

# Offering Memorandum

## Fire Station 51

444 ANDOVER PARK E, TUKWILA, WA



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**NAI** Puget Sound  
Properties



# Property Details

- + RARE FLEXIBLE USE DEVELOPMENT SITE  
NEAR SOUTHCENTER
- + BUILDING SIZE: 15,519 SF
- + LAND SIZE: 81,000 SF
- + ZONING : TUC-WP
- + YEAR BUILT: 1975
- + CALL BROKERS FOR PRICING





# Amenities Map



INTERSTATE  
5

INTERSTATE  
405

INTERSTATE  
405

INTERSTATE  
5

Olive Garden  
ITALIAN KITCHEN

Westfield  
SOUTHCENTER

KeyBank

REI

LA FITNESS

Lowe's

DOLLAR TREE CHASE  
DOUGH ZONE Jersey Mike's SUBS corner bakery CAFE Starbucks

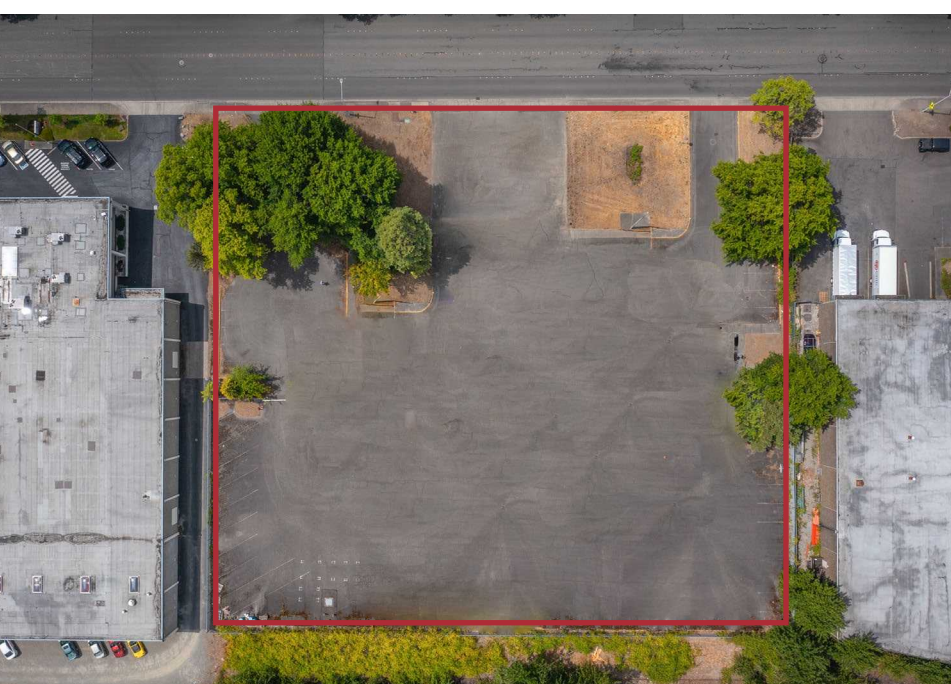
Total Wine & MORE  
BARNES & NOBLE Office DEPOT

COURTYARD  
BY MARRIOTT

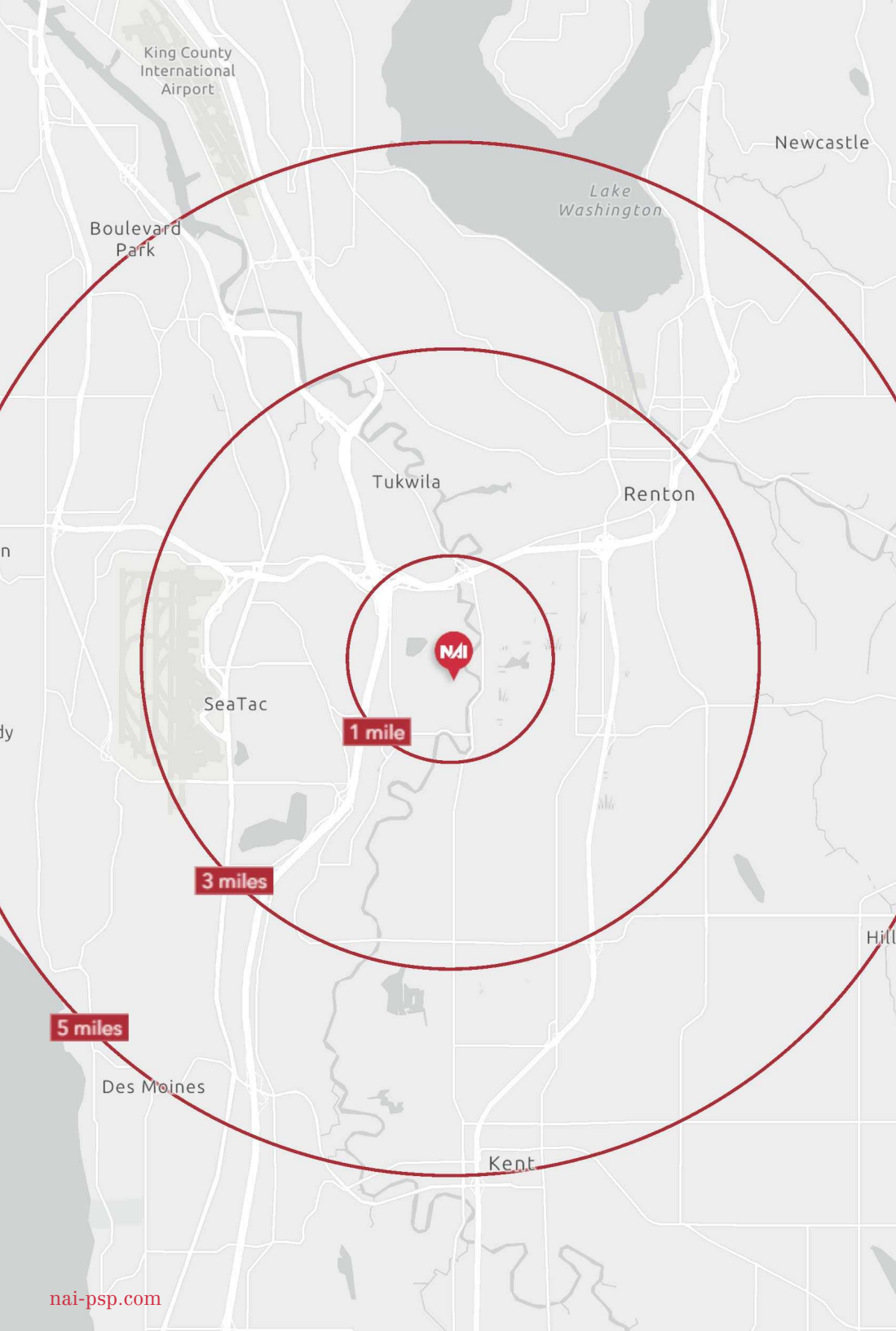
SKY ZONE  
TRAMPOLINE PARK

NAI









## Demographic Overview

### 444 ANDOVER PARK E, TUKWILA, WA

	1 MILE	3 MILES	5 MILES
Population	2,257	89,052	304,920
Households	878	33,983	113,218
Median Age	38.4	38.0	38.5
Median HH Income	\$79,446	\$86,288	\$93,870
Avg. HH Income	\$104,479	\$114,155	\$123,794



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EXCLUSIVELY LISTED BY:

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