

Parkway Village

17005 - 17197
Southcenter Parkway,
Tukwila, WA 98188



Positioned in the heart of Tukwila's dominant retail corridor, this high-visibility former BevMo! at 17197 Southcenter Parkway offers an exceptional opportunity to join one of the region's strongest-performing trade areas.

Located just moments from Westfield Southcenter, the property benefits from significant daily traffic, strong co-tenancy, and immediate access to I-5 and I-405.

The surrounding area draws a diverse and consistent customer base, fueled by regional retail, dense residential neighborhoods, and a growing daytime population. Nearby national retailers, restaurants, and entertainment uses drive steady foot traffic throughout the day and evening, making this an ideal location for a variety of retail, service, or specialty concepts.

With ample parking, excellent frontage, and strong signage visibility along Southcenter Parkway, this space is well-positioned for tenants looking to capitalize on both destination and convenience-driven traffic in one of South King County's most active retail hubs.



HIGHLIGHTS:

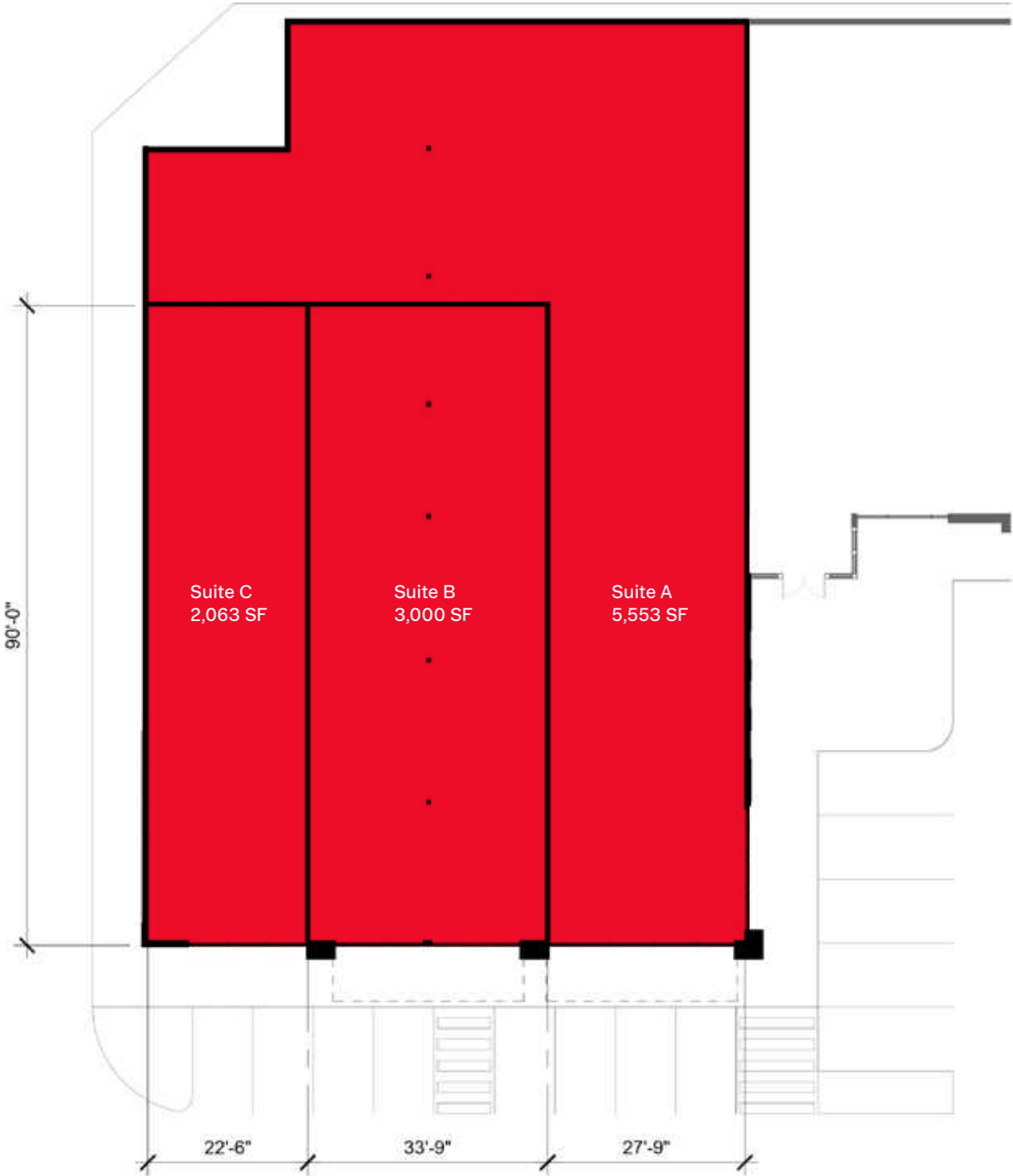
- Beautiful, remodeled center in the heart of the Southcenter retail core.
- 10,690 SF available; space can be demised. See floor plan for demising options.
- Strong co-tenancy including Paris Baguette, Habit Burger, Happy Lemon, Mayweather Boxing and more.
- 181 parking stalls

FLOOR PLAN

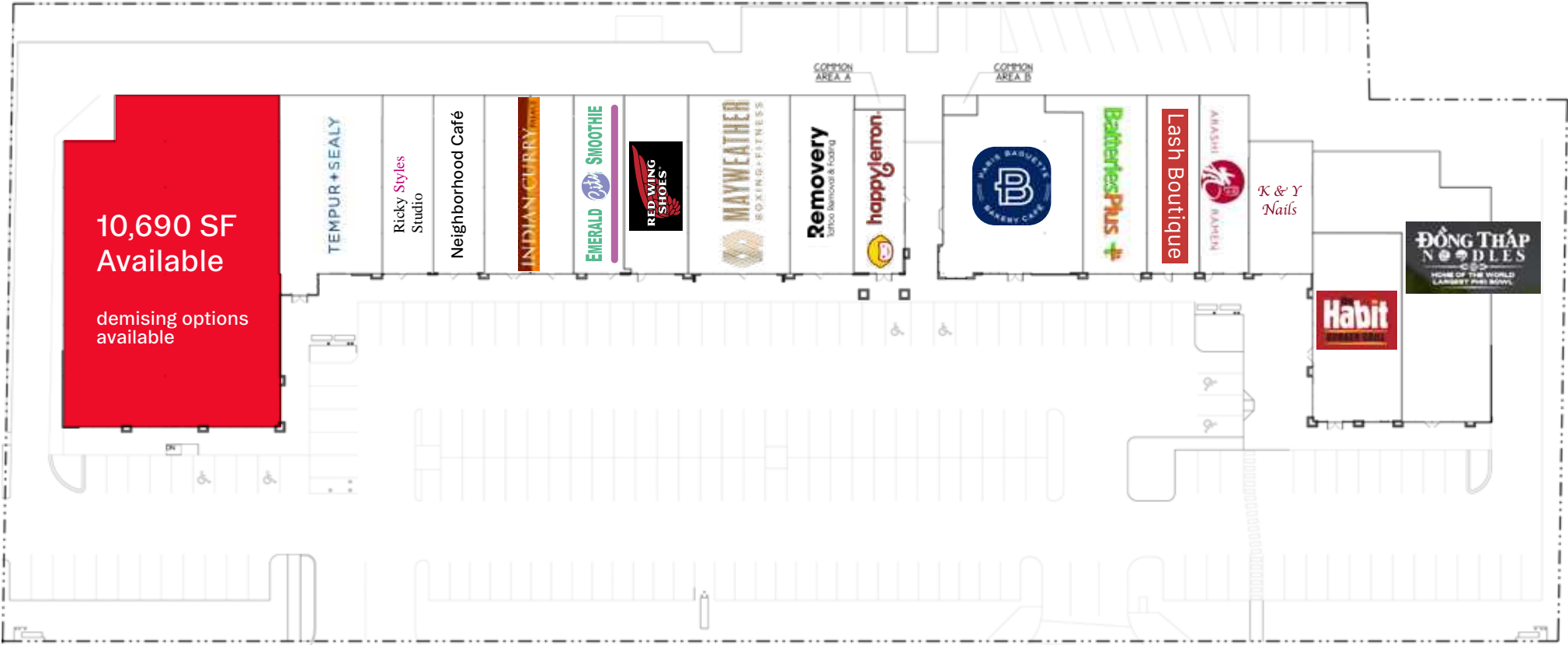
10,690 SF Available

Potential demising plan

- Suite A - 5,553 SF
- Suite B - 3,000 SF
- Suite C - 2,063 SF



SITE PLAN



Southcenter Parkway



Demographics



POPULATION:
1-mile: 6,522
2-mile: 31,919



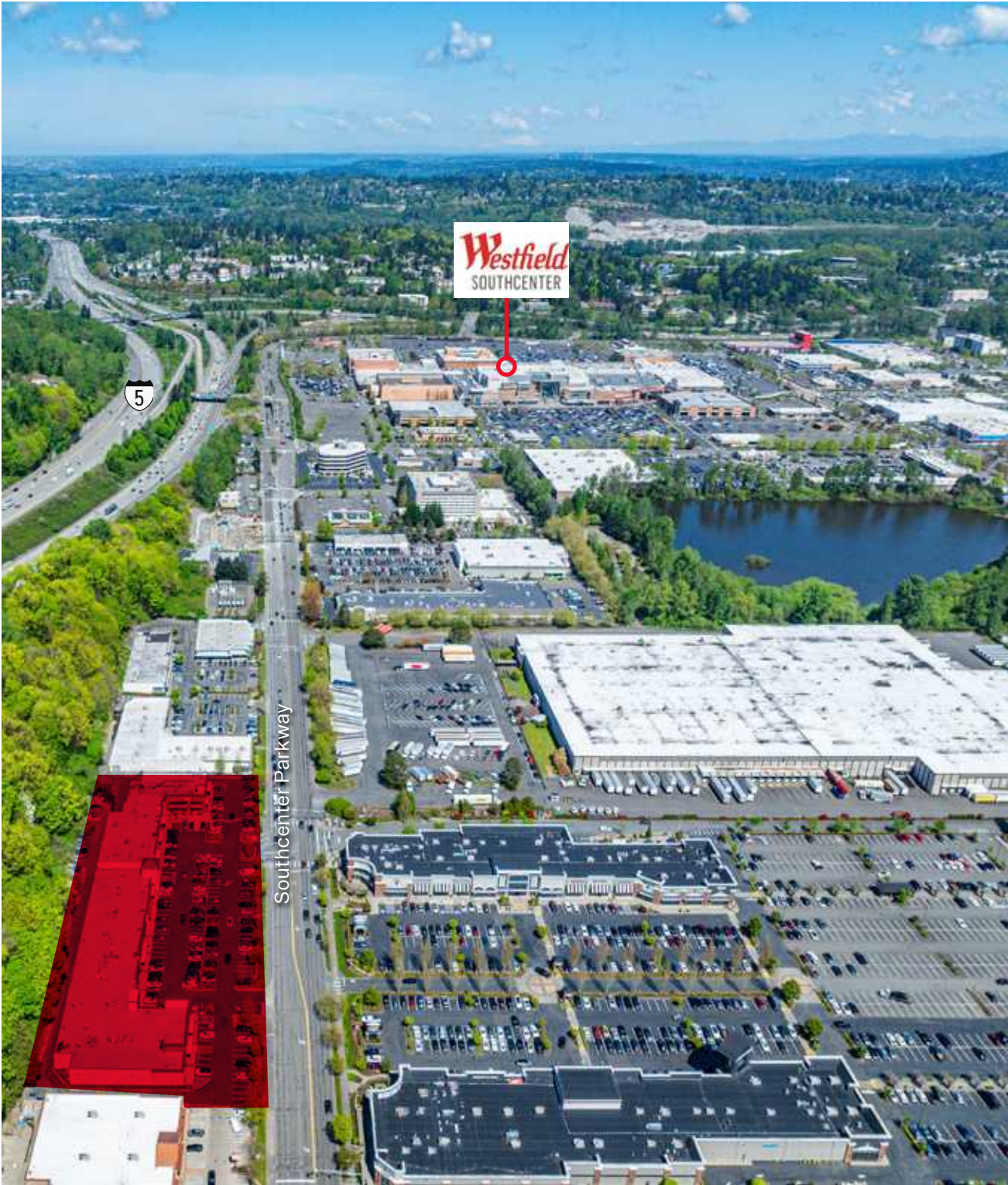
HOUSEHOLDS:
1-mile: 2,333
2-mile: 12,158



AVERAGE HOUSEHOLD INCOME
1-mile: \$133,096
2-mile: \$98,575



TRAFFIC COUNTS
Over 28,200 vehicles travel through Southcenter daily







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Tiffini Connell

tiffini@wccommercialrealty.com

206 283 5212 EXT 112

Avery Connell

avery@wccommercialrealty.com

206 475 9367

WCCR | West Coast
Commercial
Realty

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206 283 5212
wccommercialrealty.com