

Southcenter Parkway

RETAIL FOR LEASE

16915 Southcenter Parkway, Tukwila WA 98188

AVAILABLE
14,392 SF (can divide)



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. Coveted northern location on the west side of Southcenter Parkway between two lighted intersections, with approximately 49,000 vehicles per day. Join a dynamic line up of strong national brand tenants including CarToys, Men's Wearhouse, and Lamps Plus.



EXIT 154

Southcenter Parkway
TUKWILA, WA



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

Southcenter Parkway

RETAIL FOR LEASE

16915 Southcenter Parkway, Tukwila WA 98188

TRAFFIC COUNTS

▶ INTERSTATE 5 @ INTERSTATE 405:

350,000 vehicles per day

▶ SOUTHCENTER PKWY @ STRANDER BLVD:

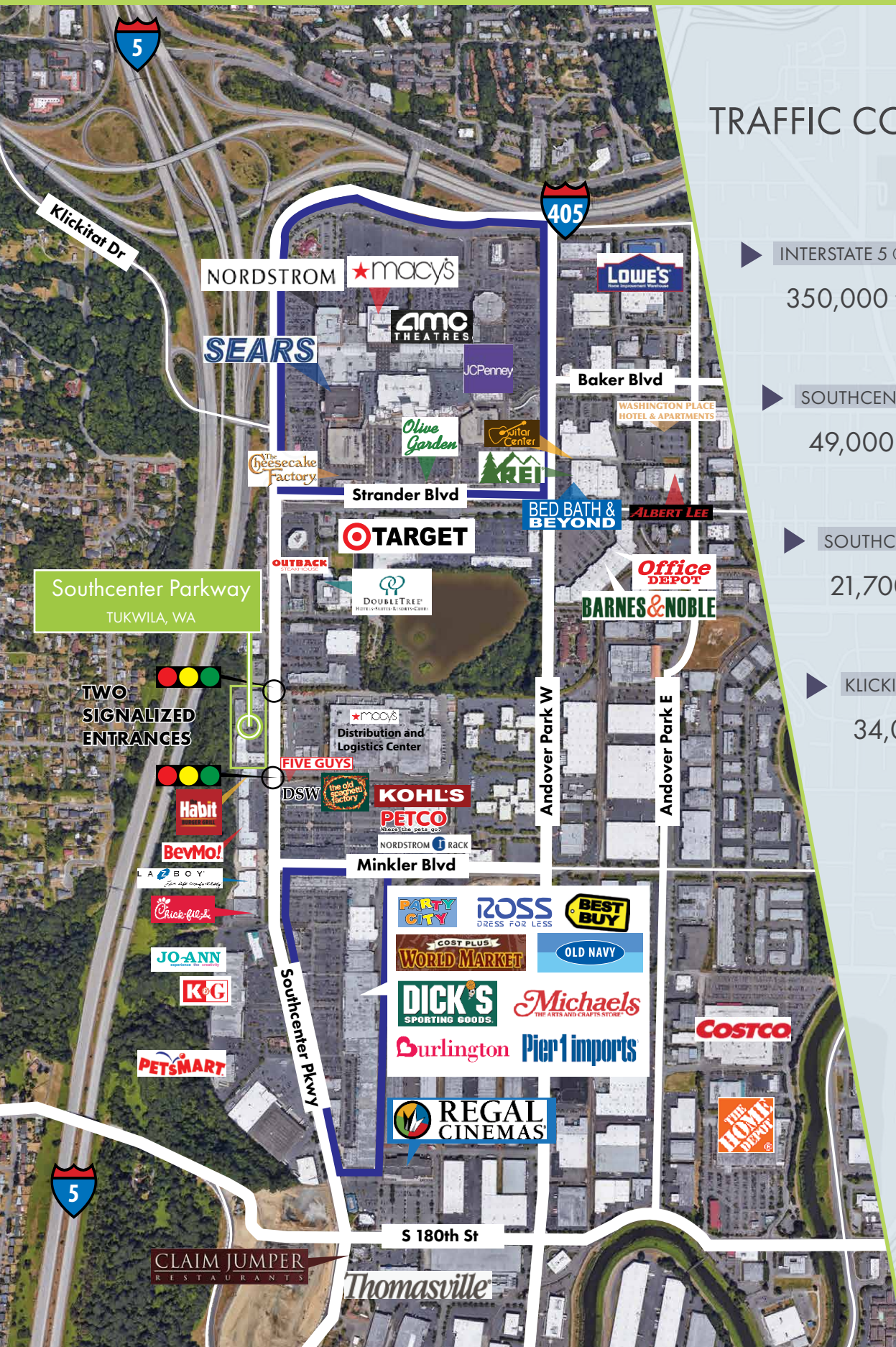
49,000 vehicles per day

▶ SOUTHCENTER PKWY @ MINKLER BLVD:

21,700 vehicles per day

▶ KLIKITAT DRIVE @ INTERSTATE 5:

34,000 vehicles per day



WCCR

West Coast Commercial Realty

Retail
Office
Investment

Southcenter Parkway

RETAIL FOR LEASE

16915 Southcenter Parkway, Tukwila WA 98188

AVAILABLE: 14,392 SF *Do not disturb tenant*

- Junior Anchor Opportunity (will divide to 3,000 SF)
- Highly Sought After Trade Area
- Pylon Signage
- Great Co-Tenant Line-up
- Established Center
- 3 Blocks from Southcenter Mall

DEMOGRAPHICS

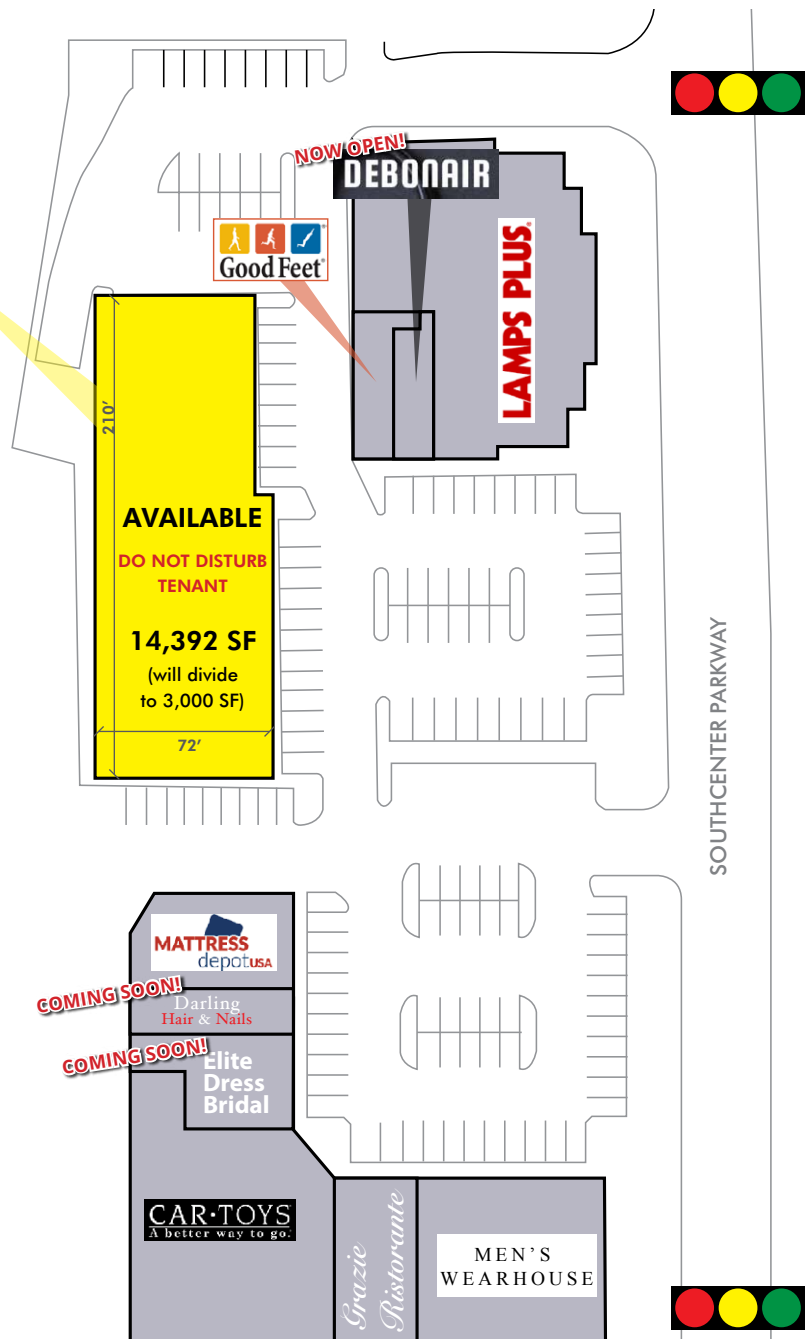
▶ **TRADE AREA POPULATION:**
455,094 (15 Minute Drive)

▶ **NUMBER OF EMPLOYEES (1-MILE):**
Nearly 20,000

▶ **NUMBER OF EMPLOYEES (3-MILE):**
Over 90,000

▶ **POPULATION (5-MILE):**
280,209

SITE PLAN



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