

## PROPERTY HIGHLIGHTS:

- 1.87 AC | 81,574 SF
- CB-C | Community Business in Urban Center
- \$5,000,000 | \$61.29/SF

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**OFFERED FOR SALE**  
**20406 INTERNATIONAL BLVD**  
**SEATAC, WA 98198**





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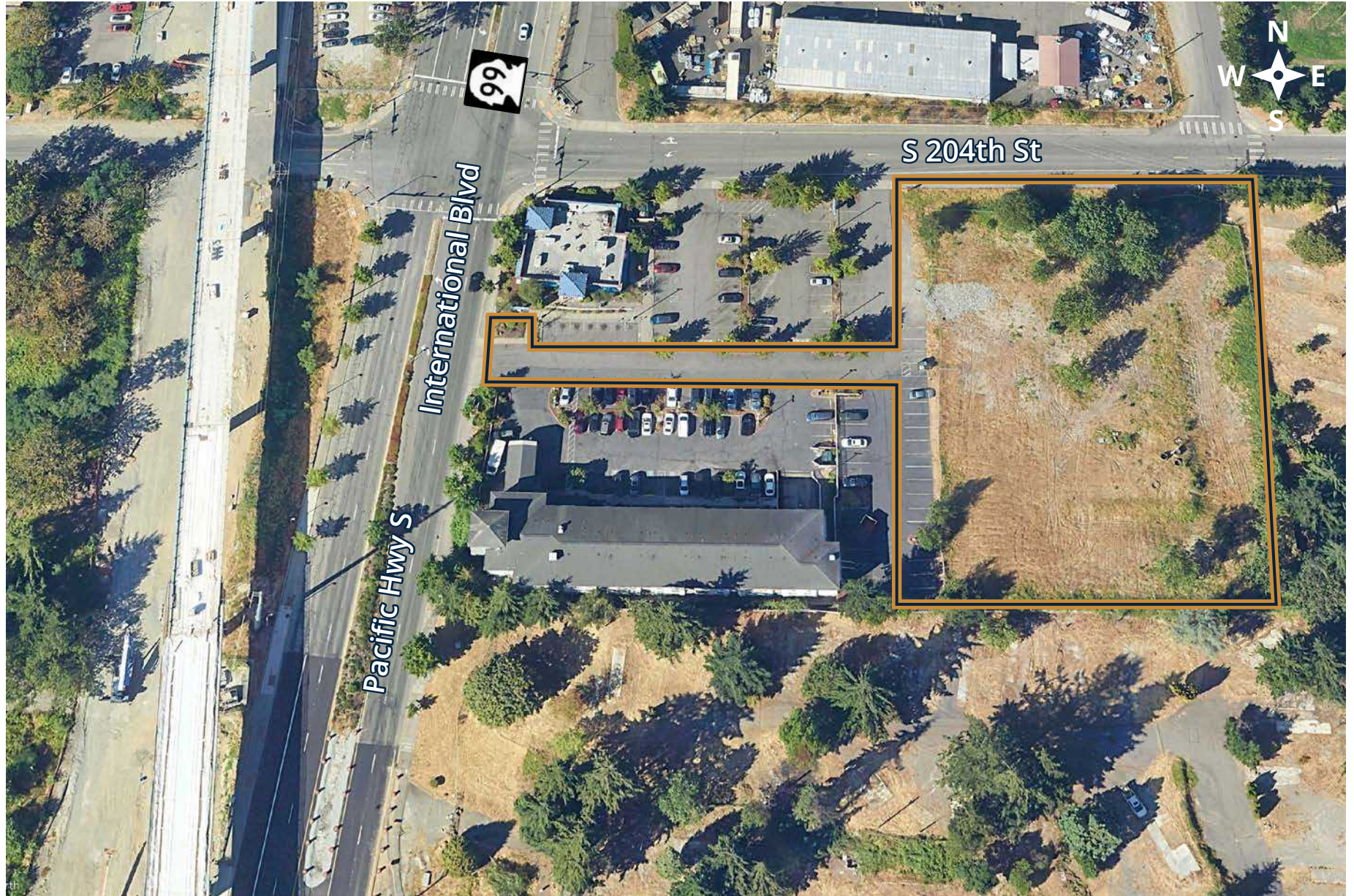
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# AERIAL





# LOCATION





# PROPERTY

PEAK COMMERCIAL PARTNERS IS PLEASED TO PRESENT THE PROPERTY LOCATED AT 20406 INTERNATIONAL BLVD, SEATAC, WA FOR SALE

The subject site is comprised of 1.87 acres of land located along International Boulevard less than 3 miles south of the SeaTac International Airport. International Boulevard has a significant traffic count of 27,564 average cars per day driving directly by the site. The zoning offers a wide range of mixed residential-commercial development and has a significant potential to take advantage of the close proximity to Interstate 5 and SeaTac International Airport.

## ADDRESS

20406 INTERNATIONAL BLVD  
SEATAC, WA 98198

## PARCEL #

344500-0130

## SIZE

1.87 AC | 81,574 SF

## ZONING

CB-C / COMMUNITY BUSINESS  
IN URBAN CENTER





# SEATAC & DEMOGRAPHICS



**SeaTac**, the gateway to the Pacific Northwest, is a vibrant and economically robust community of 32,000 residents. This environmentally sensitive and people-oriented city hosts a diverse array of businesses catering to both locals and the steady influx of visitors. With major ports, over 6,000 hotel rooms, and Seattle-Tacoma International Airport, which served 51.8 million passengers in 2019, SeaTac sees a daily population exceeding 150,000. Boasting transit-oriented development opportunities, three light rail stations, and convenient highway access, SeaTac provides an ideal location for businesses relying on a robust transportation system. The city has experienced a remarkable 35% increase in annual development

permit applications in the last 12 months compared to 2012, highlighting its dynamic growth and investment potential. Its dynamic economic landscape, diverse demographics, and skilled labor force make SeaTac a central hub for business logistics and a catalyst for regional economic development.

## COMMUTE

SeaTac Airport:	2.4 miles   10 minutes by car
Tacoma:	20 miles   25-30 minutes by car
Downtown Seattle:	15 miles   25-30 minutes by car
Bellevue:	19 miles   25-30 minutes by car



## POPULATION

	1-Mile	2-Mile	3-Mile
Total Population	13,539	43,333	80,179
Total Daytime Population	11,354	43,886	102,621
Median Age	34.3	38.2	38.8
Total Businesses	295	1,262	3,282

## HOUSEHOLDS & INCOME

	1-Mile	2-Mile	3-Mile
Total Households	4,479	15,930	29,889
Avg HH Income	\$97,773	\$108,087	\$112,227

# VALUE



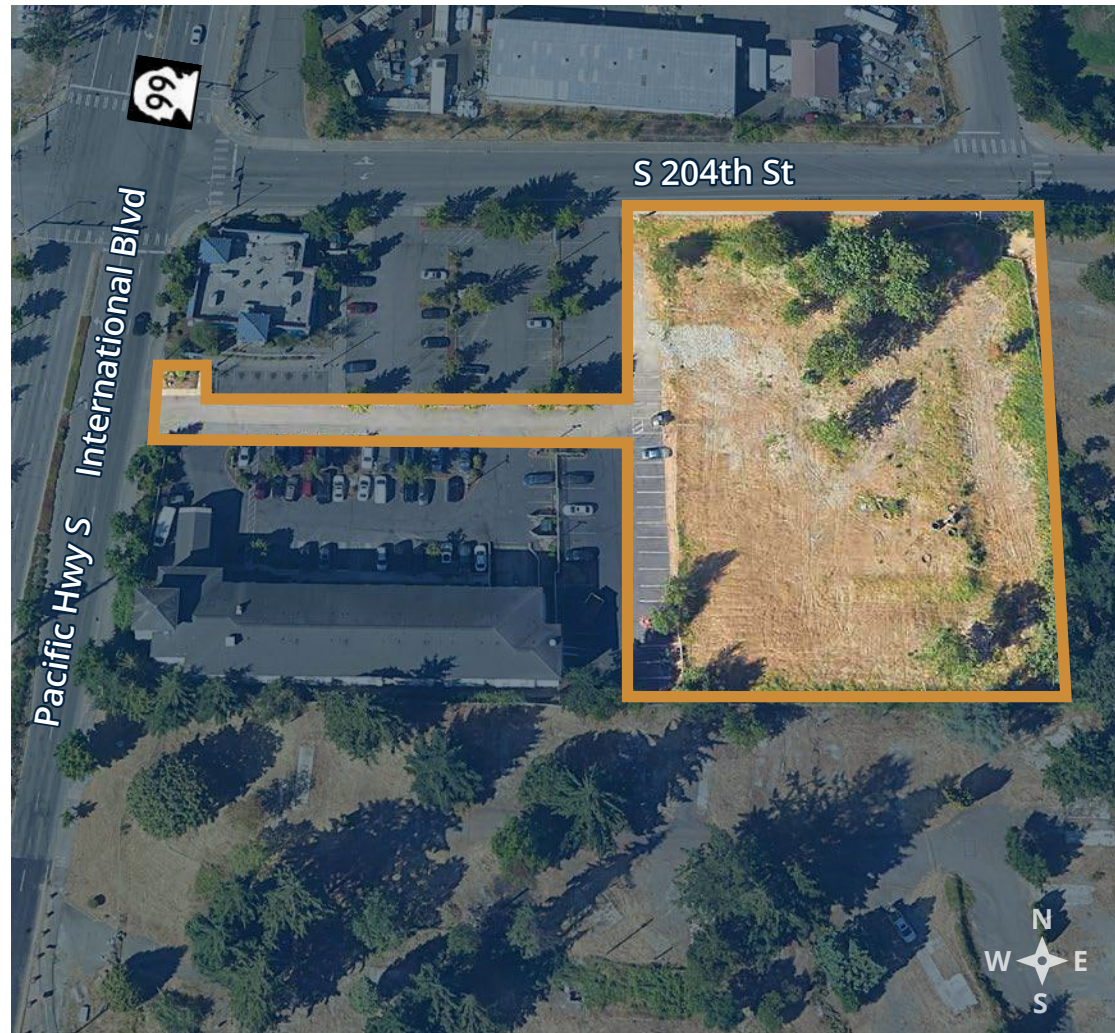
## PROPERTY OVERVIEW

Parcel Number	344500-0130
Zoning	CB-C / Community Business in Urban Center
Total Lot Size	1.87 AC / 81,574 SF

## OFFERING PRICE

\$5,000,000

\$61.29/SF





# ABOUT PEAK COMMERCIAL PARTNERS

Peak Commercial Partners is a client-driven commercial real estate firm, working with developers and tenants to expand their businesses.

Peak Commercial Partners was founded on the premise of helping our business partners and clients accomplish their goals through experience, innovation, and integrity. We collaborate with clients to develop the best return on their investments.

We deliver results by combining inherent market knowledge with a systematic process. For those buying, selling, or leasing, our team is committed to conducting transparent and constructive transactions that exceed your needs.

## PRESENTED BY:



### NICHOLAS GILL

Owner & Managing Broker

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