

# SOUTHCENTER PLAZA

RETAIL FOR LEASE

301 Strander Boulevard, Tukwila WA 98188



## THE OPPORTUNITY

Located in THE retail core for the South Sound, highly visible retail space available in this Target shadow-anchored retail hub right across the street from the area's largest regional mall with easy access to I-5 and I-405. Strong co-tenants including Sola Salon Studios, Corner Bakery Café, Xfinity, Starbucks and Jersey Mike's. Robust demographics and easy, multi-point access with ample parking. Southcenter Mall boasts a strong line-up of national tenants including Nordstrom, Macy's, Bed Bath & Beyond and Barnes & Noble. 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 through industry that thrives with the confluence of rivers, freeways, railroads and flight. Join us at the largest shopping hub with the best access to the South Sound!



Tiffini Connell

(206) 283-5212

[www.wccommercialrealty.com](http://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

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

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



## DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME  
5-Mile: \$87,226

TOTAL POPULATION  
5-Mile: 289,659

TOTAL EMPLOYEES  
5-Mile: 170,377



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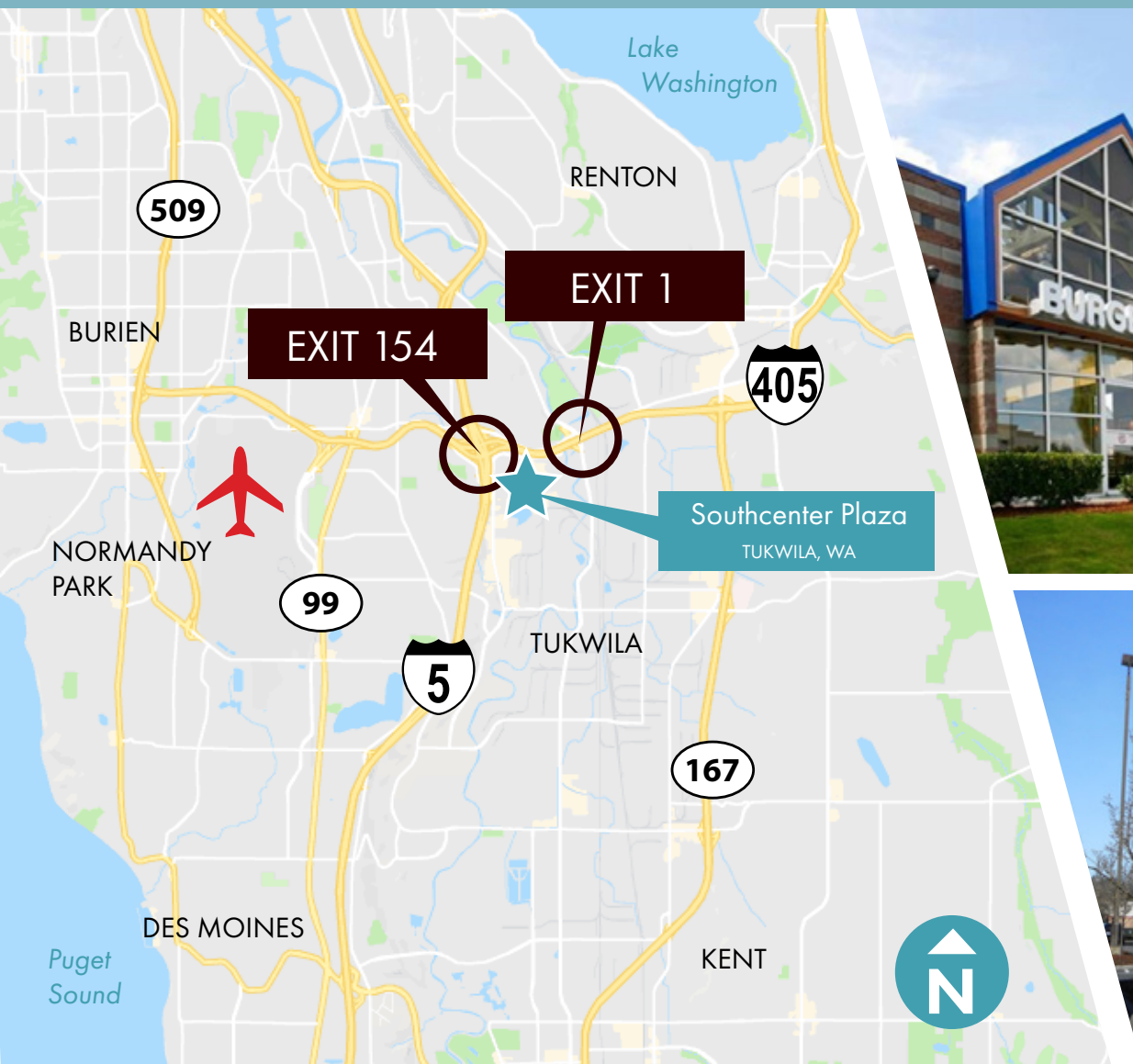
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## SITE PLAN

Strander Boulevard

AVAILABLE  
4,075 SF

AVAILABLE  
1,500 SF

Andover Park West

 **TARGET**



ATM



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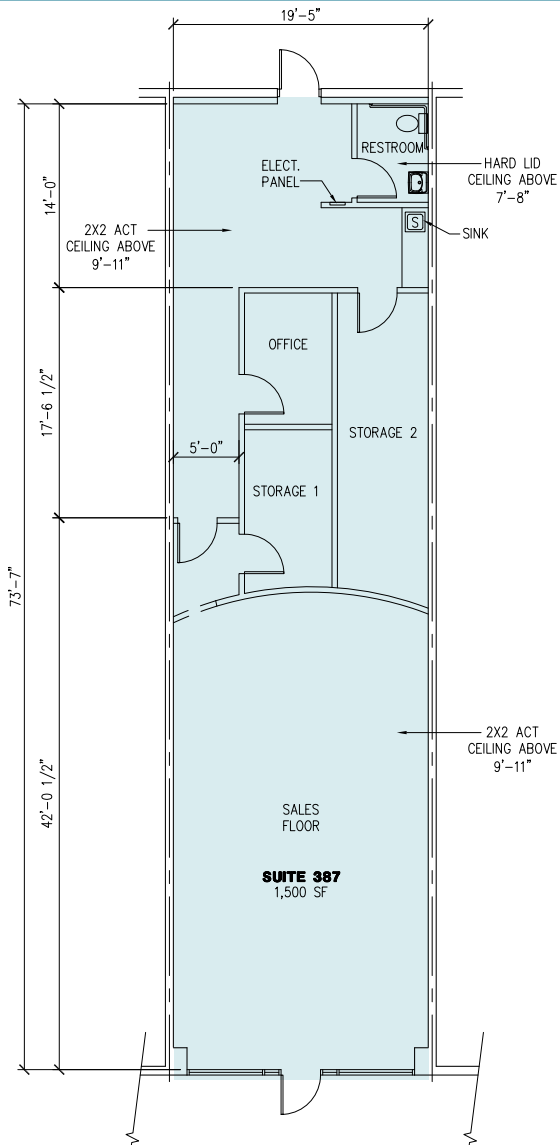


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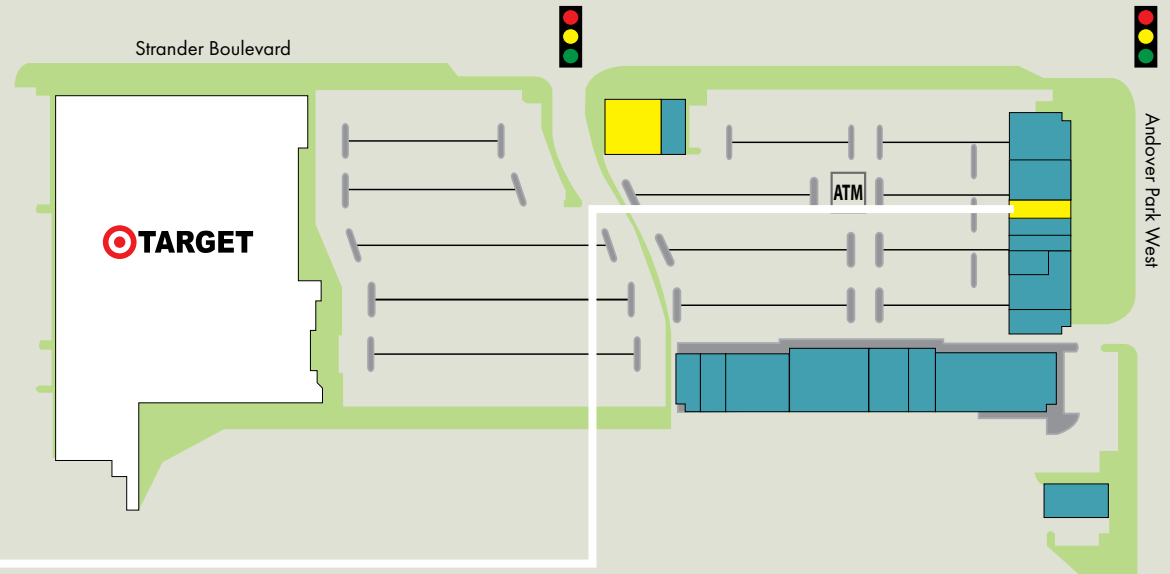
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SUITE 387: 1,500 SF AVAILABLE



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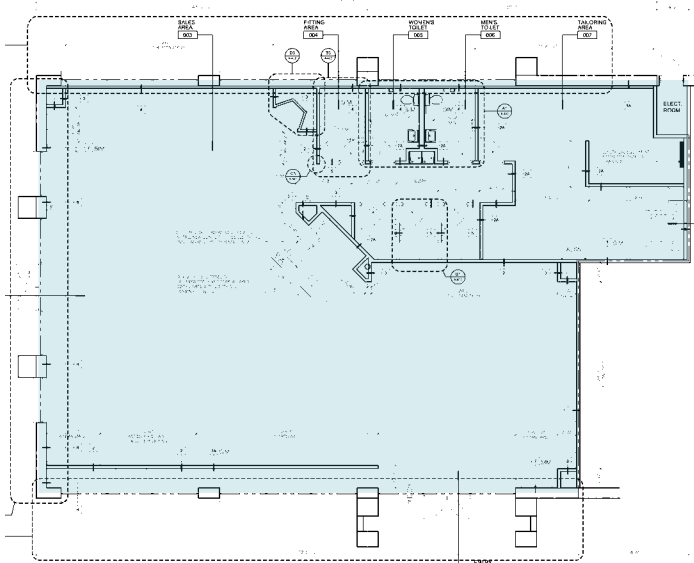


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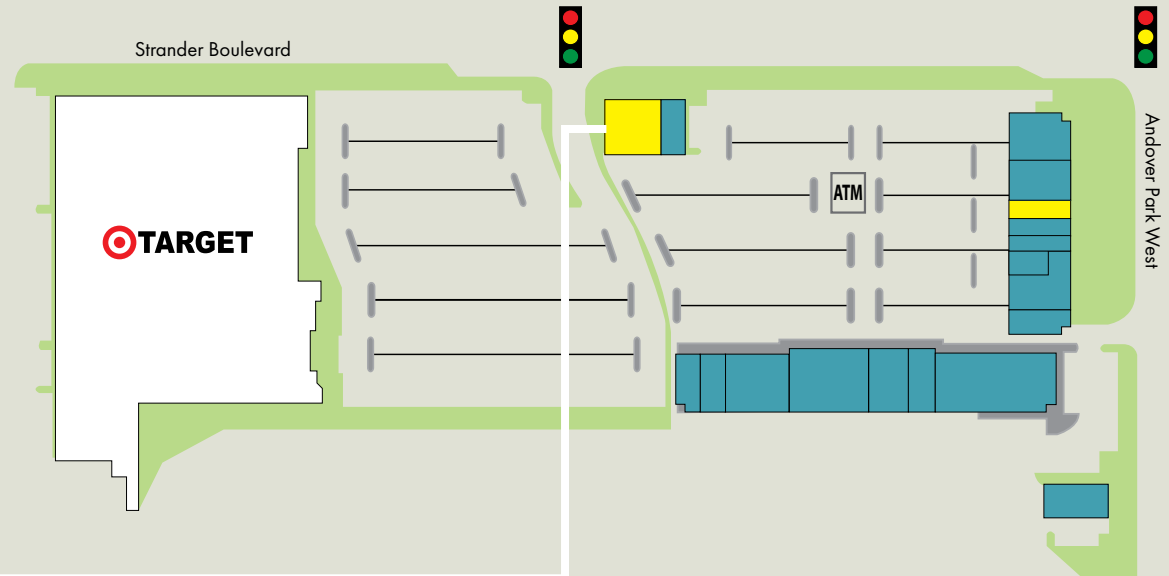
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SUITE 321: 4,075 SF AVAILABLE



**SUITE 321**  
4,075 SF



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