

# 17275 Southcenter Parkway

RETAIL FOR LEASE

17275 Southcenter Pkwy # 100,  
Tukwila, WA 98188



## THE OPPORTUNITY

End cap with huge visibility to Southcenter Parkway AND pylon signage! Prime location in the heart of this trade-area destination with easy in/out access and great co-tenants in the immediate area. Surrounding neighborhoods are fast-growing with residential and large employers, creating even more demographic reach. Newer construction, mostly open layout.



Tiffini Connell  
Christian Decker

(206) 283-5212  
[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

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

# WCCR

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Retail  
Office  
Investment



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## DEMOGRAPHICS

### ▶ AVERAGE HOUSEHOLD INCOME

5-Mile: \$87,171

### ▶ TOTAL POPULATION

5-Mile: 281,521

### ▶ TOTAL EMPLOYEES

5-Mile: 172,399



## TRAFFIC COUNTS

246,000+ ADV  
at the intersection of Interstate-5  
& Southcenter Boulevard

21,700+ ADV  
at the intersection of Southcenter Parkway  
& Strander Boulevard

(0.6 miles north of center)



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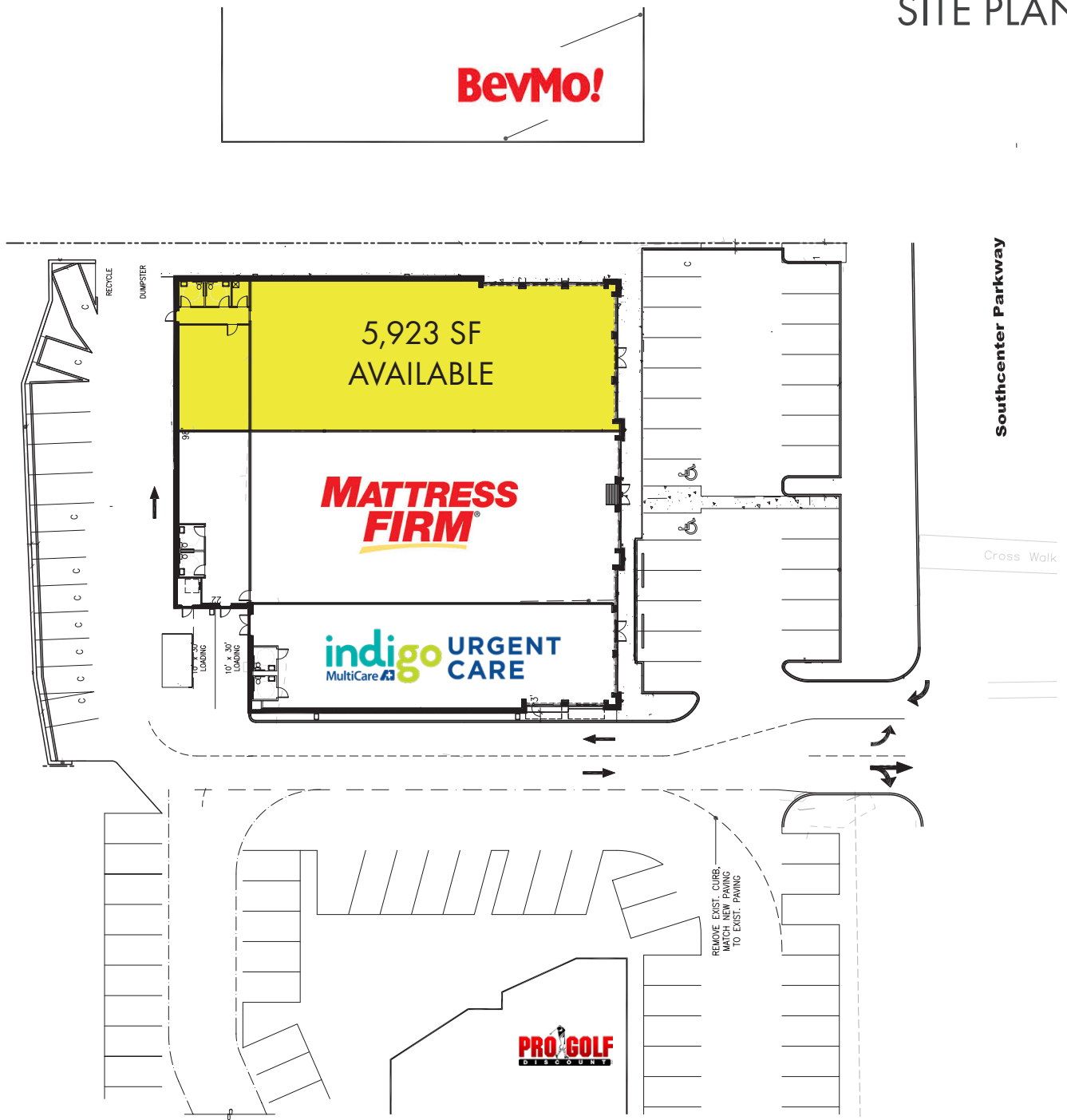
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## SITE PLAN



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