



First Western Properties
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345 TUKWILA PARKWAY | TUKWILA, WA

FOR LEASE

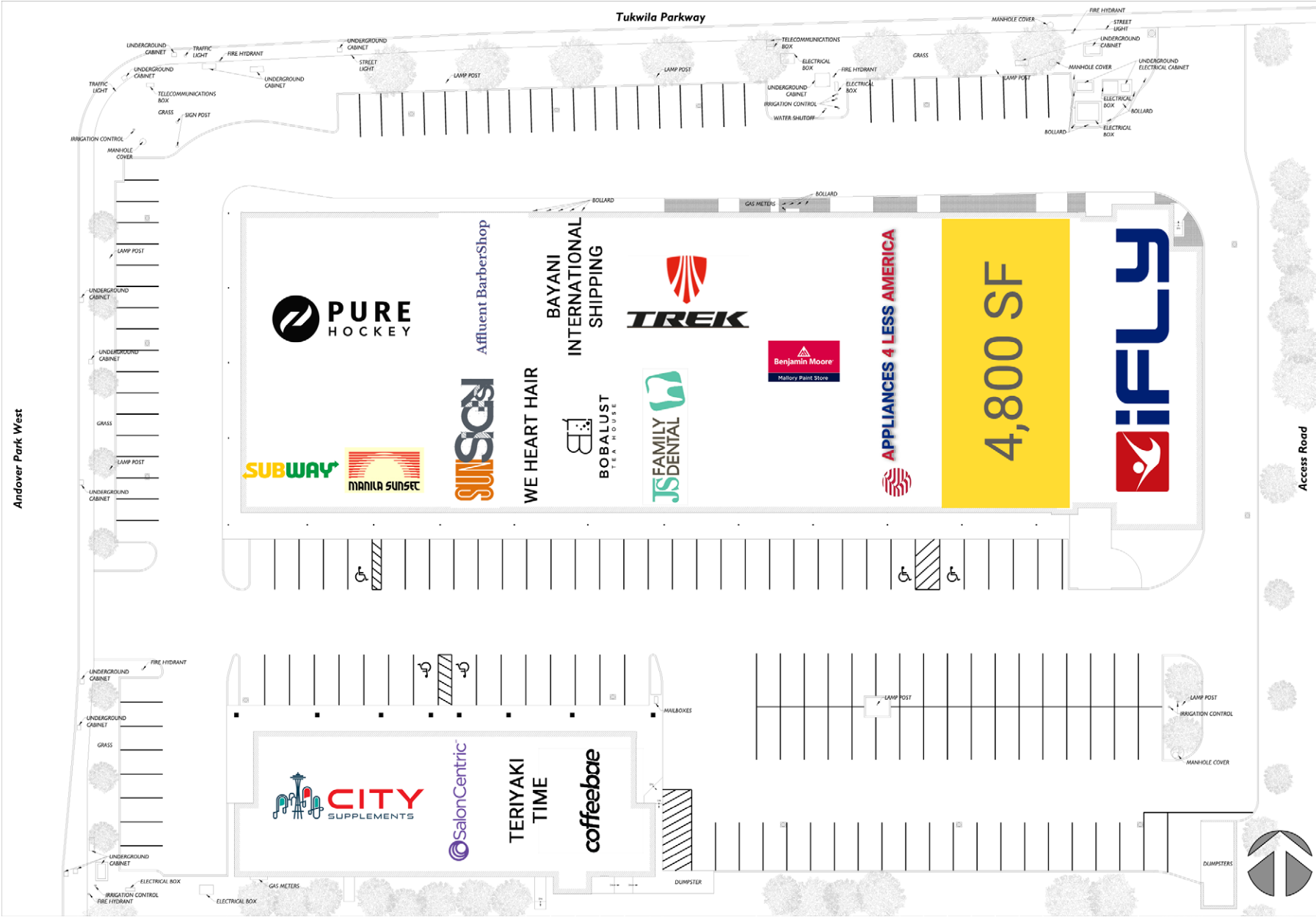
THE ANNEX AT SOUTHCENTER

PROPERTY SUMMARY

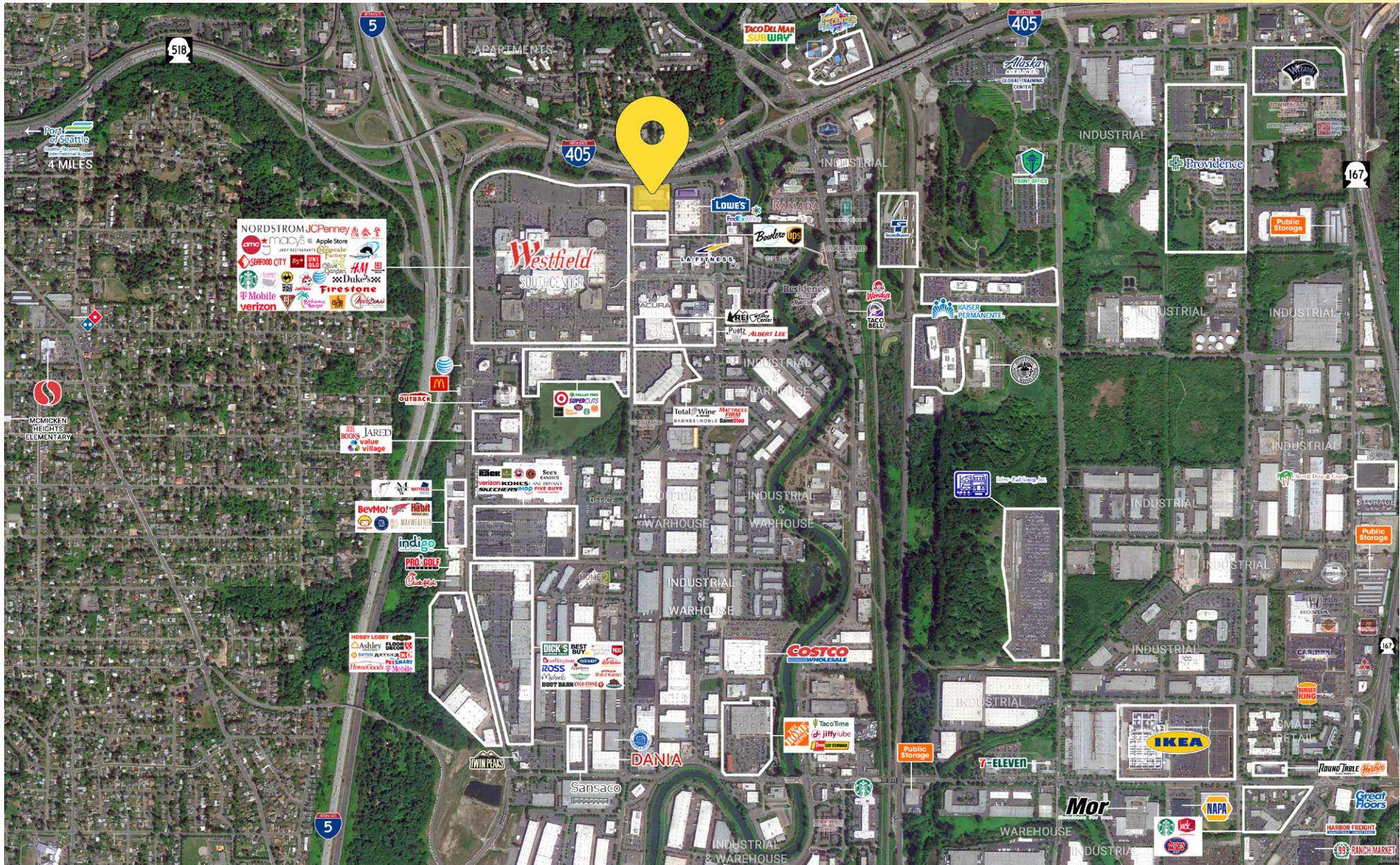
Address	345 Tukwila Parkway
Available	4,800 SF
Rate	\$24.00 PSF, NNN
NNN	\$9.50 PSF
Co-Tenants	I-Fly, Pure Hockey, Trek, City Supplements, Teriyaki Time, Coffeebae, Bobalust, Sun Sign, Appliances 4 less America, We Heart Hair, Affluent Barbershop, Manila Sunset, Bayani International Shipping, JS Family Dental, Benjamin Moore, Subway, & SalonCentric
Location	• Across from Westfield Southcenter Mall: 1.7M SF Largest shopping mall in PNW with over 200+ Stores and 6 anchors • Moments from I-5 & I-405 • 4 Miles from SeaTac Airport • Down the Street from Bowlero and Lowe's Home Improvement



SITE PLAN

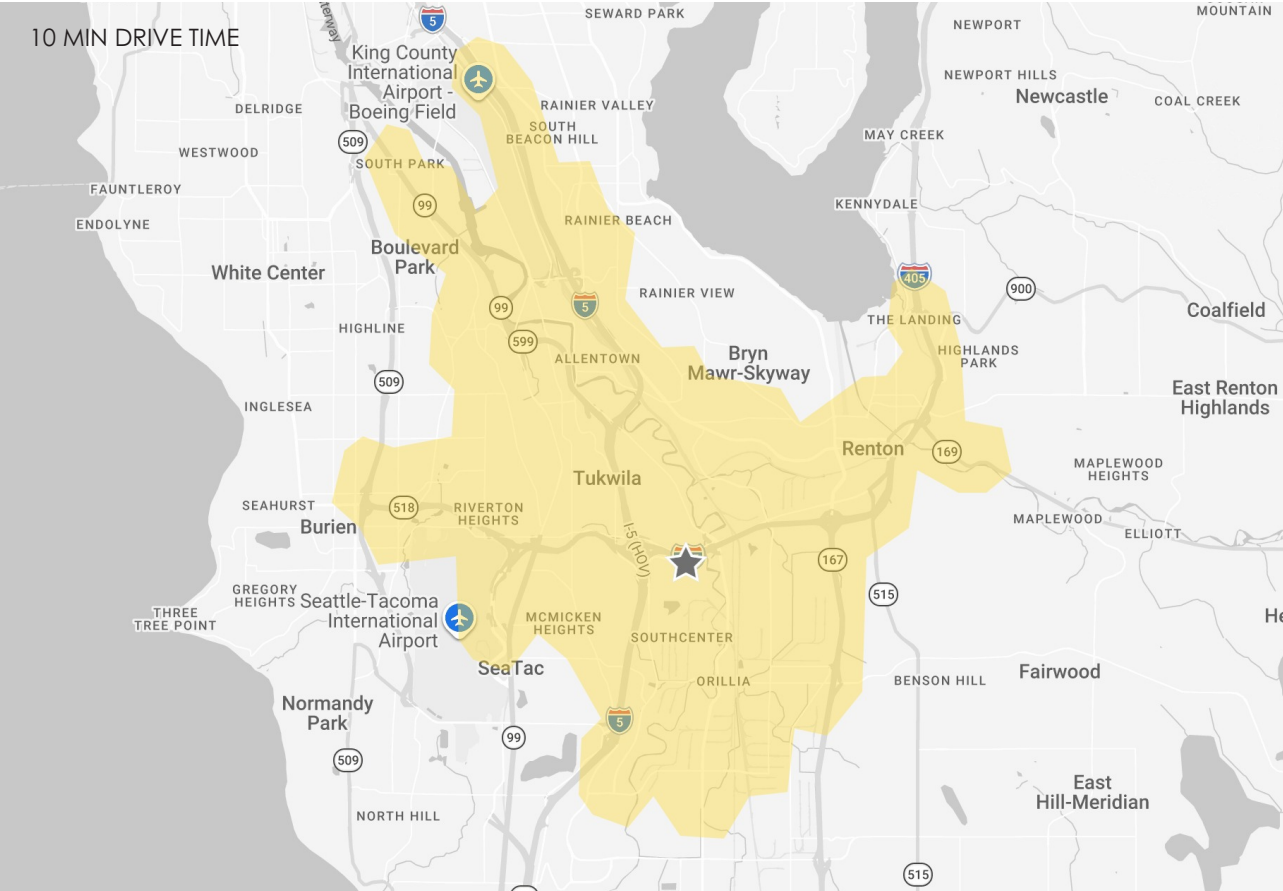


LOCATION AERIAL



DEMOGRAPHICS

Tukwila, Washington, stands as a pivotal economic engine within King County, defined by its strategic role as a preeminent commercial and retail center. The city's robust business community supports a sophisticated ecosystem of over 40,000 jobs. As a retail powerhouse, Tukwila generates over \$2.6 billion in annual taxable retail sales, underscoring its magnetic appeal as a driver of regional commerce. Beyond its economic strength, Tukwila offers a vibrant synergy of industry and lifestyle. The city draws a diverse daily influx of professionals and visitors who converge to tour world-class museums, attend professional soccer matches, or experience premier attractions like indoor skydiving and bowling. This unique blend of high-volume business activity and regional entertainment solidifies Tukwila's significance as a premier Pacific Northwest destination.



 94,414 POPULATION 10 MIN DT	 36,096 NO OF HOUSEHOLDS 10 MIN DT
 \$119,471 AVERAGE HH INCOME 10 MIN DT	 \$604,629 MEDIAN PROPERTY VALUE 10 MIN DT
 35.4 YEARS OLD MEDIAN AGE	 \$2.08B TOTAL NON-RETAIL EXPENDITURE
 124,412 DAYTIME ADJ. POPULATION 10 MIN DT	 39,504 INTERSECTION ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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