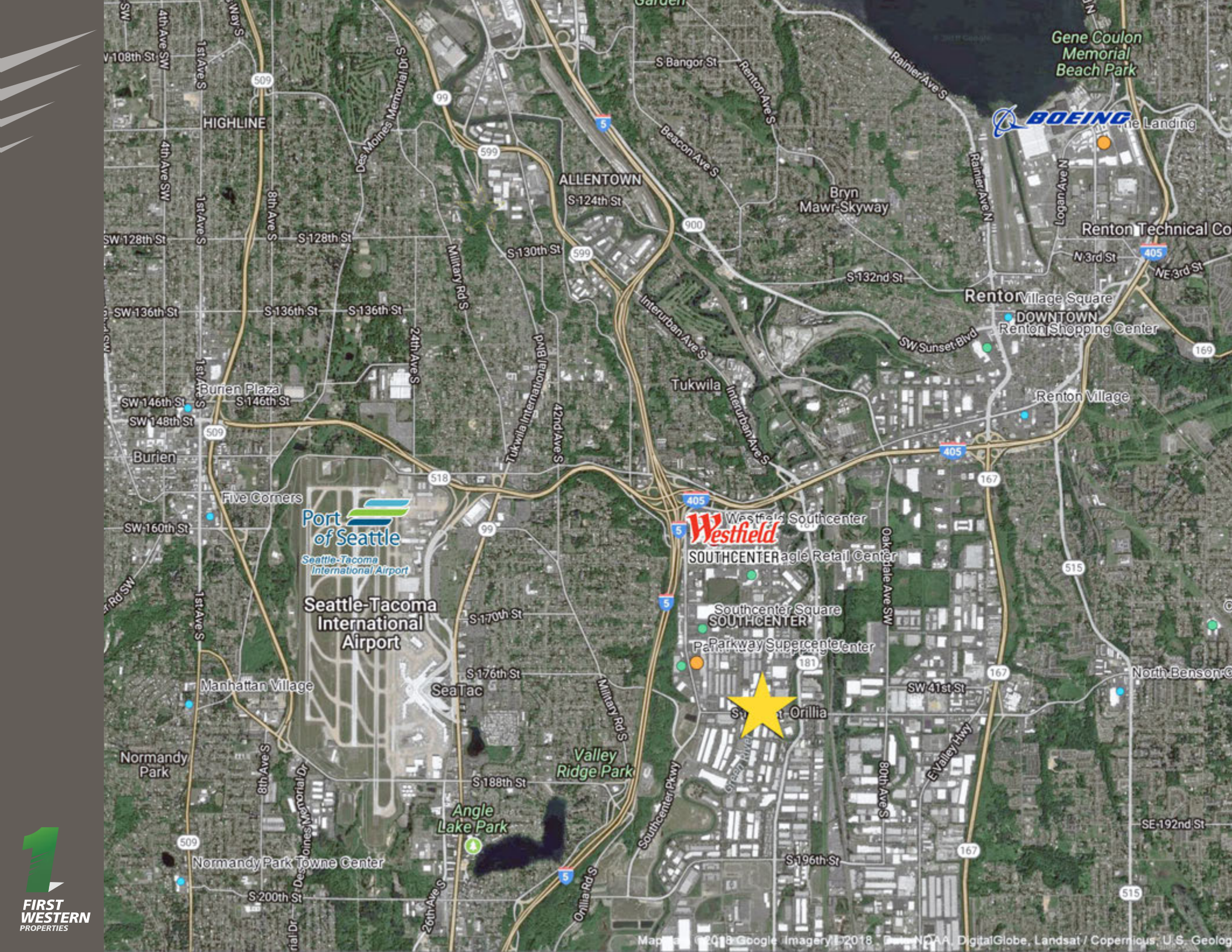
\$2,256,523,198
Taxable Retails Sales 2018



28,002 ADT
S 180th Street



15,089 ADT
Andover Parkway E



Gene Coulon Memorial Beach Park

BOEING

ALLETOWN

Renton Technical Co

Renton Village Square

DOWNTOWN Renton Shopping Center

Renton Village

Port of Seattle

Seattle-Tacoma International Airport

Seattle-Tacoma International Airport

Westfield

SOUTHCENTER

Southcenter Square

SOUTHCENTER

Pa Parkway Supercenter

Orillia

Valley Ridge Park

Angle Lake Park

Normandy Park Towne Center





TUKWILA, WA is a great place to live and work. In addition to shopping, visitors can tour museums, catch a soccer game, go bowling, or even go indoor skydiving. Tukwila, is a great place for business with over 40,000 jobs. Tukwila is a retail powerhouse generating nearly \$2.1 billion dollars in taxable retail sales in 2017.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

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