

# BURIEN TOWN PLAZA

*Junior Anchor Retail Space  
Available for Lease in  
Downtown Burien, WA*

14901 4TH AVE SW  
BURIEN, WA

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*Prime retail and office space available, with anchor tenants including LA Fitness, PetSmart, Bartell Drugs, Ace Hardware, and Burger King*



**CLOSE TO SEATAC AIRPORT - 36.2M ANNUAL PASSENGERS**



**EXCELLENT DEMOGRAPHICS & HIGH TRAFFIC COUNTS**



**ADJACENT TO TRANSIT CENTER - 2M ANNUAL RIDERS**



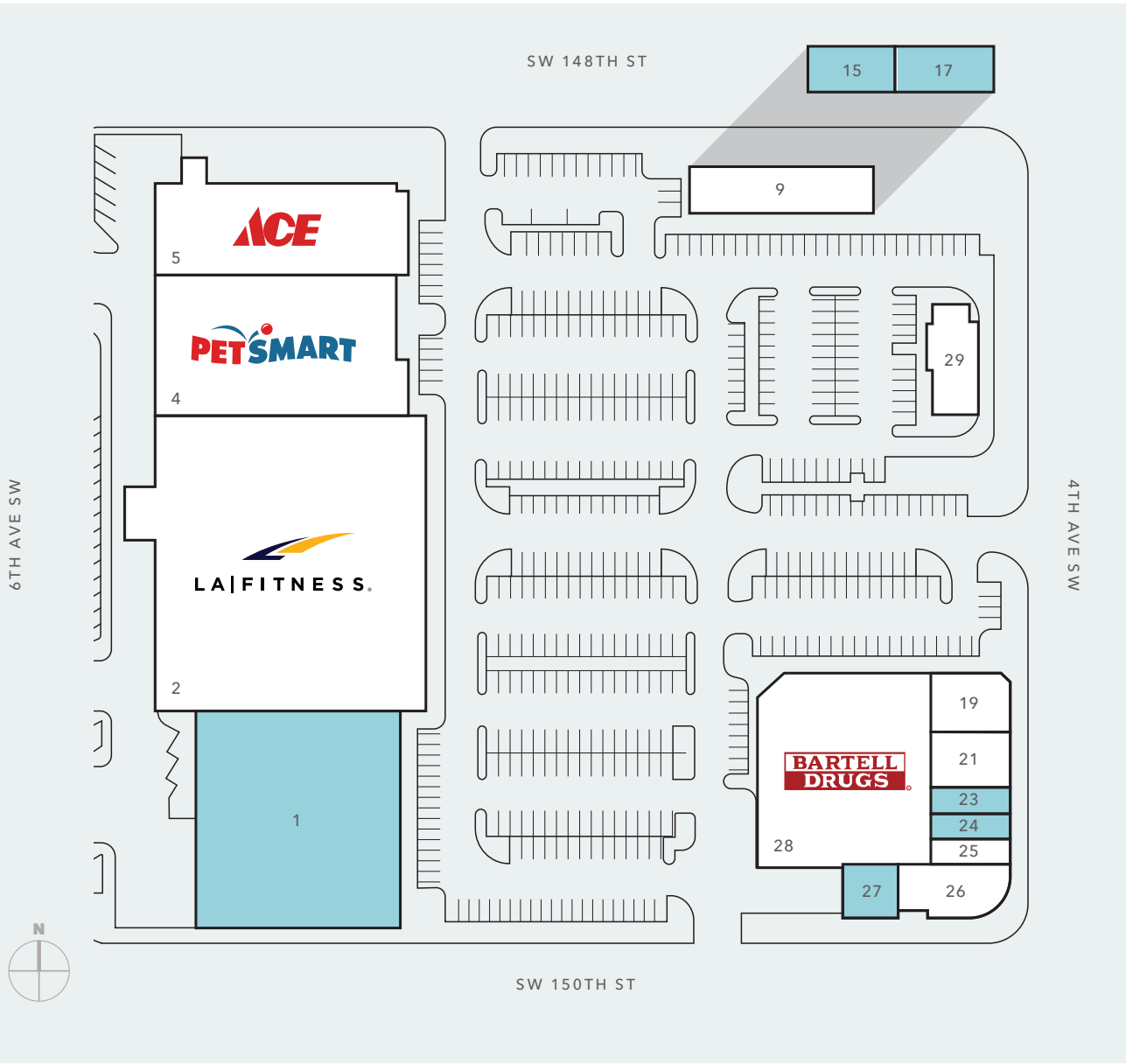
**DIRECT ACCESS FROM SR-518 & 4TH AVE SW**



**STRONG DAYTIME & RESIDENTIAL POPULATION**



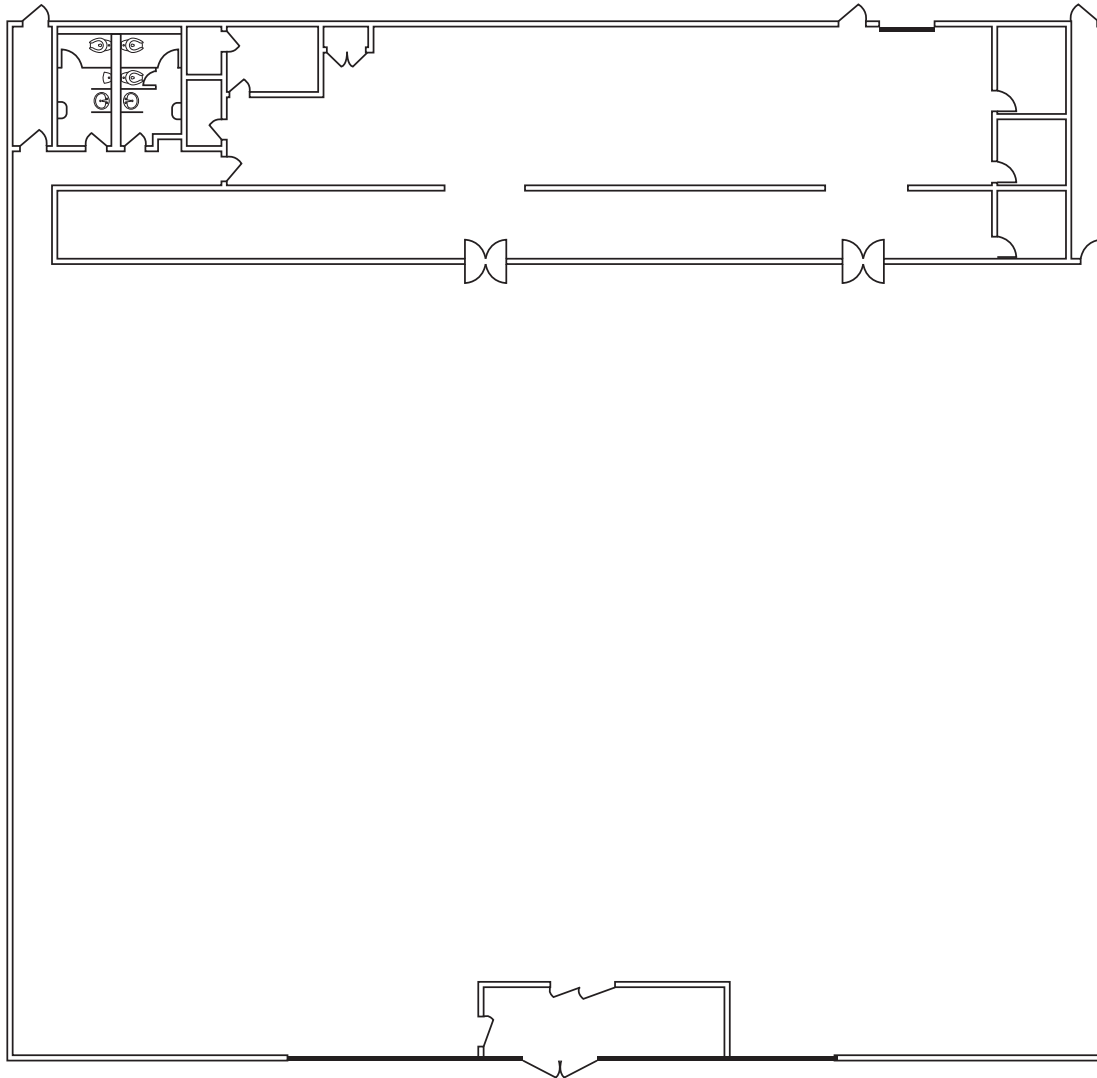
**ABUNDANT FREE CUSTOMER PARKING**



PROPERTY TENANTS

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

## SUITE 1 FLOOR PLAN



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*24,261 SF*

AVAILABLE

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*CALL*

FOR LEASE RATES

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*NOW*

AVAILABLE

# BURIEN TOWN PLAZA



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	15,536	93,804	206,370
2029 PROJECTION	15,339	93,889	207,080
2020 CENSUS	15,484	95,412	210,225
PROJECTED GROWTH 2024 - 2029	-0.3%	-	-

## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	38.8	38.0	37.9
% FEMALE	49.0%	48.3%	48.7%
% MALE	51.0%	51.7%	51.3%

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	6,516	35,554	79,217
2029 PROJECTED	6,345	35,137	78,503
2020 CENSUS	6,516	35,386	78,527
GROWTH 2024 - 2029	-0.5%	-0.2%	-0.2%
OWNER-OCCUPIED	44.8%	53.4%	54.9%
RENTER-OCCUPIED	55.2%	46.6%	45.1%

## INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$132,711	\$133,203	\$136,757
2029 PROJECTED HH INCOME	\$140,860	\$140,132	\$143,952
ANNUAL CHANGE 2024 - 2029	1.2%	1.0%	1.1%

## EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,461	3,956	10,504
TOTAL EMPLOYEES	8,084	26,536	106,195
WHITE COLLAR WORKERS	60.3%	55.3%	58.7%
BLUE COLLAR WORKERS	39.7%	44.7%	41.3%

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	4.4%	5.5%	5.3%
HIGH SCHOOL DIPLOMA	23.0%	22.3%	20.9%
SOME COLLEGE	19.9%	19.1%	19.5%
ASSOCIATE	11.4%	9.7%	9.6%
BACHELOR'S	22.4%	23.7%	24.9%
GRADUATE	12.0%	11.0%	12.7%

Data Source: ©2024, Sites USA



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*For more information on  
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