

OFFERING MEMORANDUM

16705 SOUTHCENTER PKWY



TUKWILA, WA

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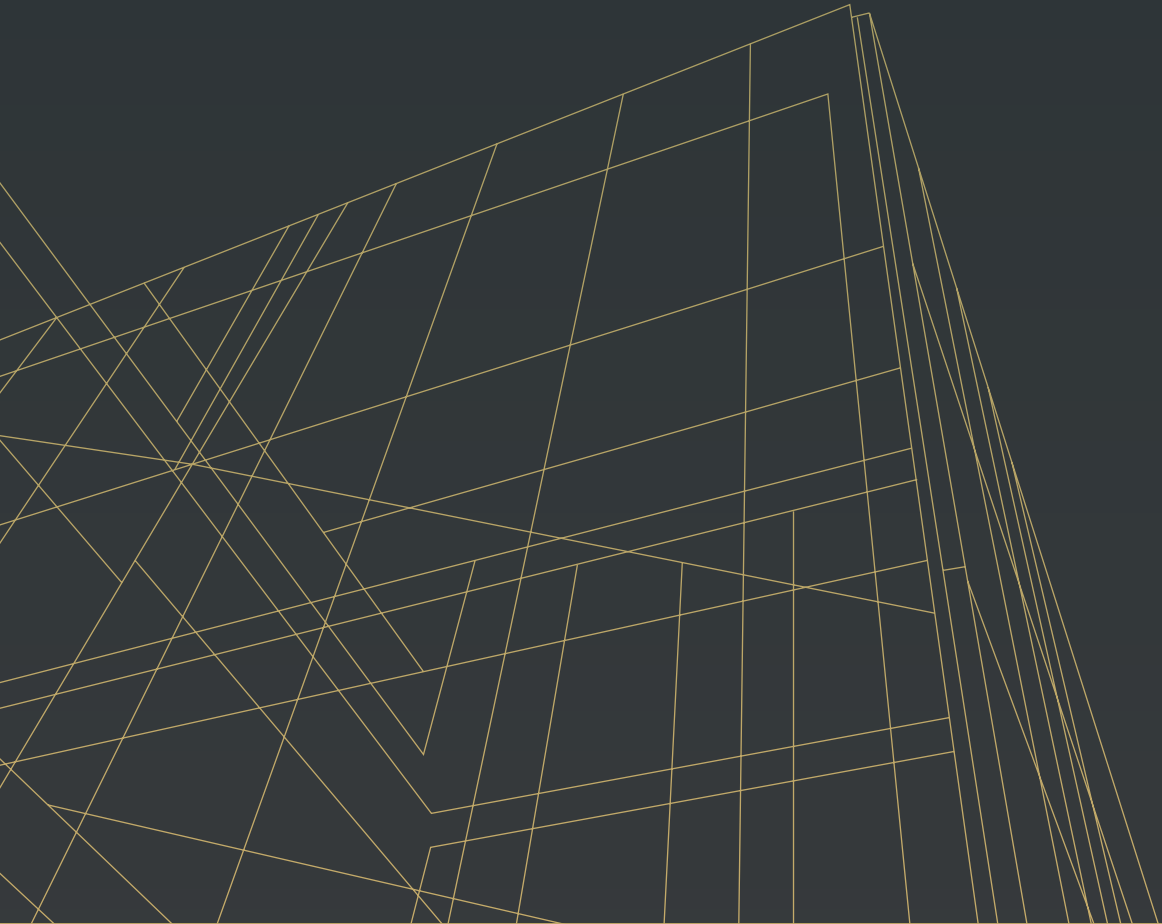
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EXECUTIVE SUMMARY

Section 01

EXECUTIVE SUMMARY



\$5,690,000

OFFERING PRICE

23,422

SQUARE FEET

\$18/SF NNN

LEASE RATE

Free-standing retail or office building at 16705 Southcenter Parkway in Tukwila's Southcenter core. Approximately 23,422 SF across three levels, served by an elevator. A central atrium and mezzanine define the building's architectural centerpiece.

The three-story design accommodates retail, showroom, office, and executive or live-work penthouse uses.

Street-level retail with broad storefront exposure to Southcenter Parkway. The second floor delivers showroom/office space with open spans, perimeter glass, and receiving area. The third floor is configured as a penthouse residential or high-end office with 2-car garage, elevator lockout, and a remodeled kitchen—useful for executive suite, rental income, hospitality, or team amenity.

Operational features include a 4 foot dock-high loading door and additional 2 foot high loading bay. 39 striped parking stalls provide on-site parking. Tukwila-TUC-CC (Commercial Corridor) zoning enables a wide range of commercial uses.

Recent upgrades support turnkey use: LVP flooring on 1st floor, fresh interior/exterior paint, new carpet on 2nd/3rd floors, and a third-floor kitchen upgrade with quartz counters and new appliances. The building is clean, bright, and move-in ready.

The property fronts Southcenter Parkway with average daily traffic of 28,300+ vehicles per day and direct ingress/egress. One block from Westfield Southcenter, with immediate access to I-5 and I-405 and a short drive to Sea-Tac International Airport. The location captures regional retail traffic, commuter flow, and destination trips.

The location suits an owner-user seeking identity or an investor targeting an adaptable, multi-level building in the region's dominant retail trade area. The asset's visibility, loading, on site parking, and vertical service core align with merchandising, showrooming, and creative office concepts.

PROPERTY DESCRIPTION

PROPERTY INFORMATION

PROPERTY NAME	16705 Southcenter Pkwy
ADDRESS	16705 Southcenter Pkwy, Tukwila, WA 98188
PARCEL NUMBER (APN)	537920-0310
COUNTY	King
MUNICIPALITY	Tukwila

BUILDING INFORMATION

YEAR BUILT/RENOVATED	1978 / 2020 / 2025
TOTAL BUILDING SF	±23,422 SF
GROSS LEASABLE SF	±23,422 SF
STORIES	3

SITE INFORMATION

LAND AREA (ACRES)	±0.84 Acres
LAND AREA (SQ. FT.)	±36,480 SF
PARKING STALLS	±39 spaces
ACCESS	2 Ingress/Egress Curb cuts
FRONTAGE	±165' on Southcenter Pkwy
ZONING	Tukwila - TUC-CC
SIGNAGE	Building & Monumnet Sign

TAX INFORMATION

TAXABLE LAND VALUE	\$1,805,700
TAXABLE IMPROVEMENT VALUE	\$2,335,100
TOTAL TAXABLE VALUE	\$4,140,800
2025 PROPERTY TAX	\$45,039.12





SEATAC INTERNATIONAL AIRPORT

230K+ VPD



16705
SOUTHCENTER
PKWY

28,300+ VPD

INVESTMENT HIGHLIGHTS

Free-standing $\pm 23,422$ SF, three-story retail/office with Southcenter Parkway frontage

0.84 acre site in Southcenter retail core designated as TUC-CC (Commercial Corridor) zoning for broad commercial uses

Central atrium with perimeter mezzanine creates a clean, gallery-style presentation for retail and showroaming.

4-foot dock-high loading door plus additional 2-foot high loading bay

39 striped on-site stalls provide convenient customer and employee parking

Recent upgrades: LVP on 1st floor; fresh interior/exterior paint; new carpet 2nd/3rd

One block to Westfield Southcenter (± 1.7 M SF); captures super-regional shopper traffic

28,300+ average vehicles per day on Southcenter Parkway drives daily visibility and impressions

Immediate access to I-5 and I-405 for regional reach and 3 miles to Sea-Tac International Airport for travel-driven demand

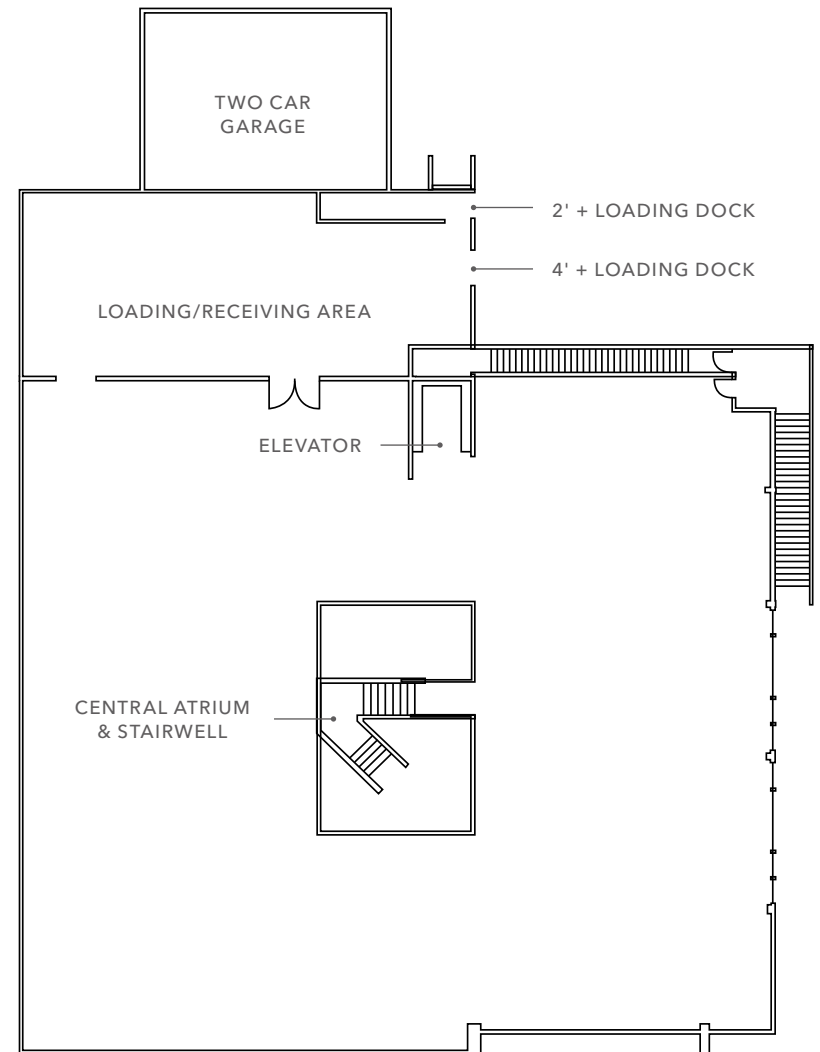
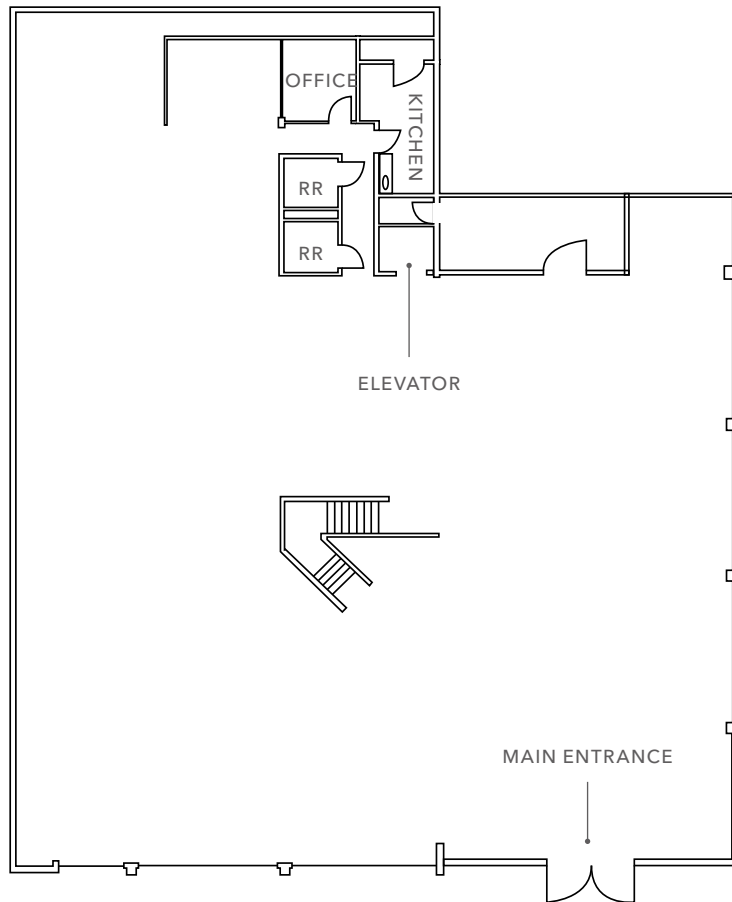
Third floor penthouse unit with private elevator access and views of Mt. Rainer from large outdoor deck

EXECUTIVE SUMMARY

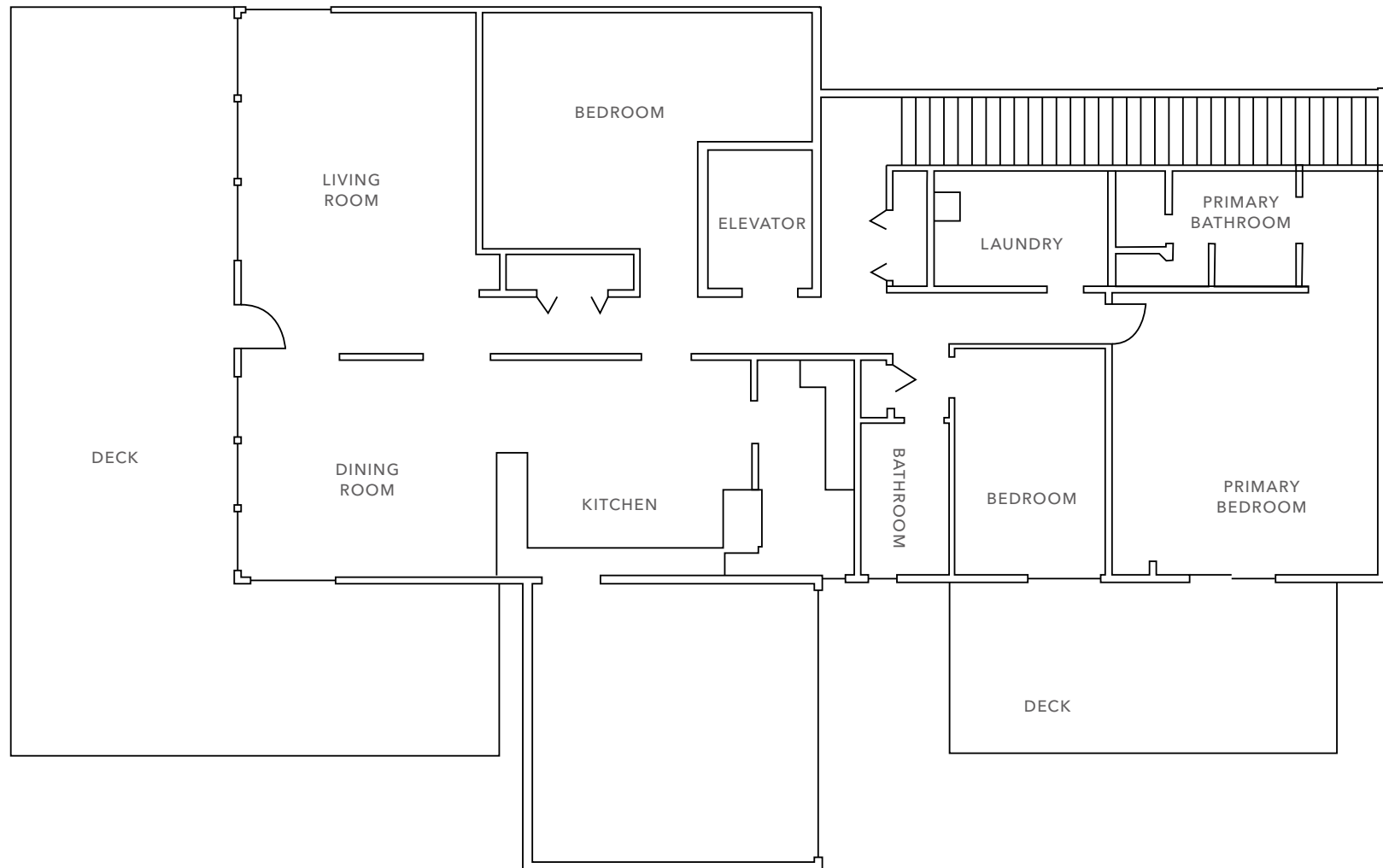




1ST AND 2ND FLOOR



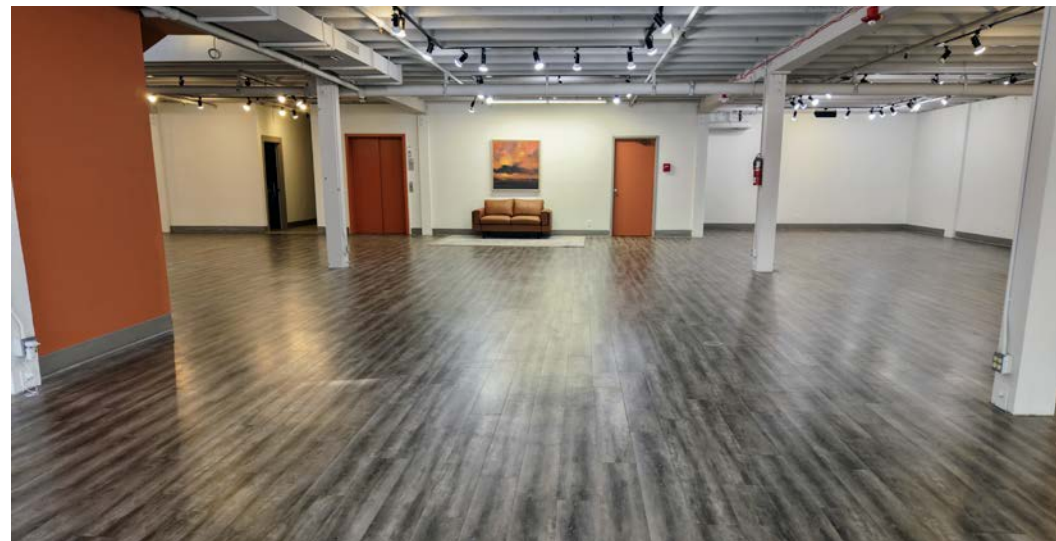
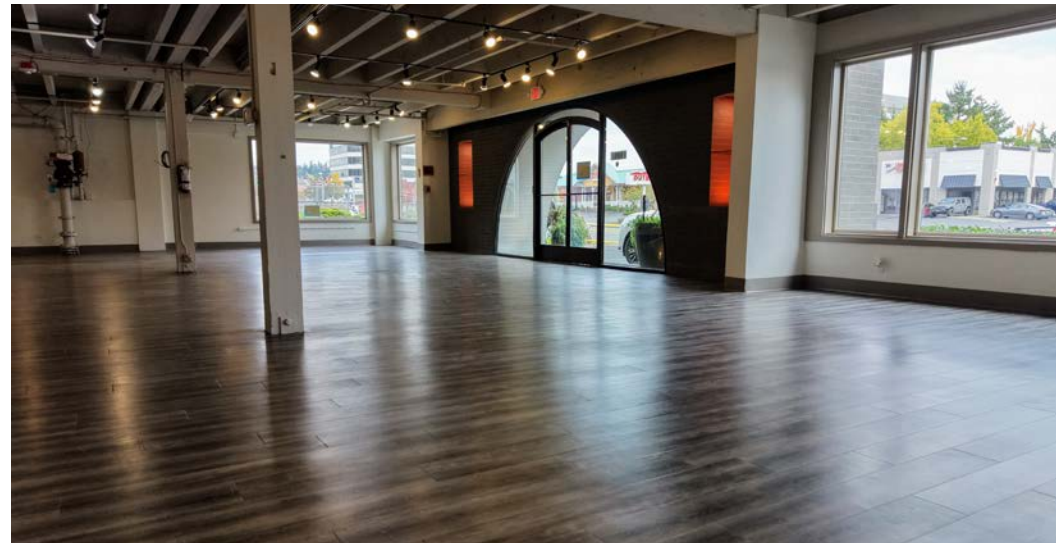
3RD FLOOR



EXECUTIVE SUMMARY



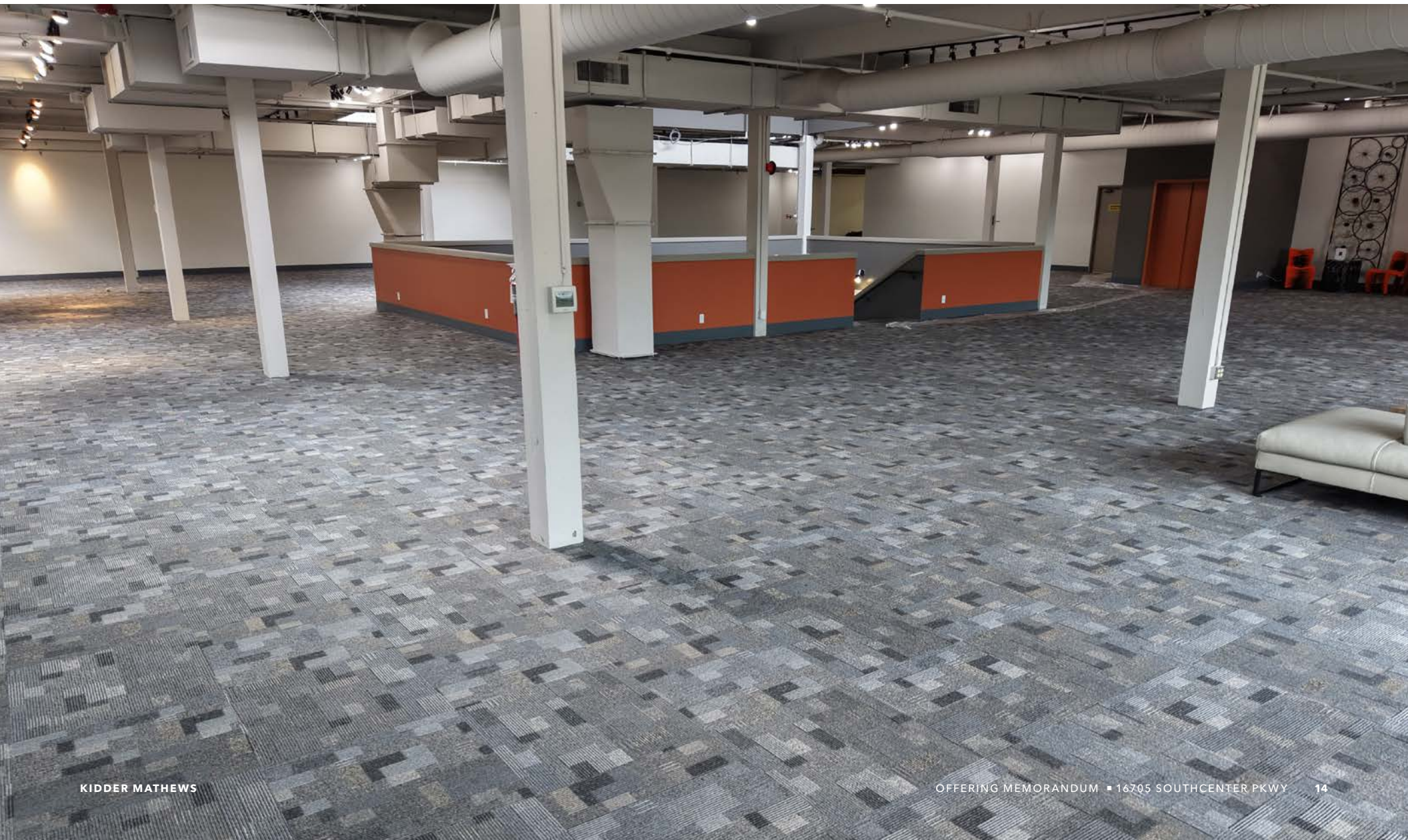
1ST FLOOR PHOTOS



2ND FLOOR PHOTOS



2ND FLOOR PHOTOS

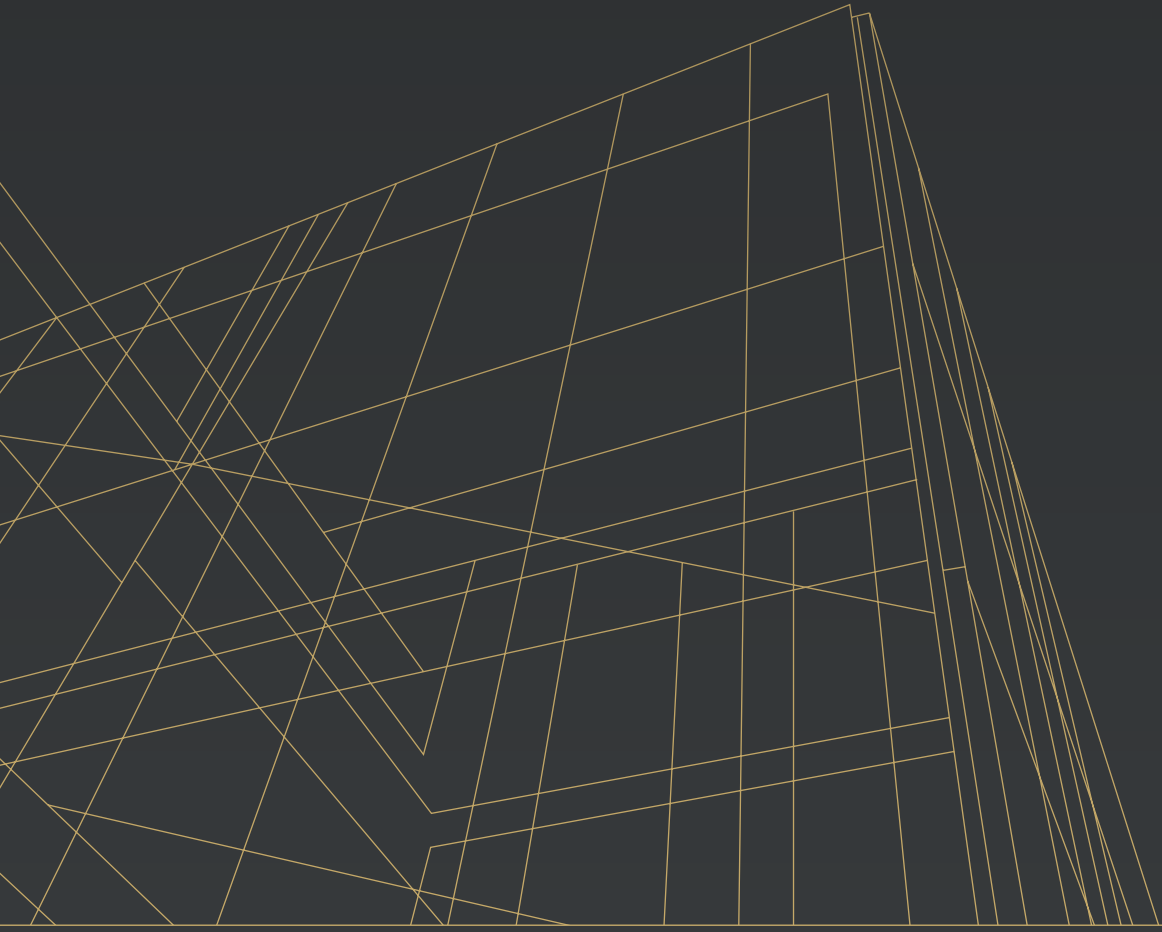


3RD FLOOR PHOTOS



3RD FLOOR PHOTOS





LOCATION OVERVIEW

Section 02

LOCATION OVERVIEW

Southcenter is Puget Sound's dominant retail hub at the I-5/I-405 interchange.

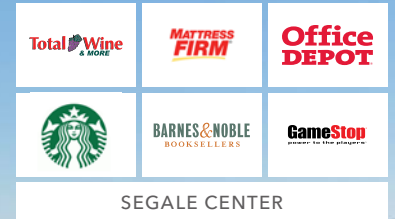
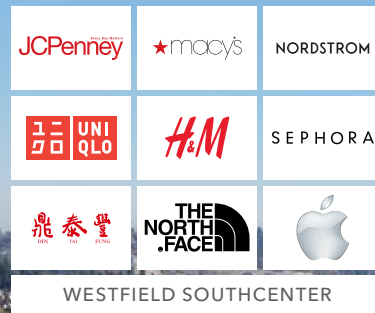
The property fronts Southcenter Parkway with immediate arterial connection to both freeways, enabling rapid customer and employee access from Seattle, Bellevue, and the Kent Valley. Westfield Southcenter, the state's largest shopping center (± 1.7 M SF), sits one block away and anchors year-round traffic.

Southcenter Parkway registers over 27,300 average daily vehicles, driving storefront impressions and quick turns into the site. The corridor's signalization, multiple curb cuts in the trade area, and direct routes to freeway ramps support steady ingress/egress for retail, showroom, and service users.

Convenient central location approximately 12 miles to downtown Seattle, 14 miles to Bellevue, and 17 miles to Tacoma. Sea-Tac International Airport is roughly 3-4 miles away, reinforcing business travel, tourism, logistics activity, and associated spending that benefits nearby retail and services.



LOCATION OVERVIEW



28,300+ VPD

230K+ VPD

16705
SOUTHCENTER
PKWY



DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2025 POPULATION	8,427	76,319	286,704
2030 PROJECTED	8,198	75,067	281,199
2020 CENSUS	8,150	74,468	283,908
2010 CENSUS	6,454	64,714	251,323



Household Income

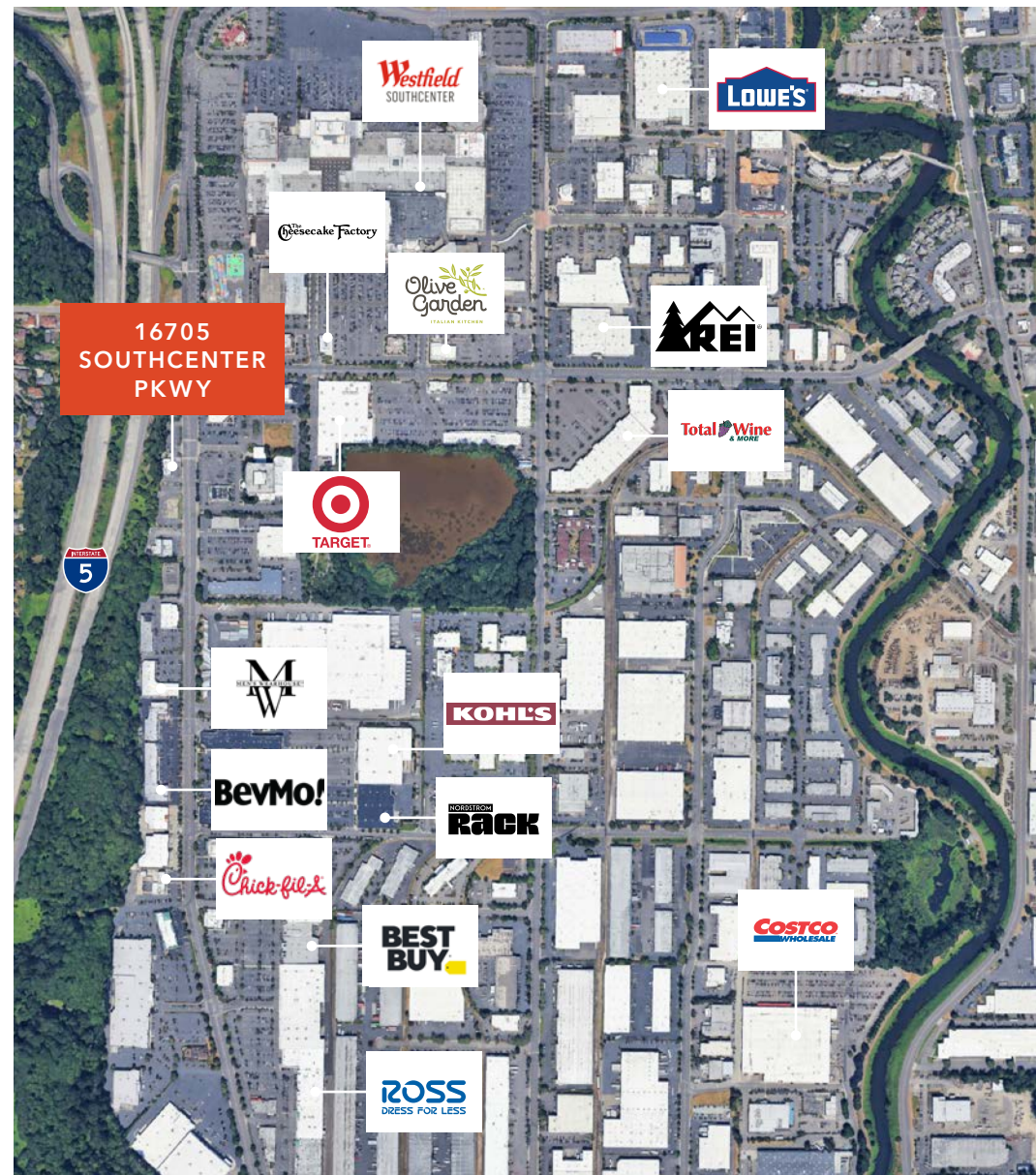
	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$99,275	\$89,834	\$99,049
2030 MEDIAN PROJECTED	\$98,423	\$90,006	\$98,895
2025 AVERAGE	\$131,768	\$114,929	\$128,642
2020 AVG PROJECTED	\$130,696	\$114,184	\$127,457

230K+

VPD ON I-5

28,300+

VPD ON SOUTHCENTER PKWY



LOCATION OVERVIEW

SEATTLE

BELLEVUE



MERCER ISLAND



KING COUNTY
INTERNATIONAL AIRPORT



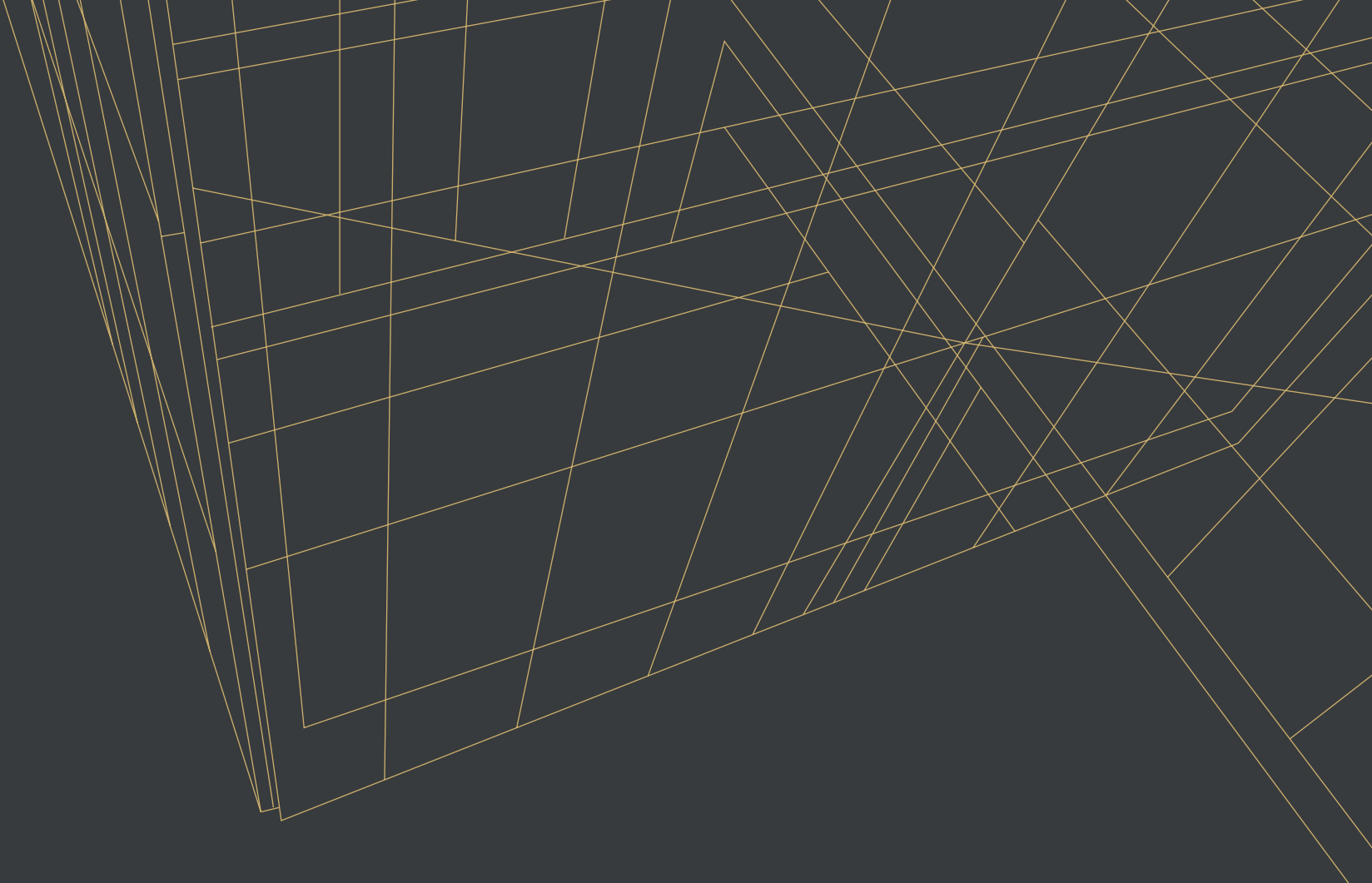
SEATAC INTERNATIONAL AIRPORT

RENTON

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