



BURIEN TOWN PLAZA

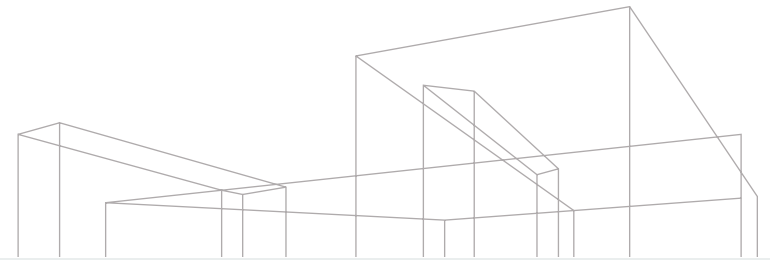
Retail & Office Space
Available for Lease in
Downtown Burien, WA

14901 4TH AVE SW | BURIEN, WA

 **Kidder
Mathews**

BURIEN TOWN PLAZA

14901 4TH AVE SW | BURIEN, WA



20 MIN

TO SEATTLE, WA

27 MIN

TO BELLEVUE, WA

30 MIN

TO TACOMA

20 MIN

TO PORT OF SEATTLE

10 MIN

TO BOEING FIELD

7 MIN

TO SEATTLE-TACOMA
INT'L AIRPORT

Retail & Office Space Available for Lease in Downtown Burien, WA



Close to SeaTac
Airport - 36.2M
annual passengers



Outstanding
demographics &
high traffic counts



Adjacent to Transit
Center with app.
2M annual riders



Direct access
from SR 518 &
4th Ave SW



Strong daytime
& residential
population



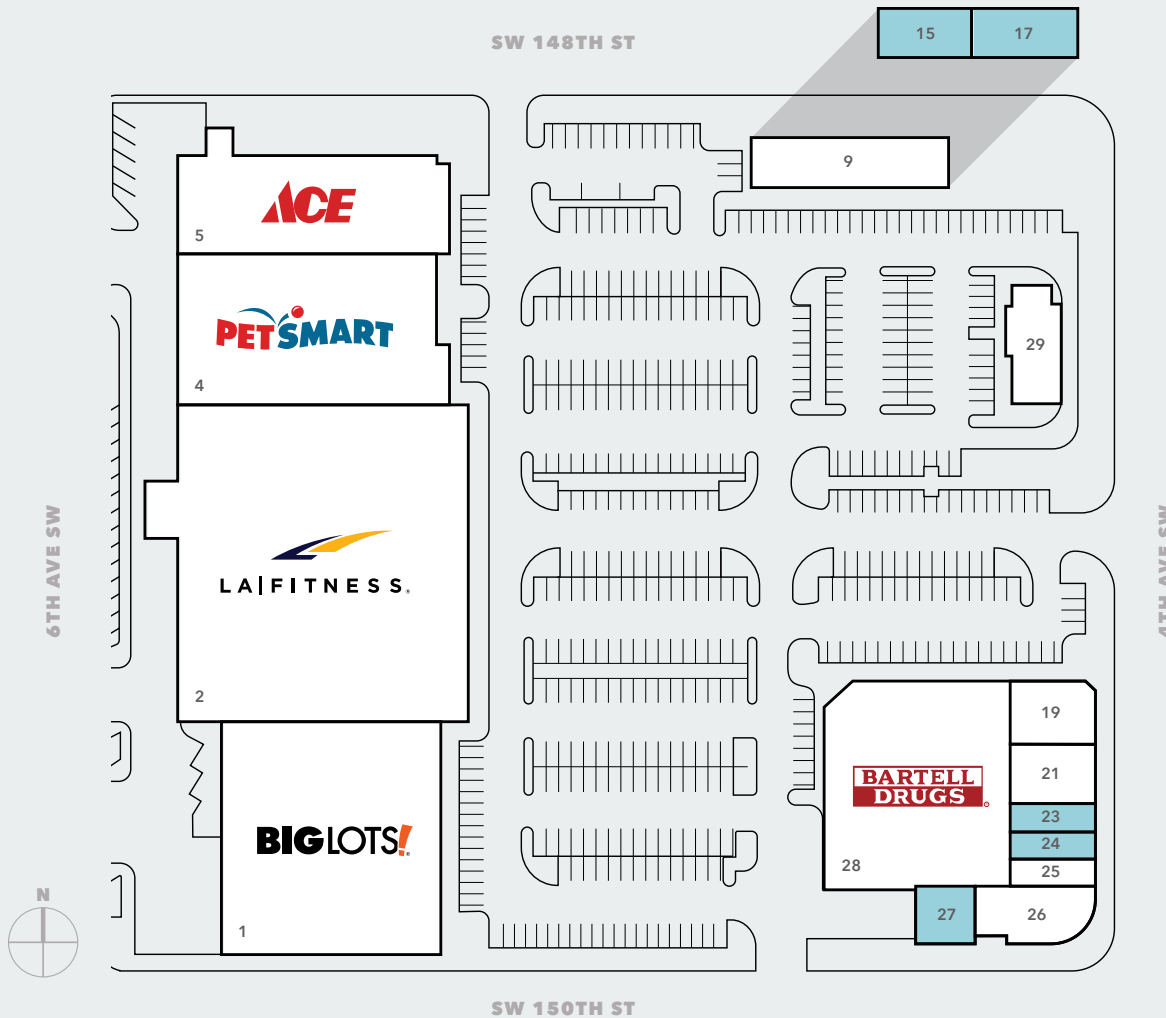
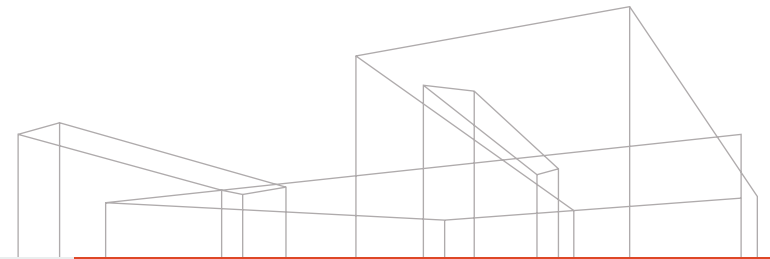
Abundant free
customer parking

Anchor Tenants



BURIEN TOWN PLAZA

14901 4TH AVE SW | BURIEN, WA

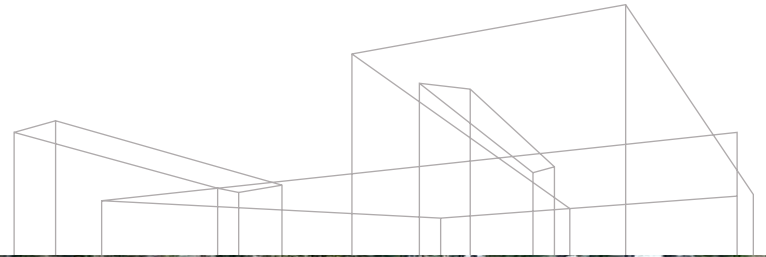


Property Tenants

Suite	Tenant	SF
1	Big Lots	24,261
2	LA Fitness	44,743
4	PetSmart	18,367
5	Ace Hardware	12,856
9	Highline Audiology	4,118
15	VACANT	1,433
17	VACANT	2,541
19	Domino's Pizza	2,374
21	Music & Arts Center	2,242
23	VACANT	1,049
24	VACANT	1,074
25	Tulip's Nail Salon	1,106
26	Seattle Metropolitan Credit Union	2,529
27	VACANT	1,022
28	Bartell Drugs	17,583
29	Burger King	2,722

BURIEN TOWN PLAZA

14901 4TH AVE SW | BURIEN, WA



PUGET SOUND

SEAHURST PARK

NORTH SEATAC PARK & BALL FIELDS

BURIEN



BURIEN TOWN PLAZA



1ST AVE S



518

SEAHURST

150TH ST

152ND ST

BURIEN TRANSIT CENTER

SEATAC AIRPORT

99

SEATAC

GREGORY HEIGHTS

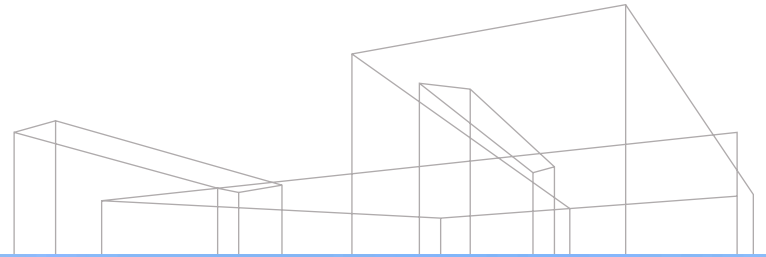


SR 509 COMPLETION PROJECT, NEAR SEA-TAC, WILL CREATE A NORTH-SOUTH ALTERNATIVE TO THE CONGESTED I-5 CORRIDOR BETWEEN SEATTLE AND SOUTH KING COUNTY.

509

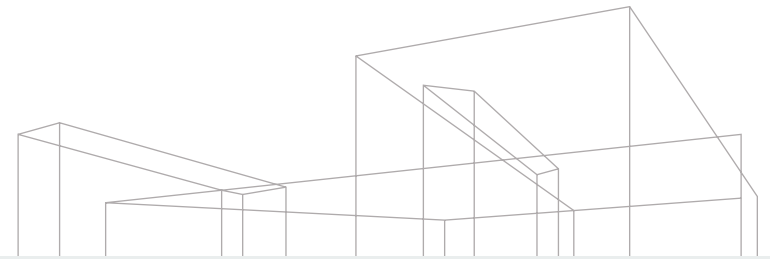
BURIEN TOWN PLAZA

14901 4TH AVE SW | BURIEN, WA



BURIEN TOWN PLAZA

14901 4TH AVE SW | BURIEN, WA



POPULATION	1 Mile	3 Miles	5 Miles
2022 Estimated Population	15,446	94,689	209,443
2027 Projected Population	15,659	97,880	224,322
2020 Census Population	15,484	95,412	210,225
2010 Census Population	14,011	86,265	188,097
Projected Annual Growth (2022-2027)	0.3%	0.7%	0.9%
Historical Annual Growth (2010-2020)	1.1%	1.1%	1.2%
2022 Median Age	39.2	37.7	37.7

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2022 Estimated Households	6,542	35,159	78,300
2027 Projected Households	6,618	36,338	81,922
2020 Census Households	6,516	35,386	78,527
2010 Census Households	5,951	32,325	71,342
Projected Annual Growth (2022-2027)	0.2%	0.7%	0.9%
Historical Annual Growth (2010-2022)	0.8%	0.7%	0.8%

BUSINESS (2022 EST)	1 Mile	3 Miles	5 Miles
Total Business	1,491	3,840	10,265
Total Employees	8,577	27,414	113,106
Employees per Business	5.8	7.1	11.0
Residential Population per Business	10.4	24.7	20.4

INCOME (2022 EST)	1 Mile	3 Miles	5 Miles
Avg HH Income	\$111,615	\$100,974	\$105,803
Median HH Income	\$74,022	\$78,279	\$80,630
Per Capita Income	\$47,448	\$37,661	\$39,870

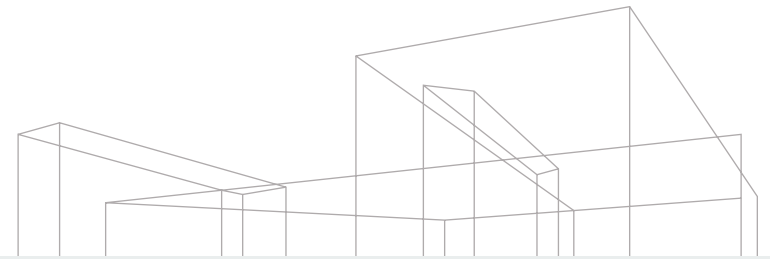
RACE/ETHNICITY (2022 EST)	1 Mile	3 Miles	5 Miles
White	51.7%	43.8%	43.2%
Black or African American	7.1%	12.5%	14.8%
Native American	1.4%	1.2%	1.2%
Asian	12.0%	16.7%	17.8%
Hawaiian or Pacific Islander	1.5%	1.6%	1.5%
Other Race	13.1%	12.1%	10.7%

EDUCATION, AGE 25+ (2022 EST)	1 Mile	3 Miles	5 Miles
Elementary Grade 0-8	7.2%	9.7%	8.0%
Some High School Grade 9-11	7.2%	6.6%	6.3%
High School Graduate	24.7%	24.2%	22.5%
Some College	22.3%	20.6%	21.1%
Associates Degree Only	10.2%	9.2%	9.6%
Bachelors Degree Only	20.1%	20.8%	22.3%
College Degree+	28.4%	29.6%	32.6%

DATA SOURCE: SITES USA

BURIEN TOWN PLAZA

14901 4TH AVE SW | BURIEN, WA



Burien 2022 Facts & Demographics

51,579

POPULATION

2.6

AVG HH SIZE

\$107,902

AVG HH INCOME

37.4

MEDIAN AGE

HOME OWNERSHIP



56.2% OWNERS

43.8% RENTERS

RACE & ETHNICITY

White	48.4%
Asian	14.4%
Pacific Islander	1.5%
African-American	7.8%
Hispanic	24.3%
Native American	1.4%

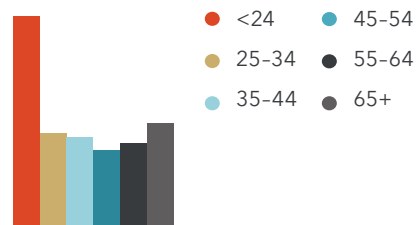
EDUCATION

23.4% HS GRAD	20.8% SOME COLLEGE
9.7% ASSOCIATES	20.3% BACHELORS

GENDER & AGE

50.4% MEN

49.6% WOMEN



EMPLOYMENT



50.0% EMPLOYED

3.1% UNEMPLOYED

INCOME BY HOUSEHOLD

0-35k	21.5%
35-50k	10.4%
50-100k	30.4%
100-200k	26.6%
200K+	11.2%

ANNUAL HOUSEHOLD SPENDING

\$58M HH OPERATIONS	\$214M FOOD & BEVERAGE
\$46M EDUCATION	\$84M ENTERTAINMENT
\$20M PERSONAL CARE	\$52M APPAREL
\$52M FURNISHINGS / EQUIP	\$265M TRANSPORTATION

DATA SOURCE: 2020 U.S. CENSUS, SITES USA

SW 148TH ST
13,000 ADT

SW 150TH ST
1,974 ADT

4TH AVE SW
6,413 ADT

BURIEN TOWN PLAZA

For leasing information contact

ERIC BISSELL
425.450.1121
eric.bissell@kidder.com

BRAD BISSELL
425.450.1182
brad.bissell@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.