

# Parkway Village

RETAIL FOR LEASE

17025 - 17197 Southcenter Parkway, Tukwila WA 98188



## THE OPPORTUNITY

Prime retail available in the sought-after newly-remodeled Parkway Village center on Southcenter Parkway in Tukwila. This is one of the best shop-space retail centers in the Southcenter area with high visibility to Southcenter Parkway, an entrance at a lighted intersection, ample parking, and great co-tenants including BevMo and The Habit Burger.

The Southcenter submarket is a retail destination with robust demographics including a substantial employment base (**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. Additionally, there are **nearly 25,000 tourists** shuttled to retailers from nearby airport hotels annually. This large commercial community draws thousands of workers and consumers to the area daily. Join us at the largest shopping hub with the best access to the South Sound!



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

Tiffini Connell

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# WCCR

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Retail  
Commercial  
Specialists



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## DEMOGRAPHICS

### ▶ AVERAGE HOUSEHOLD INCOME

5-Mile: \$83,785

### ▶ TOTAL POPULATION

5-Mile: 286,698

### ▶ TOTAL EMPLOYEES

5-Mile: 168,446



*Newly remodeled center in the heart of the Southcenter Retail Core - one of the largest retail destinations in Washington State*

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## PRIME RETAIL LOCATION

- A Prime Retail Redevelopment in the Heart of Southcenter Parkway

- Rare Small Shop Space Available with Great Visibility and Frontage in a Prime Shopping Destination

- Anchored by BevMo! With Strong Co-Tenants including The Habit Burger Grill

- Three Blocks from Southcenter Mall

- Strong Demographics and Traffic Counts

- Located in Heart of One of the Largest Retail Destinations in Washington State



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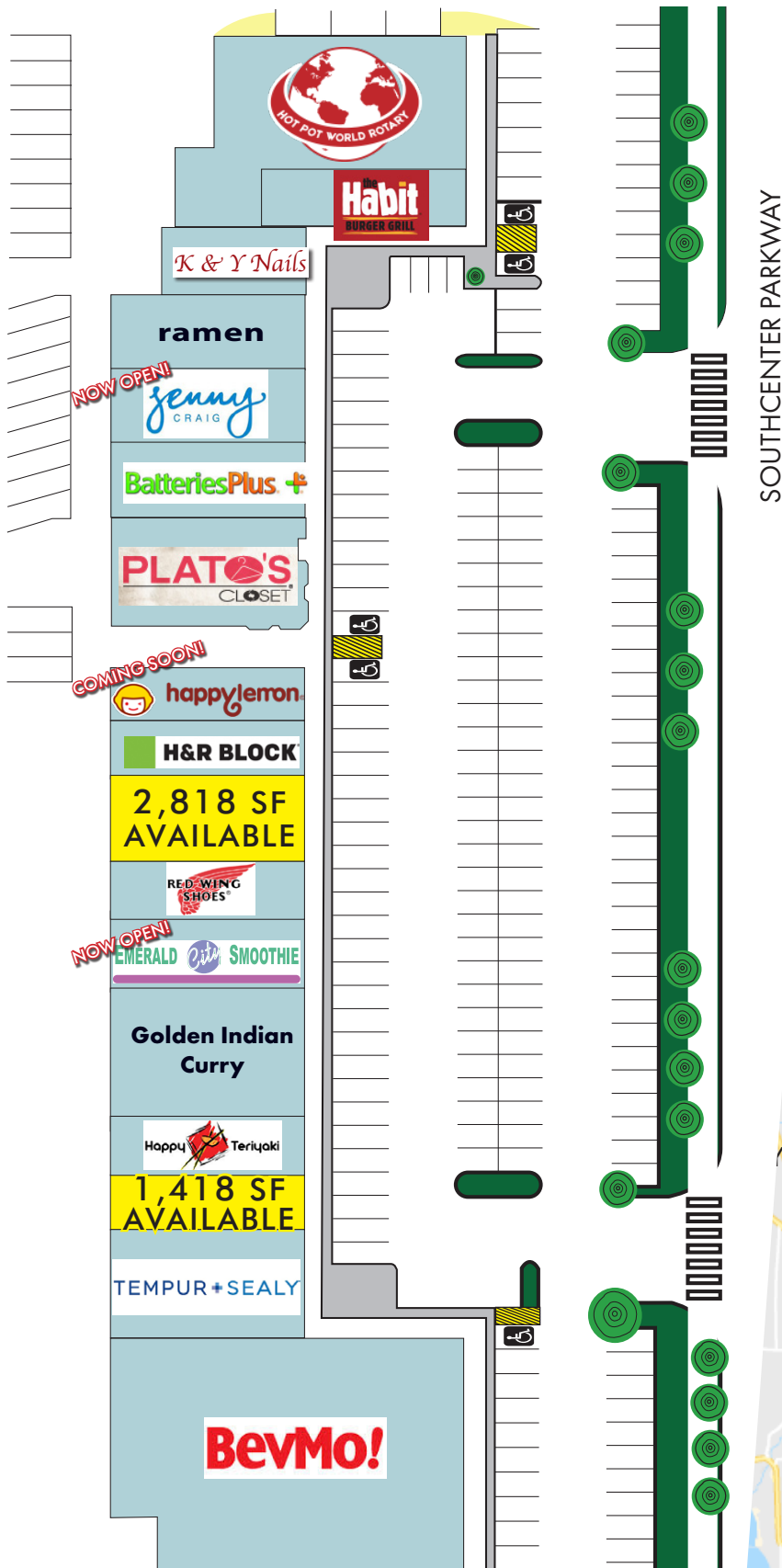
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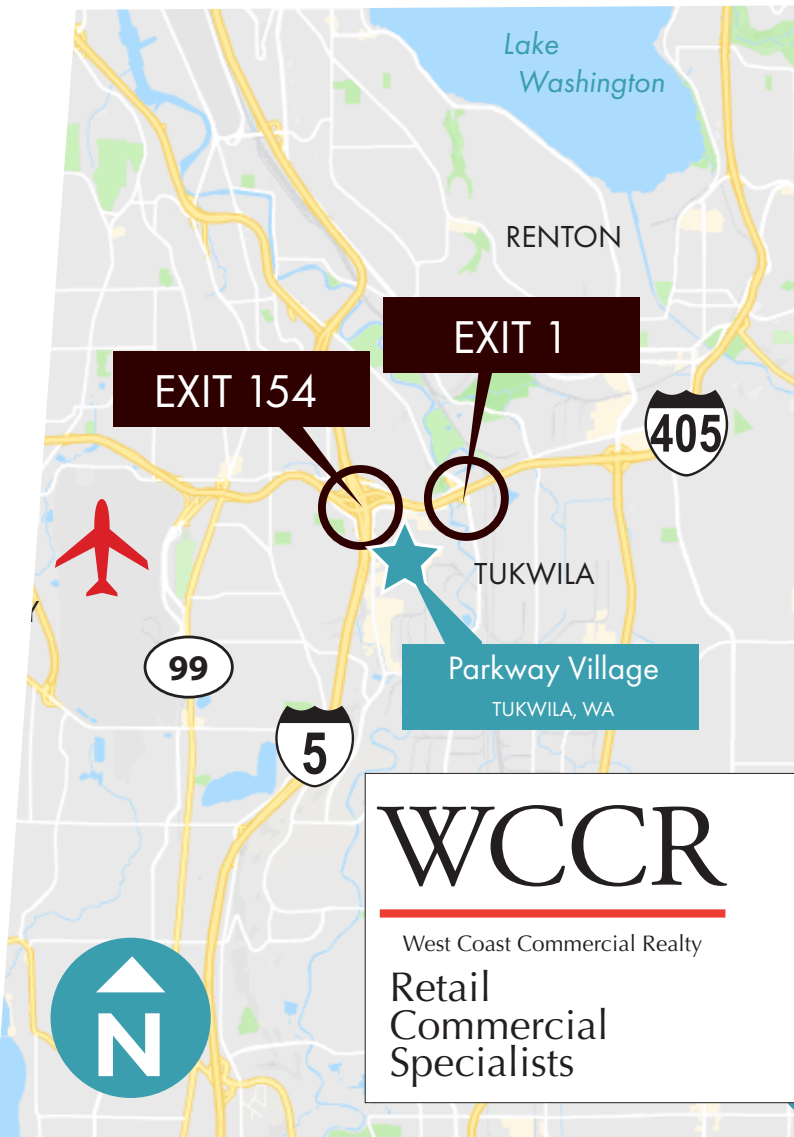
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## TRAFFIC COUNTS

- ▶ 246,000+ ADV  
at the intersection of Interstate-5  
& Southcenter Boulevard
- ▶ 21,700+ ADV  
at the intersection of Southcenter Parkway  
& Strander Boulevard  
(0.4 miles north of center)



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