

**FOR SALE**

12455, 12471, 12605 Tukwila Intl Blvd  
Tukwila, WA 98168

12455

12471

12605

TUKWILA INTERNATIONAL BLVD - 15,642 CPD

**sabey**  
Data Centers



**TUKWILA INTERNATIONAL BLVD**

Carrie Walker

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

# FOR SALE

ADDRESS: 12455 Tukwila International Blvd  
 12471 Tukwila International Blvd  
 12605 Tukwila International Blvd

PARCEL NO.: 923049102  
 0923049117  
 0923049438

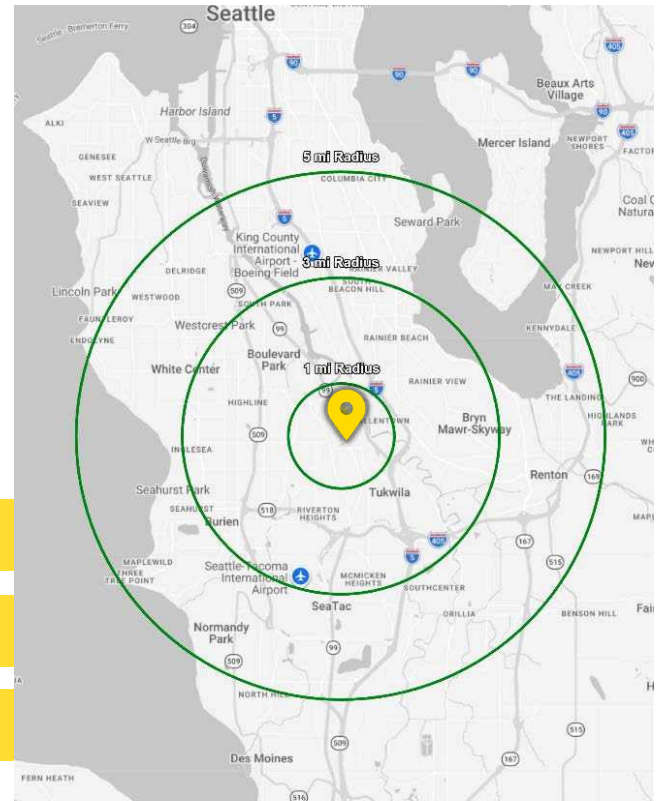
LOT SIZES: 923049102 - 80,586 SF - 1.85 Acres  
 0923049117 - 89,298 SF - 2.05 Acres  
 0923049438 - 100,218 SF - 2.30 Acres

ZONING: C/LI - Commercial/Light Industrial - typically designates areas for a mix of business, office, and light manufacturing uses

ASKING PRICE: **\$2,990,000 | \$11.06 PSF**

# TUKWILA INTNL BLVD LAND

Strategically positioned along Tukwila International Blvd (SR-99), this ±6.2-acre infill site offers a rare large-scale development opportunity in the highly active Sea-Tac airport corridor. With flexible C/LI zoning allowing a range of industrial, commercial, and potential hotel uses, the property is ideally suited for phased development or long-term repositioning. Surrounded by strong demand drivers including Sea-Tac Airport, major freeways, and light rail access, the site presents a compelling opportunity for investors and developers seeking scale, connectivity, and long-term upside in a rapidly evolving market.



# SUMMARY

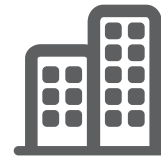


Regis - 2026

Population



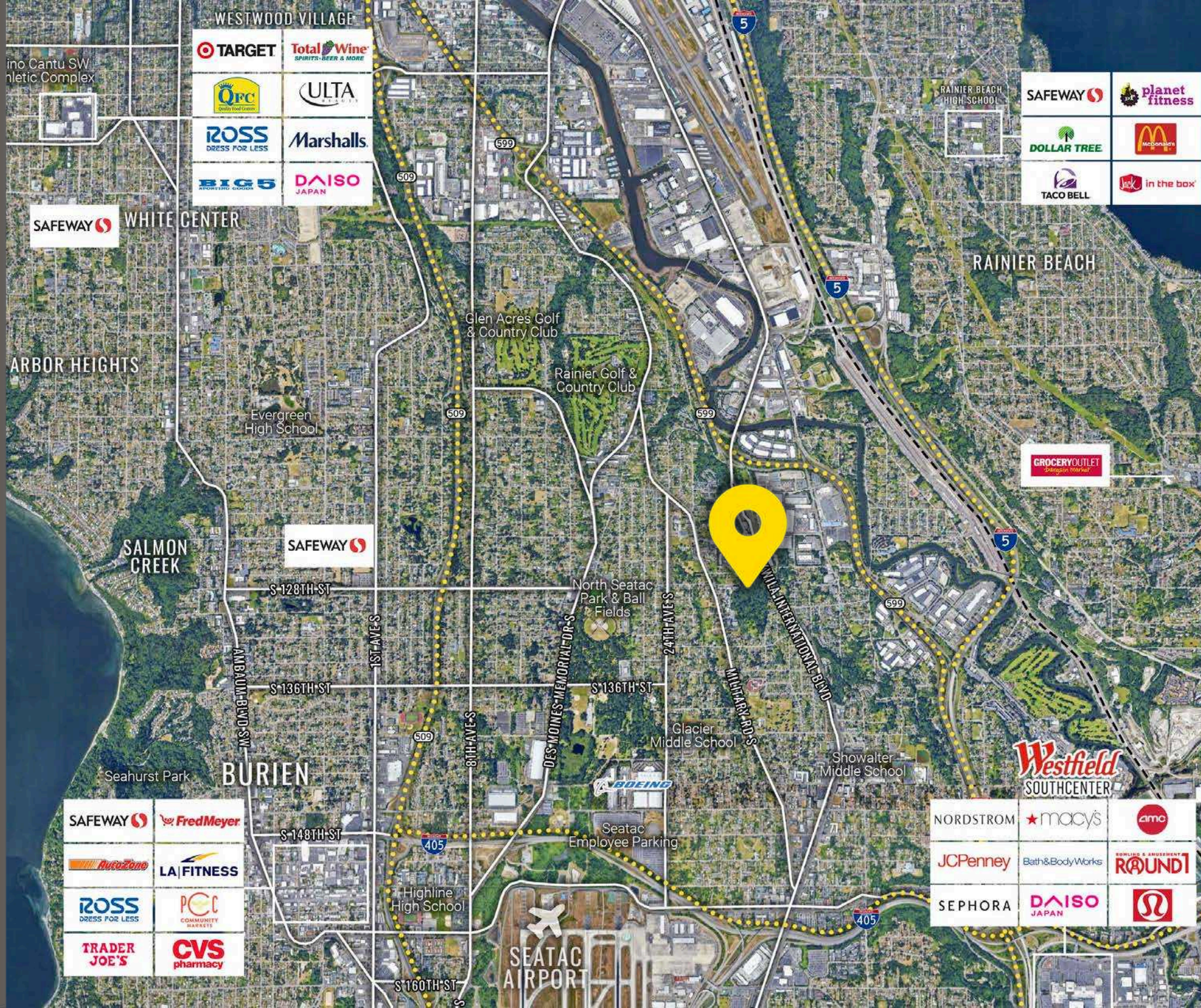
Average HH Income



Daytime Population

|        | Population | Average HH Income | Daytime Population |
|--------|------------|-------------------|--------------------|
| Mile 1 | 12,784     | \$118,580         | 12,993             |
| Mile 3 | 124,657    | \$126,211         | 87,210             |
| Mile 5 | 290,295    | \$148,213         | 246,792            |

LOCATION AERIAL



|                  |        |            |
|------------------|--------|------------|
| WESTWOOD VILLAGE | TARGET | Total Wine |
|                  | QFC    | ULTA       |
|                  | ROSS   | Marshalls  |
|                  | BIG 5  | DAISO      |

|             |                 |
|-------------|-----------------|
| SAFeway     | planet fitness  |
| DOLLAR TREE | McDonald's      |
| TACO BELL   | Jack in the box |

SAFeway

WHITE CENTER

ARBOR HEIGHTS

Evergreen High School

Glen Acres Golf & Country Club

Rainier Golf & Country Club

RAINIER BEACH

GROCERY OUTLET

SALMON CREEK

SAFeway

S-128TH ST

North Seatac Park & Ball Fields

BURIEN

S-136TH ST

S-136TH ST

Glacier Middle School

Showalter Middle School

|              |              |
|--------------|--------------|
| SAFeway      | Fred Meyer   |
| AutoZone     | LA FITNESS   |
| ROSS         | PCC          |
| TRADER JOE'S | CVS pharmacy |

|           |                   |        |
|-----------|-------------------|--------|
| NORDSTROM | macy's            | AMC    |
| JCPenney  | Bath & Body Works | ROUND1 |
| SEPHORA   | DAISO JAPAN       |        |

Westfield SOUTHCENTER


SEATAC AIRPORT

S-160TH ST

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

CARRIE WALKER

 253.284.3644

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12455

12471

12650

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