

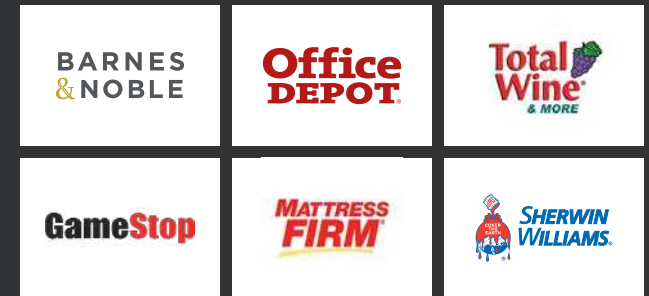


SEGALE RETAIL CENTER

5,264 SF pad opportunity and 18,500 SF JR box opportunity across the street from Southcenter mall in Tukwila, WA

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JOIN CURRENT TENANTS



SEGALE RETAIL CENTER



BUSTLING RETAIL CENTER

Tukwila is a retail powerhouse. Anchored by Westfield Southcenter, which is the largest mall in the Pacific Northwest, Tukwila generated nearly \$3.2 billion dollars in taxable retail sales in 2021. It is also home to hundreds of small businesses, many of which are owned by members of Tukwila's diverse international community.

Tukwila is a great place for business. With over 100,000 jobs, more people are employed in the City of Tukwila than in 29 counties in the State of Washington. Located near SeaTac International Airport and just south of Seattle.

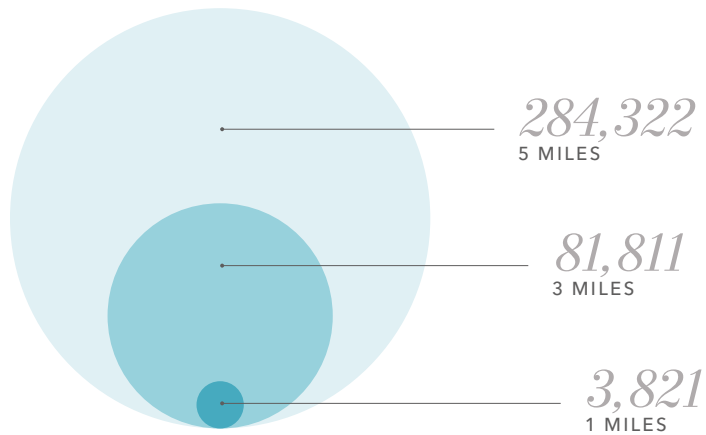
Many well-known companies employ thousands of people in Tukwila. Further, Tukwila is home to the global headquarters of BECU, Continental Mills, Genoa, AeroGo, Fatigue Technology and more.

Source: City of Tukwila



DEMOGRAPHICS

POPULATION



POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	3,821	81,811	284,322
2028 PROJECTION	3,996	83,773	293,448
2020 CENSUS	4,714	85,320	290,971
PROJECTED GROWTH 2023 - 2028	0.9%	0.5%	0.6%

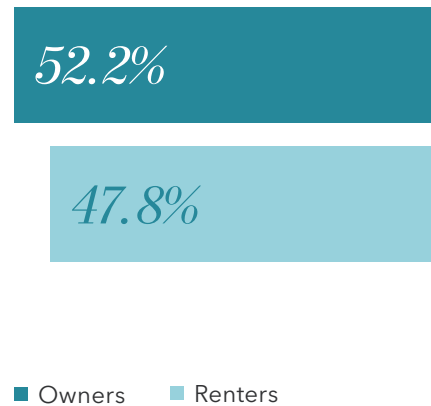
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	2,010	32,940	108,243
2028 PROJECTED	2,090	33,399	110,274
2020 CENSUS	2,005	33,075	108,879
GROWTH 2023 - 2028	0.8%	0.3%	0.4%
OWNER-OCCUPIED	52.2%	53.2%	54.0%
RENTER-OCCUPIED	47.8%	46.8%	46.0%

AVERAGE HH INCOME



HOME OWNERSHIP



INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$136,811	\$118,088	\$131,472
2028 PROJECTED HH INCOME	\$143,156	\$126,625	\$140,767
ANNUAL CHANGE 2023 - 2028	0.9%	1.4%	1.4%

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,038	7,087	15,512
TOTAL EMPLOYEES	17,351	105,203	174,264

SEGALE RETAIL CENTER





PROPOSED
PAD BUILDING

SEGALE RETAIL CENTER

*For more information on
this property, please contact*

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