

Burien Center

15714 1st Avenue S
Burien, WA 98148



Join Burien Center, a well-established retail destination strategically located along 1st Avenue South in the heart of Burien, Washington. This high-visibility retail space offers a rare opportunity to secure a prime commercial location within one of South King County's most active and growing retail corridors.

Property Overview:

12,073 SF of prime retail for lease situated on a prominent lot with direct street frontage and excellent signage opportunities. The property benefits from high daily traffic volumes, strong co-tenancy in the surrounding area, and ease of access from major thoroughfares including SR-509 and SR-518, making it a convenient stop for local and regional shoppers alike. The space features an open floor plan ideal for retail merchandising, ample on-site parking and available pylon signage with exposure to 1st Avenue South.

- Positioned just minutes from Sea-Tac International Airport, downtown Burien and West Seattle
- Close proximity to national retailers, restaurants and service providers
- Dense residential population in the immediate area

Whether you're a national brand looking for regional expansion or a local operator seeking high-visibility exposure, 15714 1st Ave S offers the infrastructure, visibility, and accessibility needed for retail success.





509



12,073 SF
AVAILABLE



N

1st Avenue S

FLOOR PLAN

12,073 SF AVAILABLE



Demographics



POPULATION

1-Mile: 13,739
2-Mile: 40,595
3-Mile: 94,207



HOUSEHOLDS

1-Mile: 5,671
2-Mile: 15,556
3-Mile: 34,417



AVERAGE HOUSEHOLD INCOME

1-Mile: \$106,862
2-Mile: \$117,103
3-Mile: \$107,515



TRAFFIC COUNTS

42,122 Vehicles pre day
@ SR 509 & S 156th St

19,207 Vehicles pre day
@ 1st Ave S & S SW 157th



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