



First Western Properties  
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345 TUKWILA PARKWAY | TUKWILA, WA

# FOR LEASE

## THE ANNEX AT SOUTHCENTER

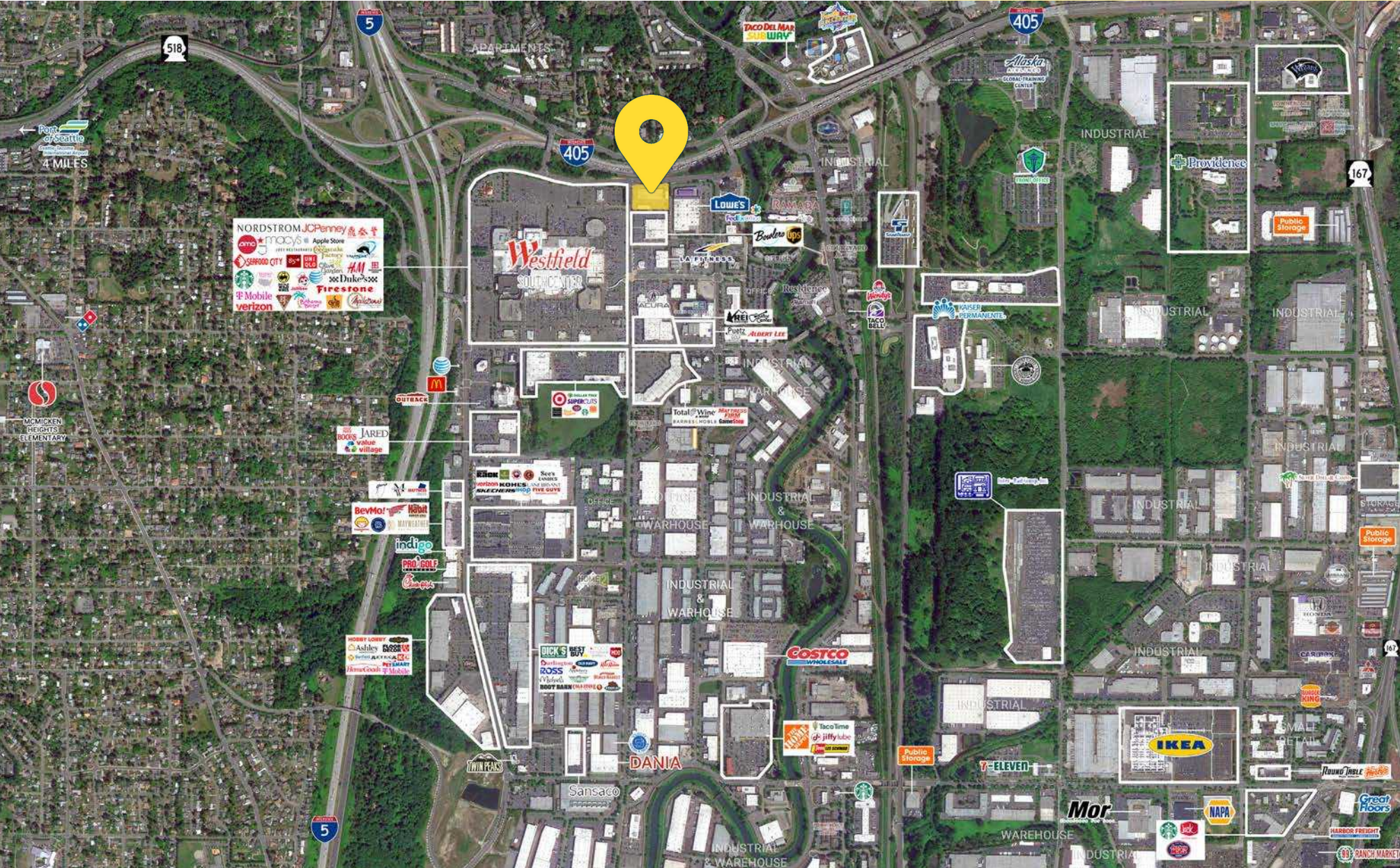
# PROPERTY SUMMARY

<b>Address</b>	345 Tukwila Parkway
<b>Available</b>	4,800 SF
<b>Rate</b>	\$24.00 PSF, NNN
<b>NNN</b>	\$9.50 PSF
<b>Co-Tenants</b>	I-Fly, Pure Hockey, Trek, City Supplements, Teriyaki Time, Coffeebae, Bobalust, Sun Sign, Appliances 4 less America, We Heart Hair, Affluent Barbershop, Manila Sunset, Bayani International Shipping, JS Family Dental, Benjamin Moore, Subway, & SalonCentric
<b>Location</b>	<ul style="list-style-type: none"><li>• Across from Westfield Southcenter Mall: 1.7M SF Largest shopping mall in PNW with over 200+ Stores and 6 anchors</li><li>• Moments from I-5 &amp; I-405</li><li>• 4 Miles from SeaTac Airport</li><li>• Down the Street from Bowlero and Lowe's Home Improvement</li></ul>



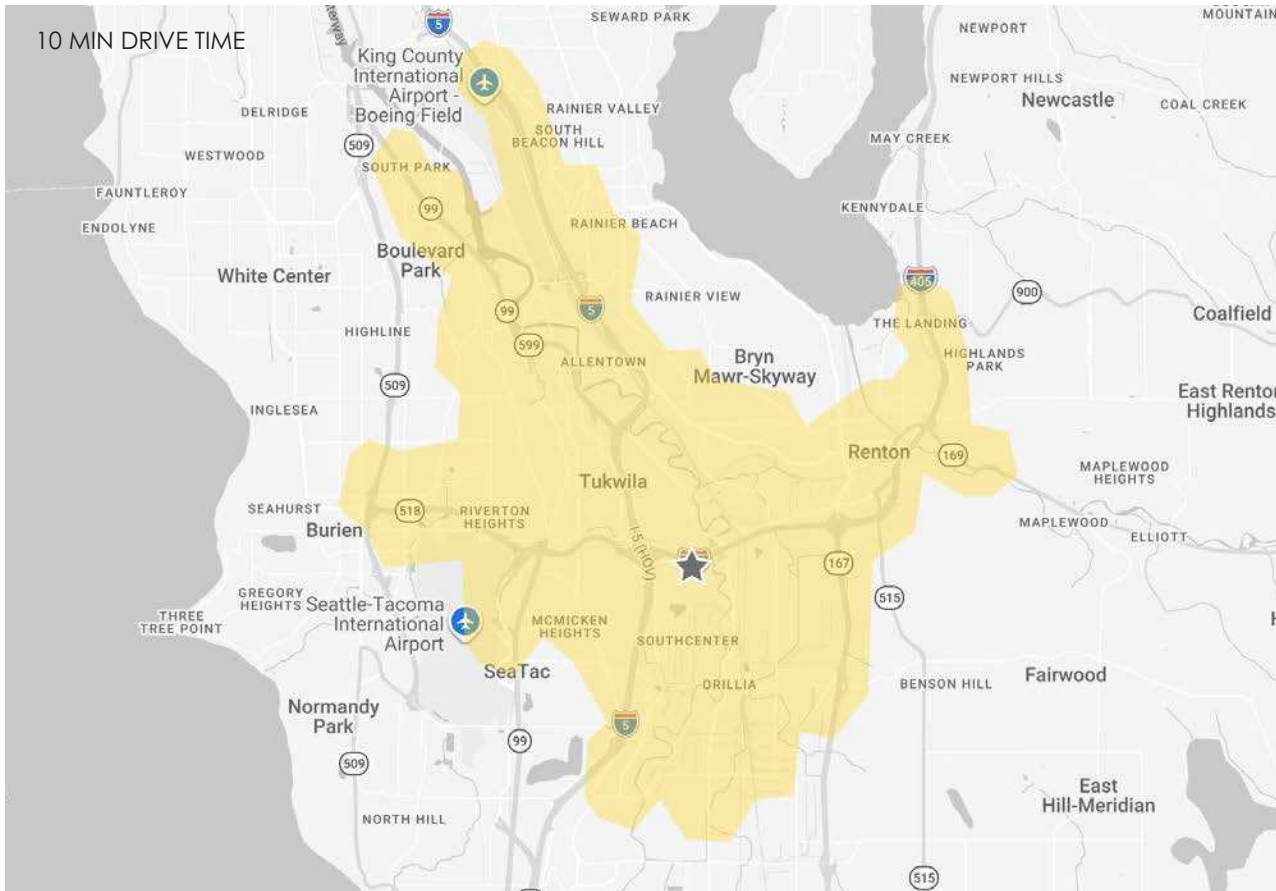


# LOCATION AERIAL



# DEMOGRAPHICS

Tukwila, Washington, stands as a pivotal economic engine within King County, defined by its strategic role as a preeminent commercial and retail center. The city's robust business community supports a sophisticated ecosystem of over 40,000 jobs. As a retail powerhouse, Tukwila generates over \$2.6 billion in annual taxable retail sales, underscoring its magnetic appeal as a driver of regional commerce. Beyond its economic strength, Tukwila offers a vibrant synergy of industry and lifestyle. The city draws a diverse daily influx of professionals and visitors who converge to tour world-class museums, attend professional soccer matches, or experience premier attractions like indoor skydiving and bowling. This unique blend of high-volume business activity and regional entertainment solidifies Tukwila's significance as a premier Pacific Northwest destination.



94,414

POPULATION  
10 MIN DT



36,096

NO OF HOUSEHOLDS  
10 MIN DT



\$119,471

AVERAGE HH INCOME  
10 MIN DT



\$604,629

MEDIAN PROPERTY VALUE  
10 MIN DT



35.4

YEARS OLD  
MEDIAN AGE



\$2.08B

TOTAL NON-RETAIL  
EXPENDITURE



124,412

DAYTIME ADJ. POPULATION  
10 MIN DT



39,504

INTERSECTION  
ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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