

## Price Reduced to \$15/NNN

Former Barnaby's Property  
16401 West Valley Highway  
Tukwila, WA

### Incredibly Rare Opportunity

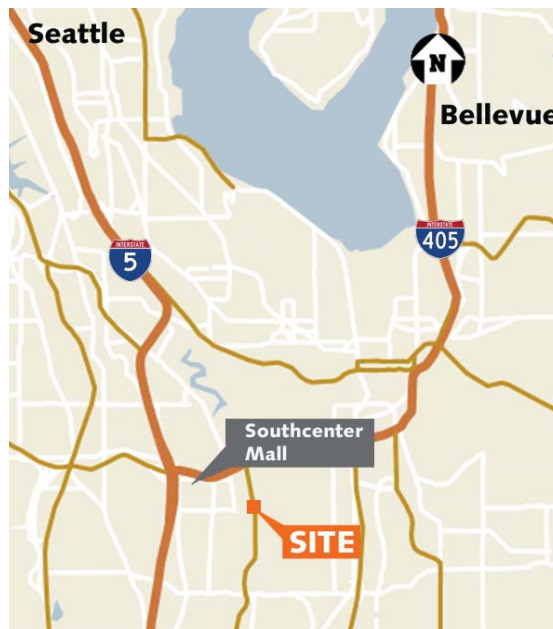
Approx 7,556 SF free-standing high-identity building with over 100 parking stalls

6,751 SF main floor and 805 SF mezzanine

Access off Strander & W Valley Hwy; pylon signage

Daytime population in 3-mile radius of 105,290

Great exposure, access, and parking in Southcenter Trade Area!



### Contact

**Brian Nelson**  
425.450.1139  
bnelson@kiddermathews.com

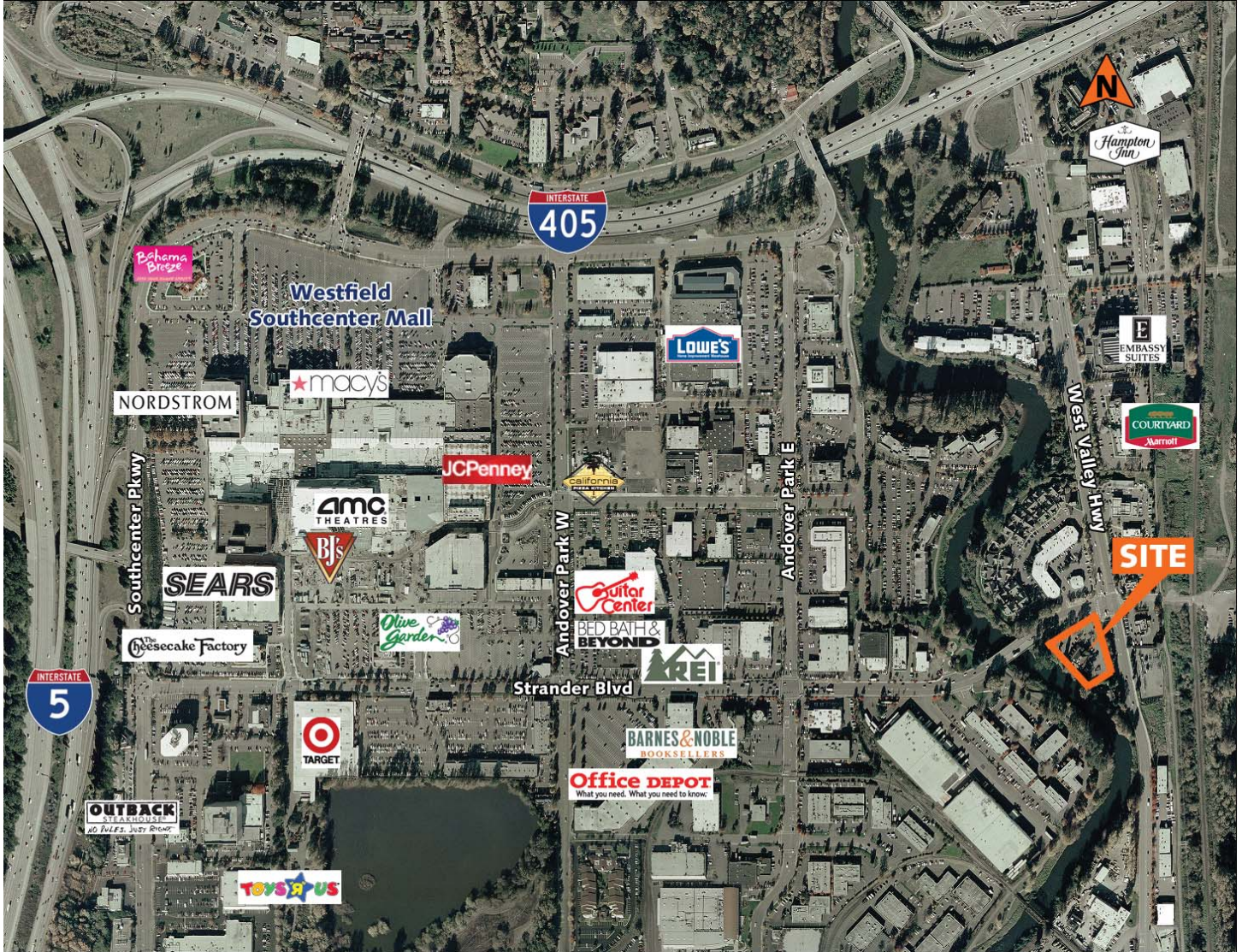
**Mike Catt**  
206.248.7309  
mcatt@kiddermathews.com

#### DEMOGRAPHICS (2013 PROJECTION)

	Population	Avg HH Inc
3 miles	77,966	\$75,268
5 miles	252,479	\$81,199
7 miles	455,847	\$86,950



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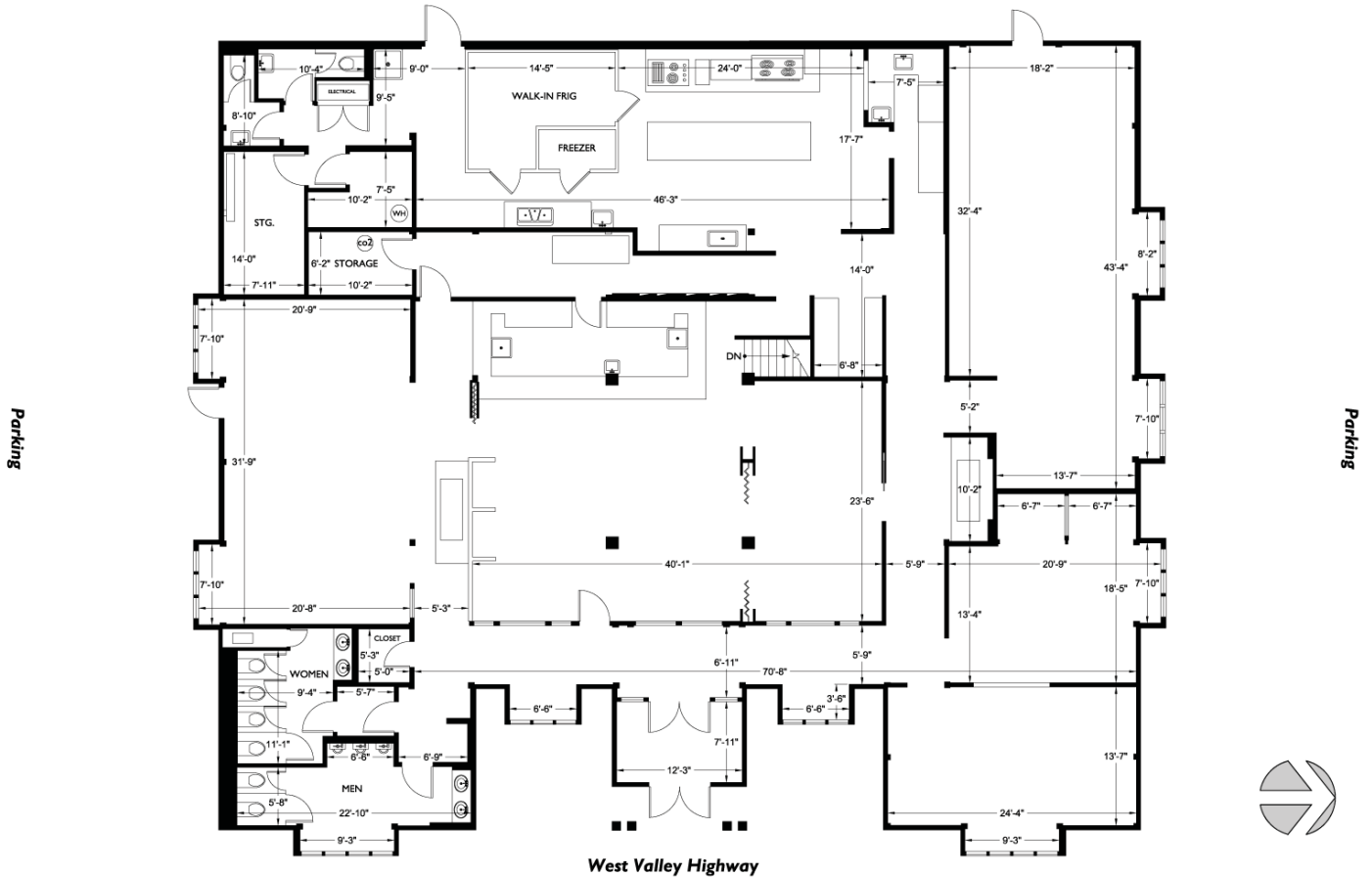
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**Floor Plan  
Floor 1**

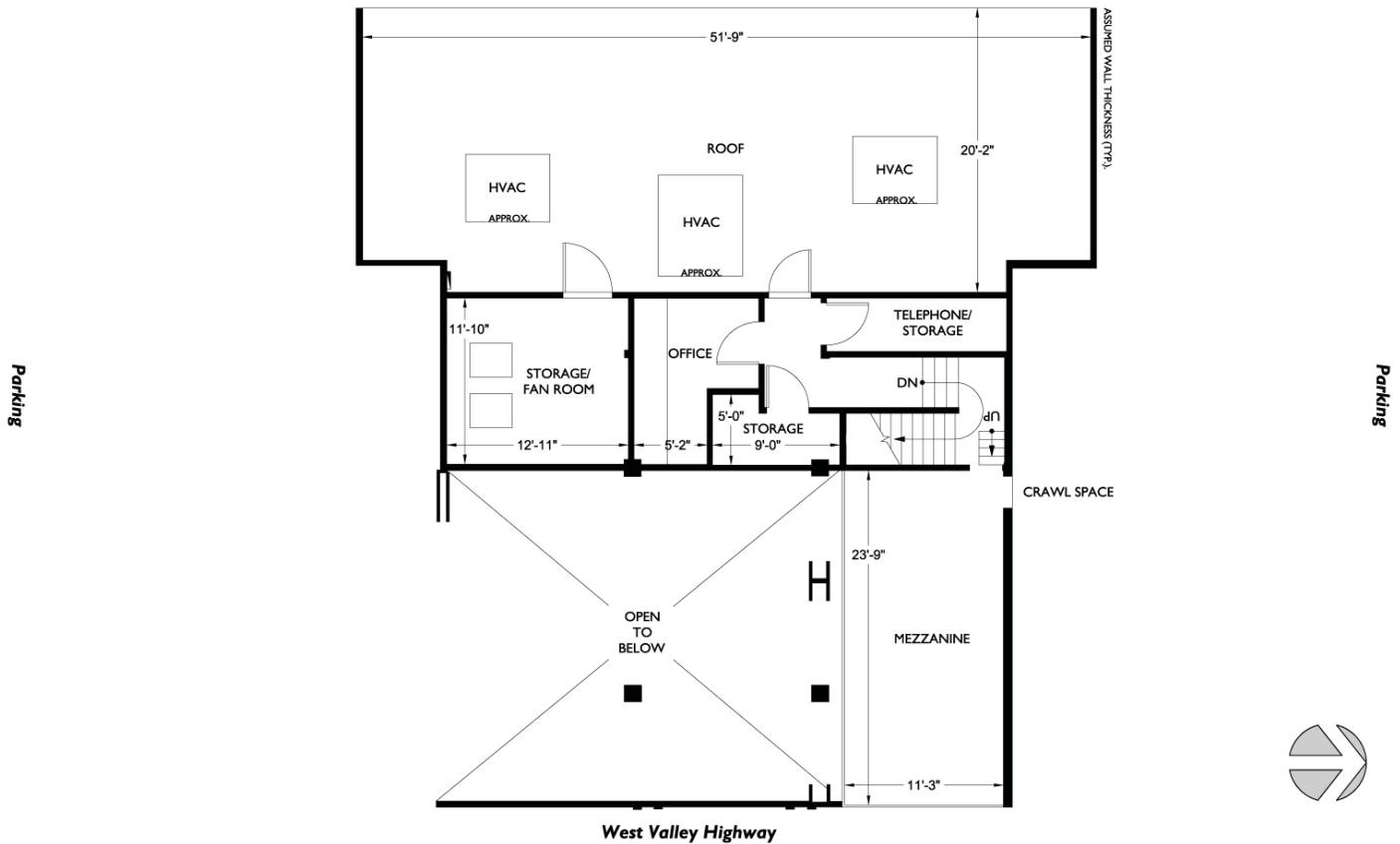
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**Floor Plan  
Floor 2**

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