

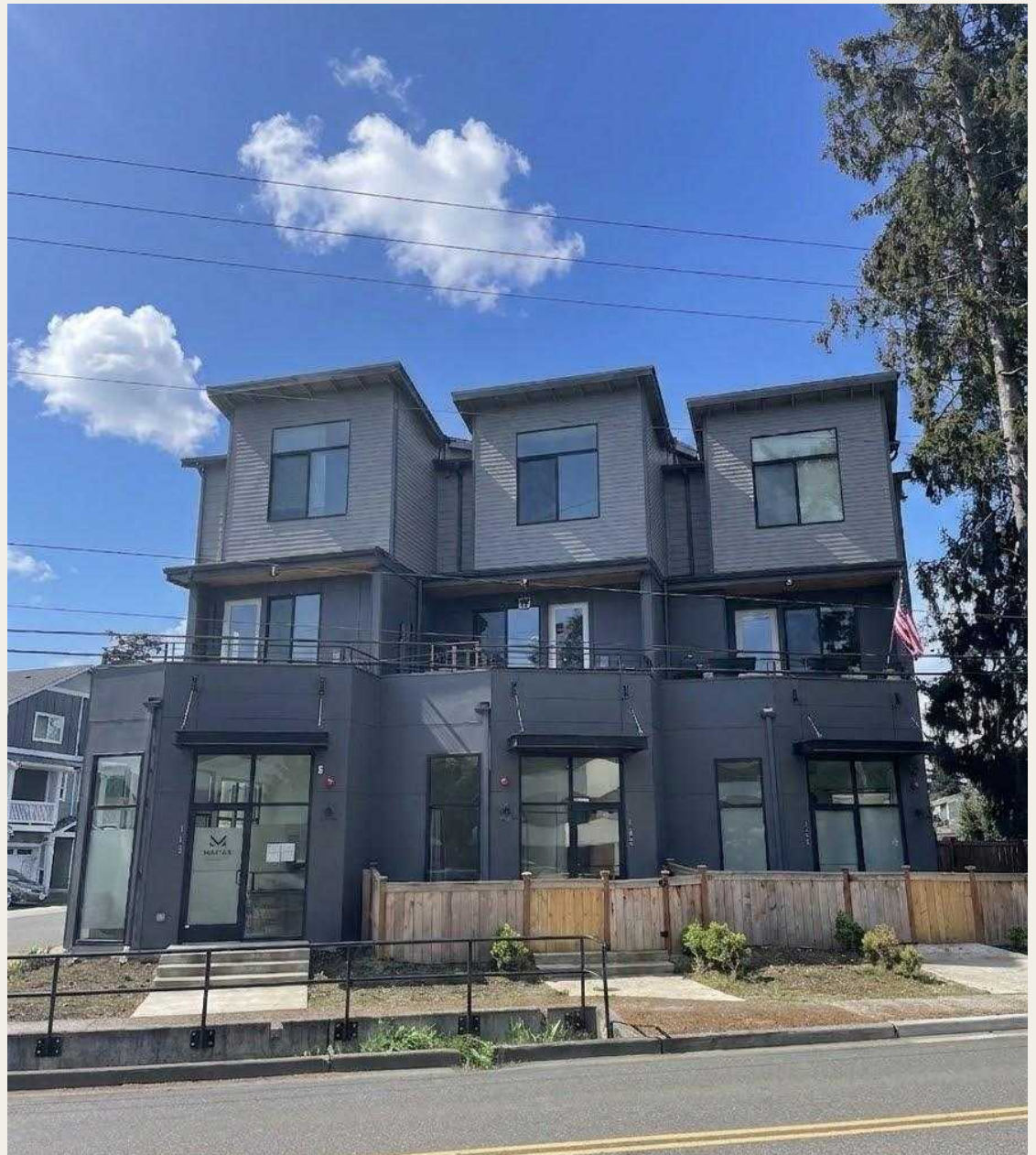
123 1st Place SW

Normandy Park, WA | 98166

FOR LEASE

Retail, Office
& Café Space
Available Now:

±725 SF

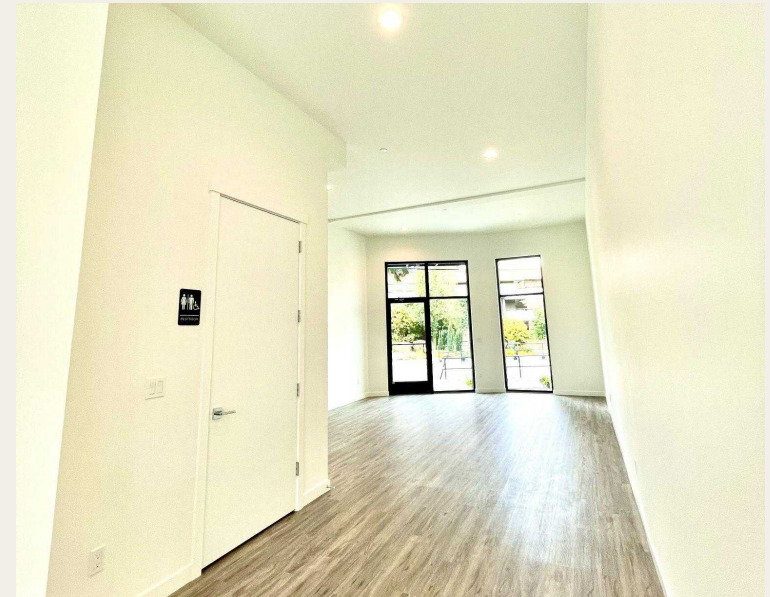
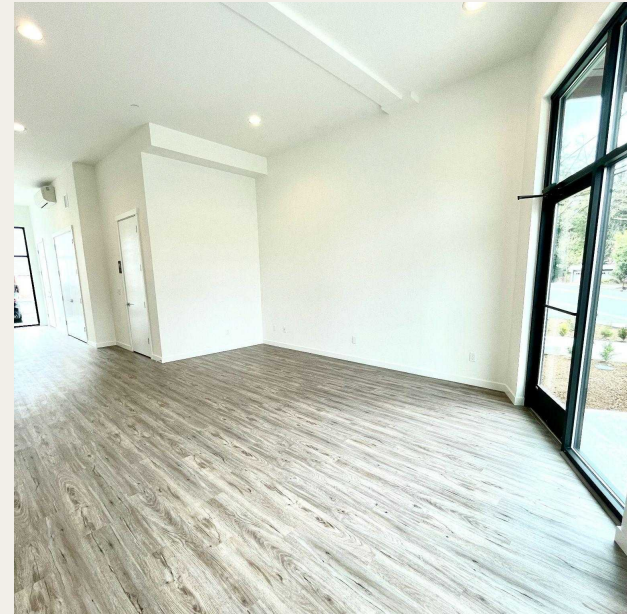


Riley Gill | Marcus Figueroa




WCCR | West Coast
Commercial
Realty

Position your business in a brand-new, light-filled retail suite in the heart of Normandy Park.

Built in 2023 and privately owned since 2024, this ground-floor commercial suite sits in one of South King County's most established residential communities — offering direct access to an affluent, loyal neighborhood customer base. Clean contemporary finishes, high ceilings, wide-plank flooring, and a wall of full-height storefront glass deliver exceptional natural light and sign visibility. The suite has its own dedicated street address and two private entrances — fully separate from the owner's residence — giving operators a true turn-key storefront. Ideal for a café, boutique retailer, wellness studio, or neighborhood-serving service business.



DEMOGRAPHICS

	1 mile	3 miles	5 miles
 POPULATION	10,105	74,133	169,240
 AVG. HOUSEHOLD INCOME	\$148,138	\$117,720	\$115,844
 MEDIAN HOME VALUE	\$805,093	\$692,506	\$642,371

PROPERTY

Highlights

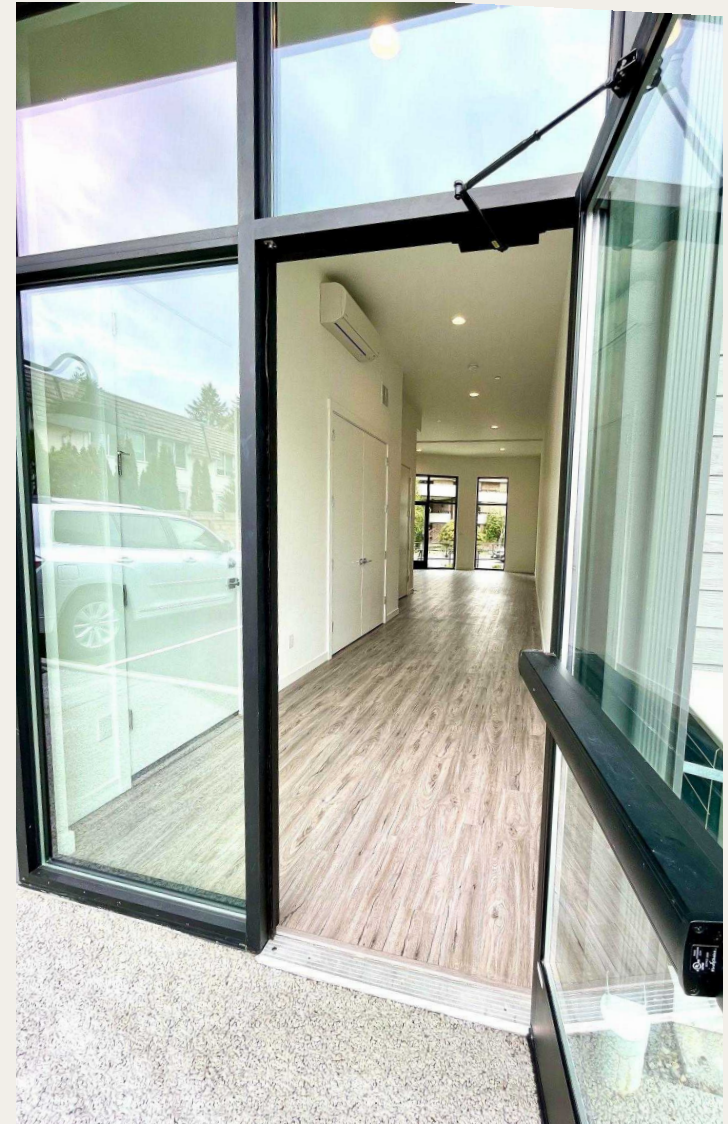
±725 2 2023

SQ. FT.

ENTRANCES

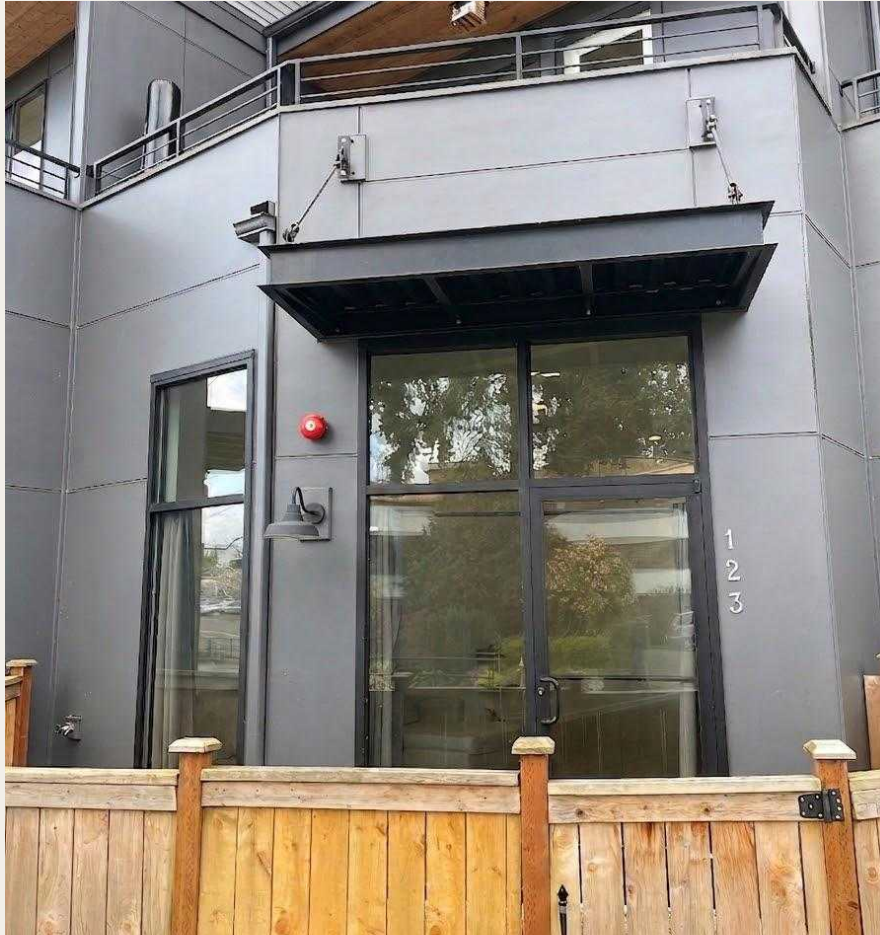
BUILT

- ±725 SF per builder floor plan (includes on-site storage area)
- Ground-floor suite with two private entrances
- Dedicated street address — fully separate from residence above
- Designated on-site parking plus shared surface lot
- ADA-compliant restroom and ADA pavement access
- Newer construction — building completed in 2023
- Ductless mini-split HVAC and LED recessed lighting
- Wide-plank vinyl flooring and fresh, contemporary finishes
- Floor-to-ceiling storefront glass with strong street visibility



LOCATION

Normandy Park



Private storefront entry — dedicated 123 address with full-height glass.



DESTINATION NEIGHBORHOOD

Tucked between Burien, Des Moines and SeaTac, Normandy Park is one of South King County's most affluent residential enclaves — minutes from SR-509, I-5 and Sea-Tac International Airport.

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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 should consult their professional advisors and conduct their own independent investigation. Site plan and configuration subject to change. Properties subject to change in price and availability without notice. West Coast Commercial Realty, LLC.

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