

17401 Southcenter Parkway

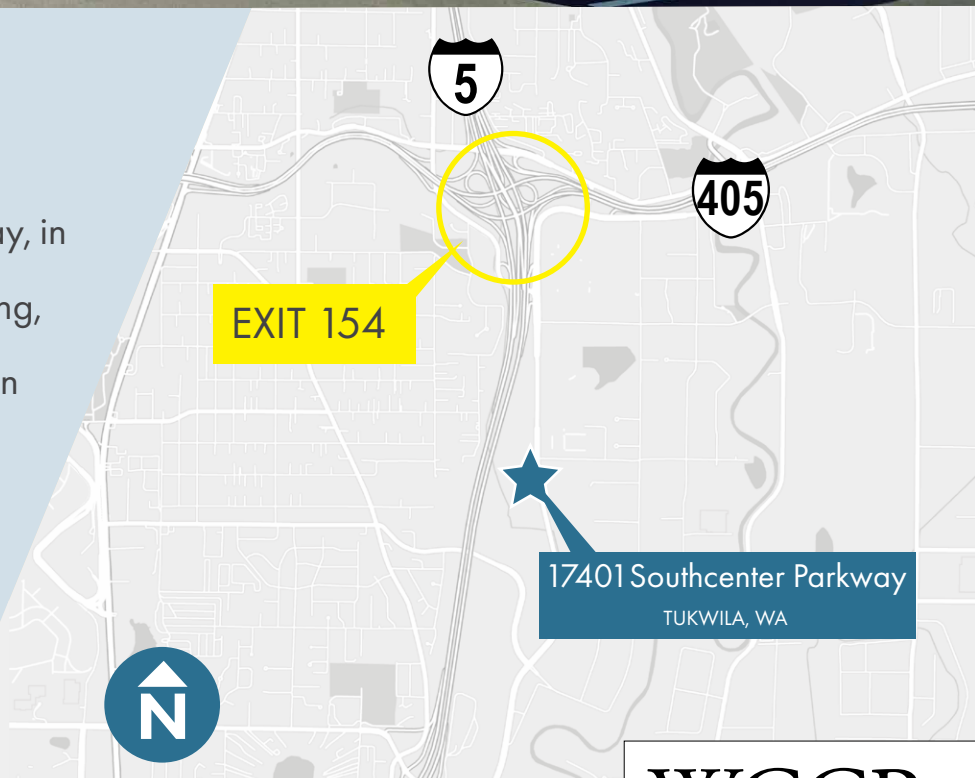
RETAIL FOR LEASE

17401 Southcenter Parkway Tukwila, WA



THE OPPORTUNITY

Prime storefront on Southcenter Parkway, in the heart of one of the largest shopping, dining and entertainment destinations in Puget Sound with retail sales activity reaching \$1.9 billion in 2017.



Tiffini Connell
Christian Decker

(206) 283-5212
www.wccommercialrealty.com

WCCR
West Coast Commercial Realty
Retail
Office
Investment

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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TRAFFIC COUNTS

▶ INTERSTATE 5 @ INTERSTATE 405:

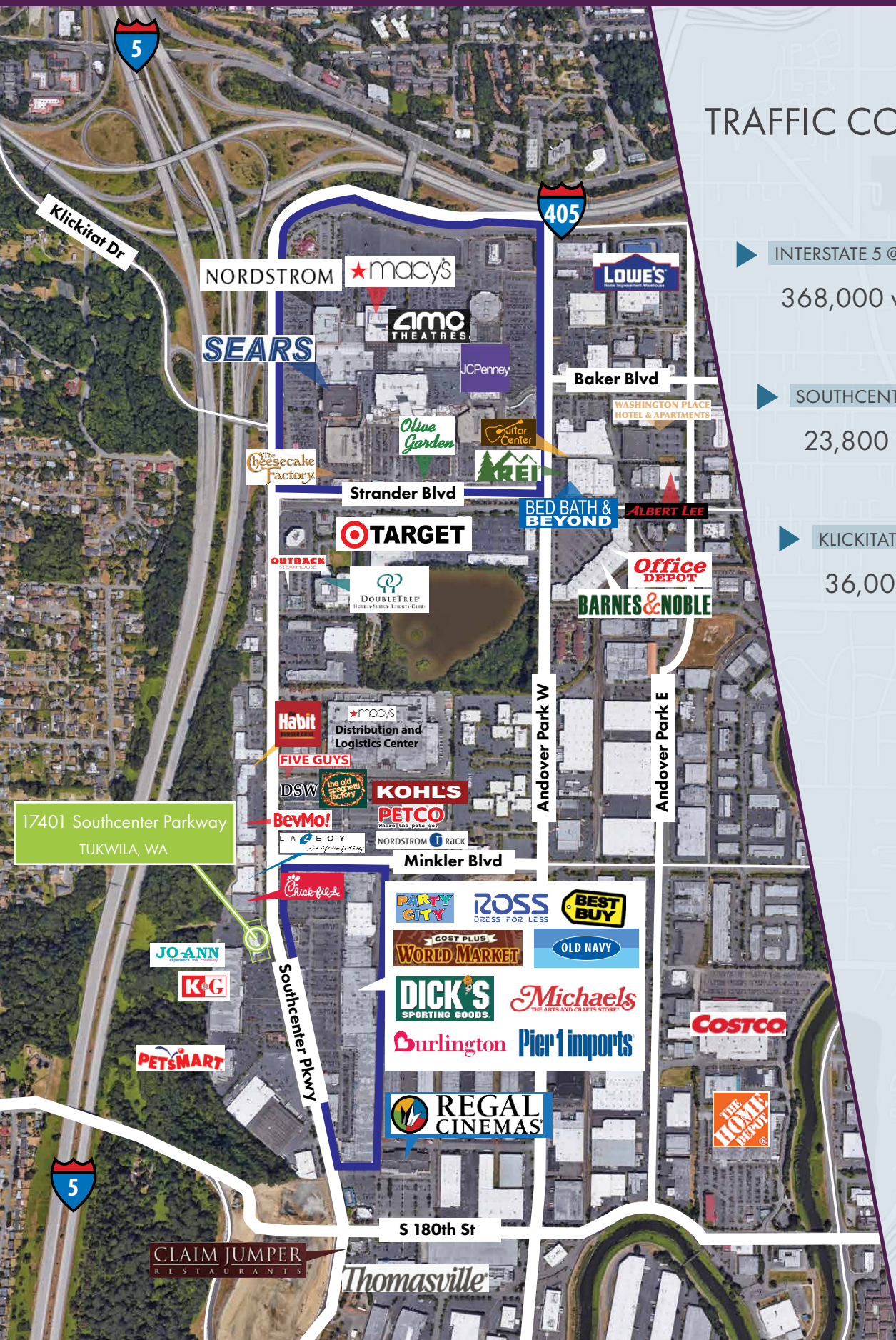
368,000 vehicles per day

▶ SOUTHCENTER PKWY @ MINKLER BLVD:

23,800 vehicles per day

▶ KLIKITAT DRIVE @ INTERSTATE 5:

36,000 vehicles per day



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AVAILABLE: 1,969 SF

- Sought after Southcenter Parkway space
- Highly sought after trade area
- Great co-tenant line up
- Ample parking and easy access
- 4 blocks from Southcenter Mall
- 7 minutes from Seatac Airport

DEMOGRAPHICS

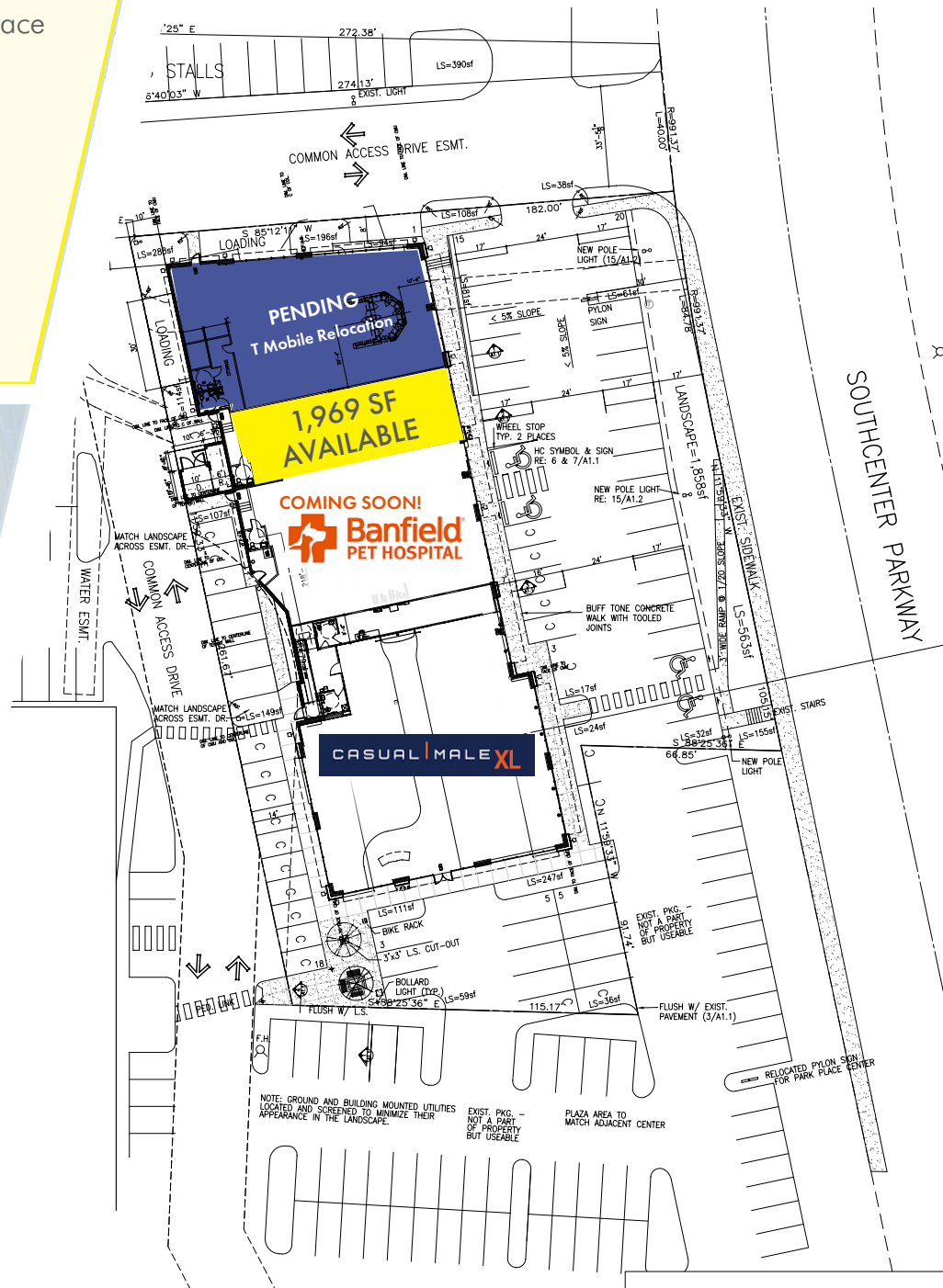
▶ **TRADE AREA POPULATION:**
455,094 (15 Minute Drive)

▶ **NUMBER OF EMPLOYEES (1-MILE):**
40,900

▶ **NUMBER OF EMPLOYEES (3-MILE):**
122,000

▶ **POPULATION (5-MILE):**
297,088

SITE PLAN



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