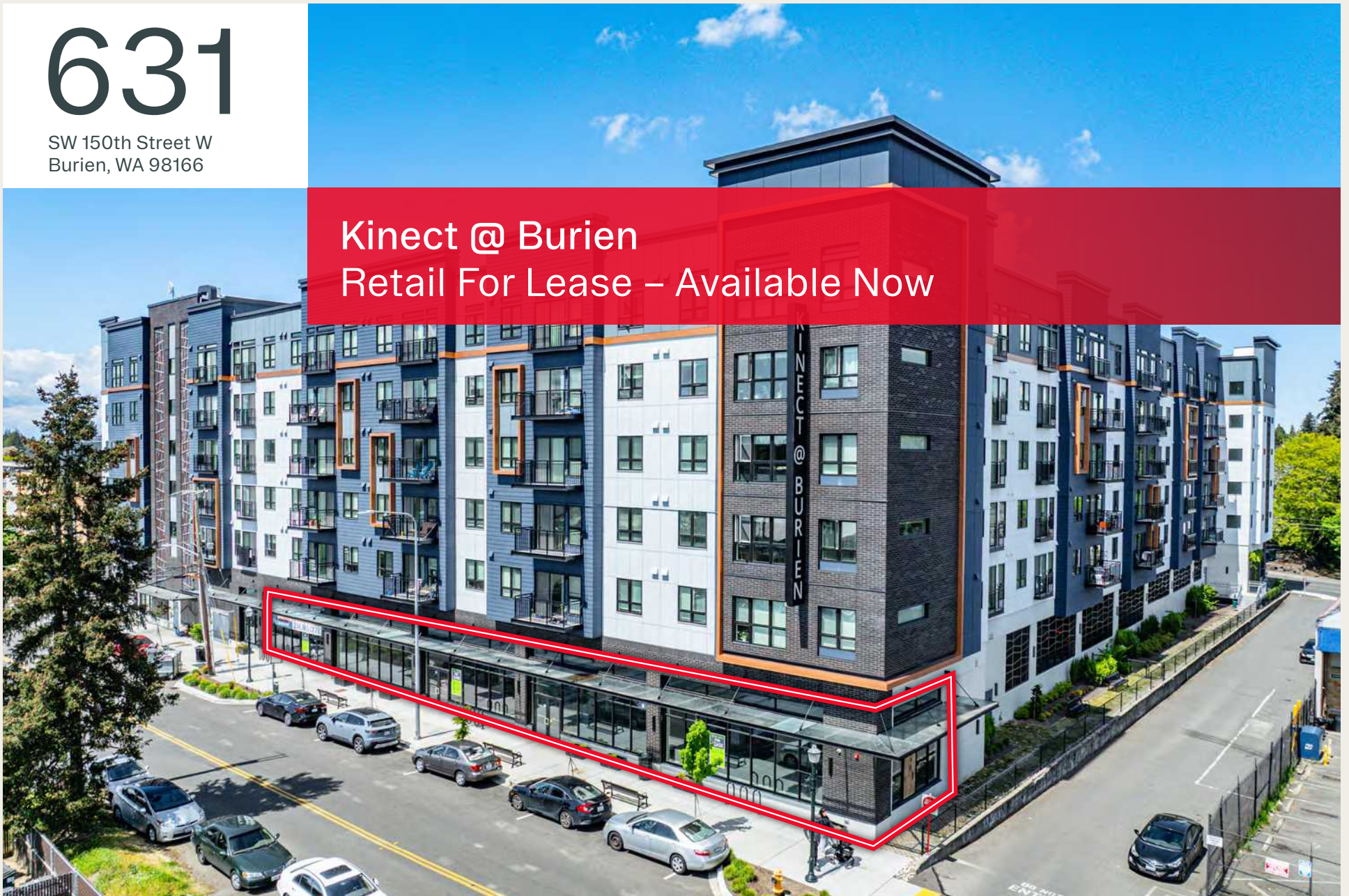


631

SW 150th Street W
Burien, WA 98166

Kinect @ Burien
Retail For Lease – Available Now



Tracy Cornell | Laura Miller

WCCR | West Coast
Commercial
Realty

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INVESTMENT PROPERTY SOLUTIONS

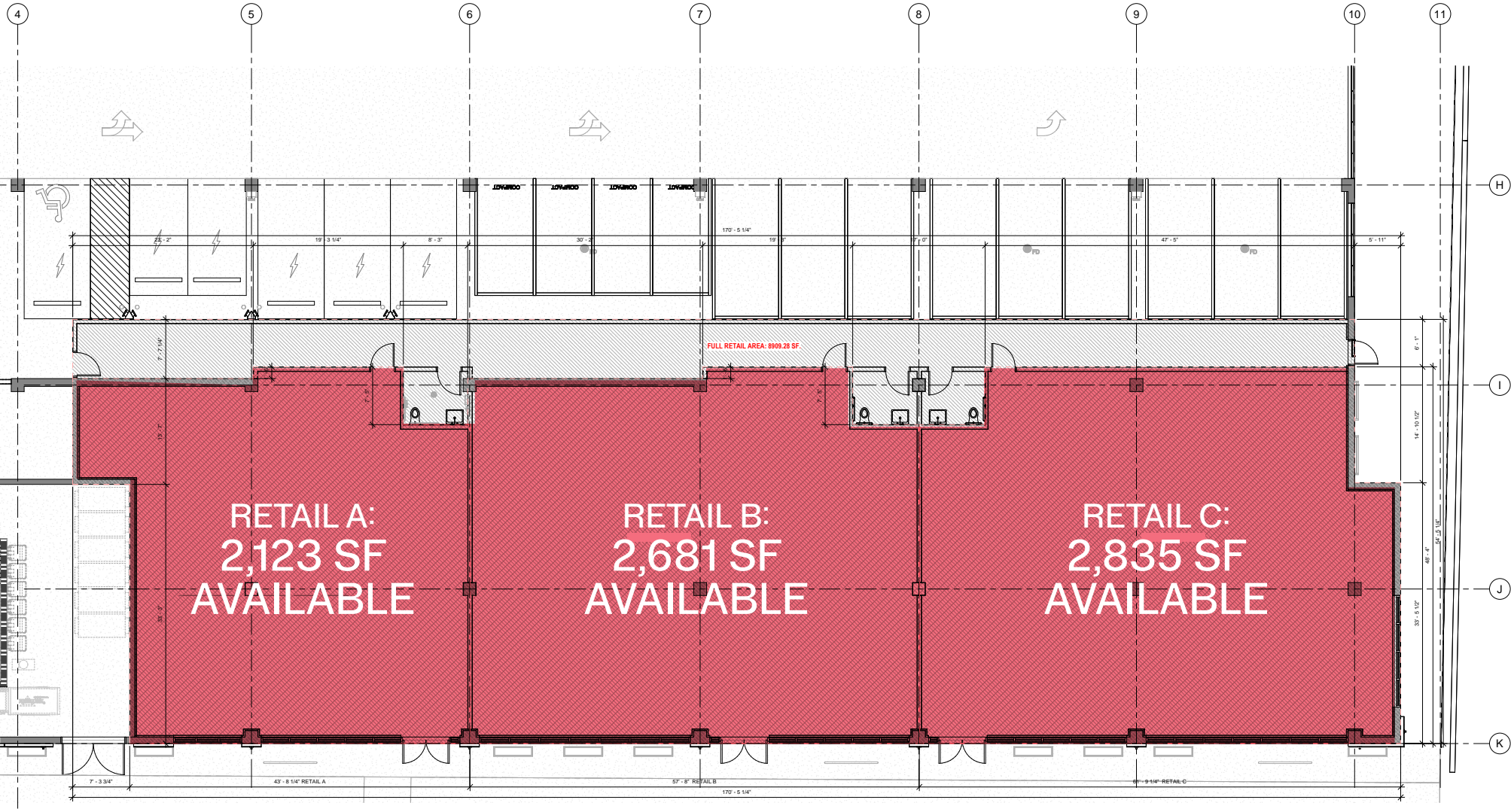
Highlights

- Flexible Size Retail Space Available: ±2,123 – 7,639 RSF
- Adjacent to USPS
- Excellent visibility to Burien Town Center
- Seeking the following Tenants: dog grooming, café/ coffee shop, boutique retail, Pilates/yoga, pizza restaurant, wine bar or bottle shop
- Parking:
 - 19 on-site retail parking stalls in the building garage at \$200 per month/stall
 - 6 parking stalls (1 stall per 1,000 sq ft) for employee parking at market rates (TBD) located on grade behind the retail in secure parking garage.
- 2025 estimated NNN: \$7.71/RSF (includes water, sewer, trash and recycling)

Available Retail

SUITE	SIZE (RSF)	NNN RATE EST. 2025	LEASE RATE
A	2,123 SF	\$7.71	CALL FOR RATES
B	2,681 SF	\$7.71	CALL FOR RATES
C	2,835 SF	\$7.71	CALL FOR RATES







Burien

Burien Kinects offers up to 8900 SF of west facing retail. The site is easily accessible by I-5 and Hwy. 509 as well as Hwy. 99. It is a short 10-minute ride to Sea-Tac International Airport. This site is located in the heart of downtown Burien; this community offers a highly walkable neighborhood with shops, restaurants and boutiques. Join Tenants like: Trader Joe's, PCC, Bakery Nouveau, Burien Press, Bella Luna Pizzeria, LA Fitness, and Elliott Bay Brewhouse and Pub. The Farmer's Market and monthly art walks bring high foot traffic and visibility to this growing PNW community.

Demographics

Total Population 54,747

Total Employees 15,338

Average HH Income \$103,280

* 2024 demographics based on a 2-mile radius

92
WALK
SCORE

60
BIKE
SCORE



Fred Meyer












1ST AVE S

AutoZone

SAFWAY

Staples

ACE Hardware

PET SMART

LA FITNESS

BIG 5 SPORTING GOODS

SOUNDTRANSIT

GROCERYOUTLET
bargain Market

DOLLAR TREE

value village

AZTECA

CVS pharmacy

Momentum

SW 148TH ST

SW 150TH ST

Kinect @ Burien



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DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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