

# Parkway Village

RETAIL FOR LEASE

17025 - 17197 Southcenter Parkway, Tukwila WA 98188



## THE OPPORTUNITY

Prime retail available in sought-after Parkway Village center on Southcenter Parkway in Tukwila. This is one of the best shop-space retail centers in the Southcenter area with high visibility to Southcenter Parkway, an entrance at a lighted intersection and great co-tenants including BevMo, The Habit Burger, Happy Lemon and Poke to the Max.

The Southcenter submarket is a retail destination with robust demographics including a 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. Join us at the largest shopping hub with the best access to the South Sound!



Tiffini Connell  
Avery Connell

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

# WCCR

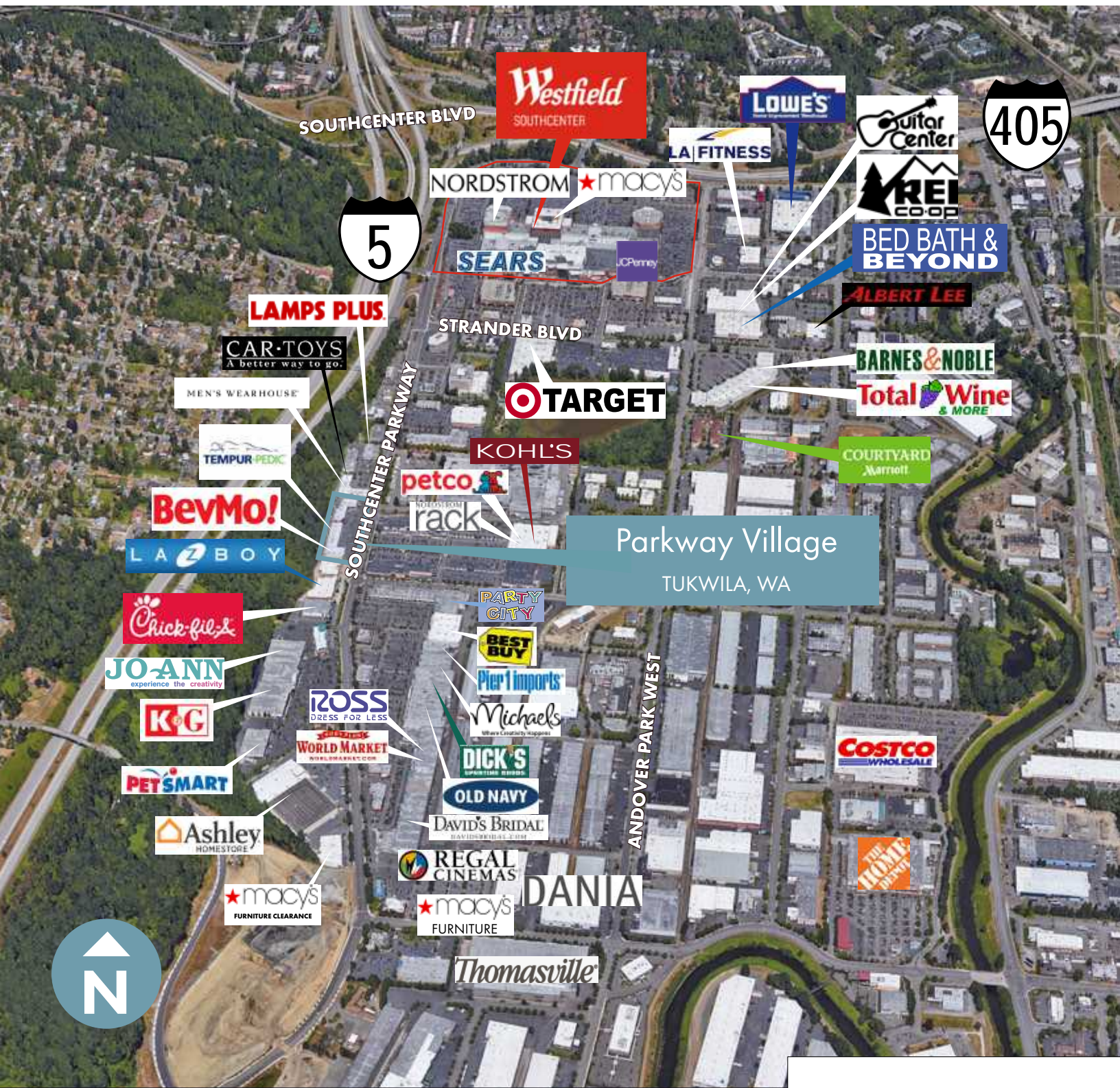
West Coast Commercial Realty

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## DEMOGRAPHICS

### ▶ AVERAGE HOUSEHOLD INCOME

5-Mile: \$83,785

### ▶ TOTAL POPULATION

5-Mile: 286,698

### ▶ TOTAL EMPLOYEES

5-Mile: 168,446



*Remodeled center in the heart of the Southcenter Retail Core - one of the largest retail destinations in Washington State*



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## PRIME RETAIL LOCATION

A Prime Retail Redevelopment in the Heart of Southcenter Parkway

Rare Small Shop Space Available with Great Visibility and Frontage in a Prime Shopping Destination

Anchored by BevMo! With Strong Co-Tenants including The Habit Burger Grill

Three Blocks from Southcenter Mall

Strong Demographics and Traffic Counts

Located in Heart of One of the Largest Retail Destinations in Washington State



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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 (0.4 miles north of center)

SOUTHCENTER PARKWAY



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