



FOR SALE

# KFC ABSOLUTE NNN INVESTMENT

15209 1ST AVE S, BURIEN WA

**CBRE**

# PROPERTY OVERVIEW

## OVERVIEW

CBRE is pleased to present a single-tenant net leased Kentucky Fried Chicken located in Burien, Washington. This opportunity features an absolute NNN leases with no landlord responsibilities.

**Address:** 15209 1st Ave S, Burien WA

**Price:** \$1,400,000

**Cap Rate:** 5.7%

**NOI:** \$79,700.28

**Lease Term:** Two years

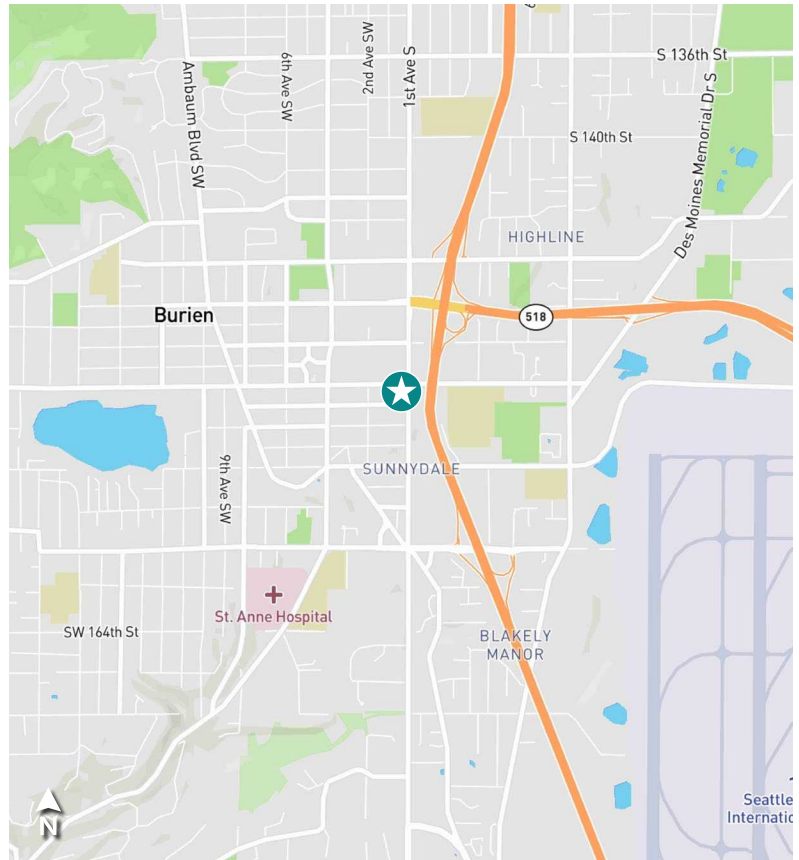
**Lease Expiration:** September 22, 2028

**Lease Option:** 1, five year option with a  
10% rent increase

**Rentable SF:** 4,990 SF

**Land Area SF:** 20,110 SF

**Zoning:** MU-DT



2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
BUSINESSES	1,012	2,988	7,752
EMPLOYEES	9,718	34,269	100,913
POPULATION	15,377	100,048	217,405
HOUSEHOLDS	6,435	37,054	81,052
AVERAGE HOUSEHOLD INCOME	\$127,308	\$128,973	\$131,914
DAYTIME POPULATION	19,358	89,702	223,788

Source: CBRE Fast Report/Esri 2025

# PROPERTY PHOTO'S



FOR SALE

# KFC ABSOLUTE NNN INVESTMENT

15209 1ST AVE S, BURIEN WA

## CONTACT US

**RYAN BRUNETTE**

Associate  
+1 206 794 9199  
[ryan.brunette@cbre.com](mailto:ryan.brunette@cbre.com)

**STEVE BRUNETTE**

Senior Vice President  
+1 206 595 0124  
[steve.brunette@cbre.com](mailto:steve.brunette@cbre.com)

**CBRE, INC.**

1420 5th Avenue  
Suite 3800  
Seattle, WA 98101

# CBRE