

For Sale

Korean BBQ Business

1816 S 320TH STREET, FEDERAL WAY, WA

ANDREW GRAFF
206 332 1486
agraff@nai-psp.com

NAI Puget Sound
Properties



Opportunity Overview

NAI Puget Sound Properties is pleased to present a business opportunity at SeaTac Village Shopping Center, a key regional retail destination situated on 320th in Federal Way. This accessible shopping center is anchored by a stellar lineup of tenants, including TJ Maxx, Ulta, Trader Joe's, and Big 5 Sporting Goods, offering a diverse and attractive retail mix.



Undermarket Lease



FF&E Included



\$475,000

Sale Highlights

+ OFFER PRICE

\$475,000

+ DESIRABLE LOCATION

Located in SeaTac Village Shopping Center at 1816 S 320th Street in Federal Way, WA with access to SR99, I-5, and immediate access to Sound Transit

+ STRONG RETAIL CORRIDOR

High traffic retail center with robust anchor tenants including TJ Maxx, Trader Joe's, Ulta, Daiso, DSW, and Big 5 Sporting Goods

+ FULLY EQUIPPED

Sale includes furniture, fixtures, and equipment (FF&E) and a favorable undermarket lease

LEASE DETAILS

Size	10,998 SF
Rate	\$19.10/SF
Term	± 7.5 Years Remaining
Options	Two 5-Year Options

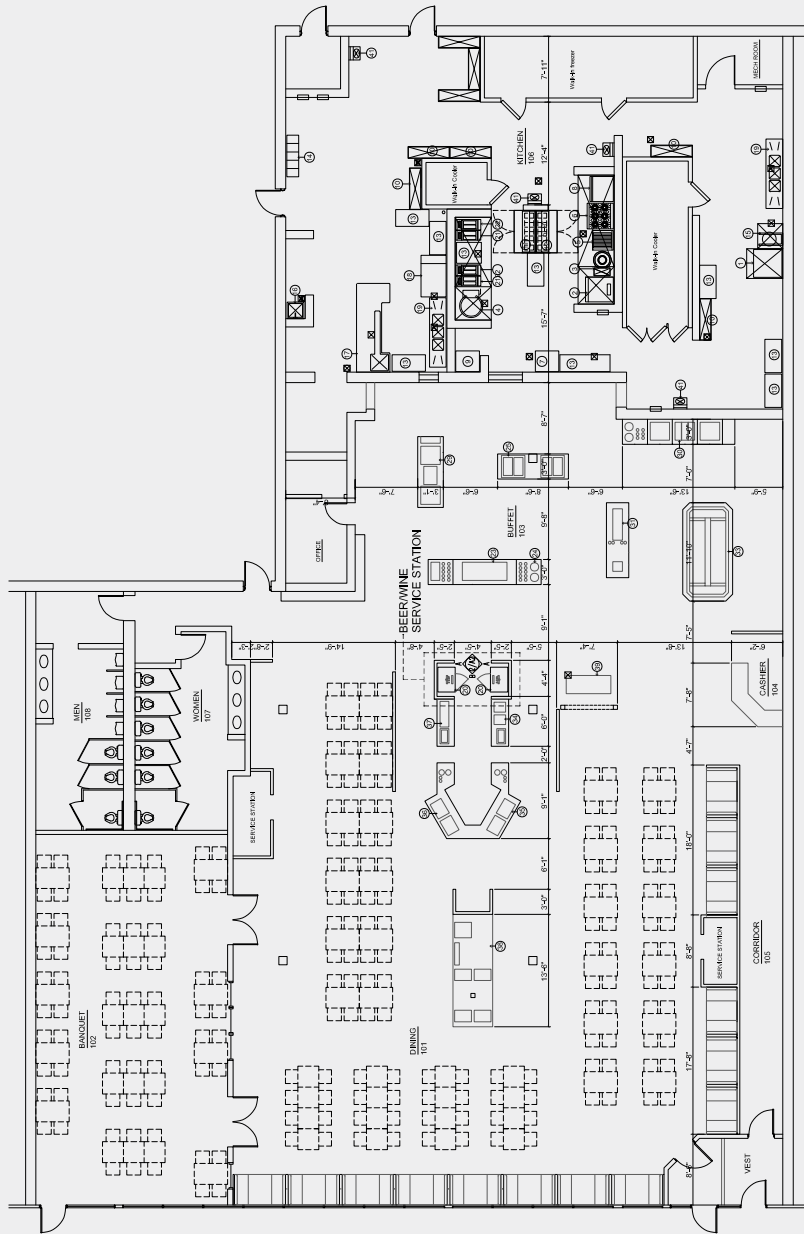


83
WALK SCORE

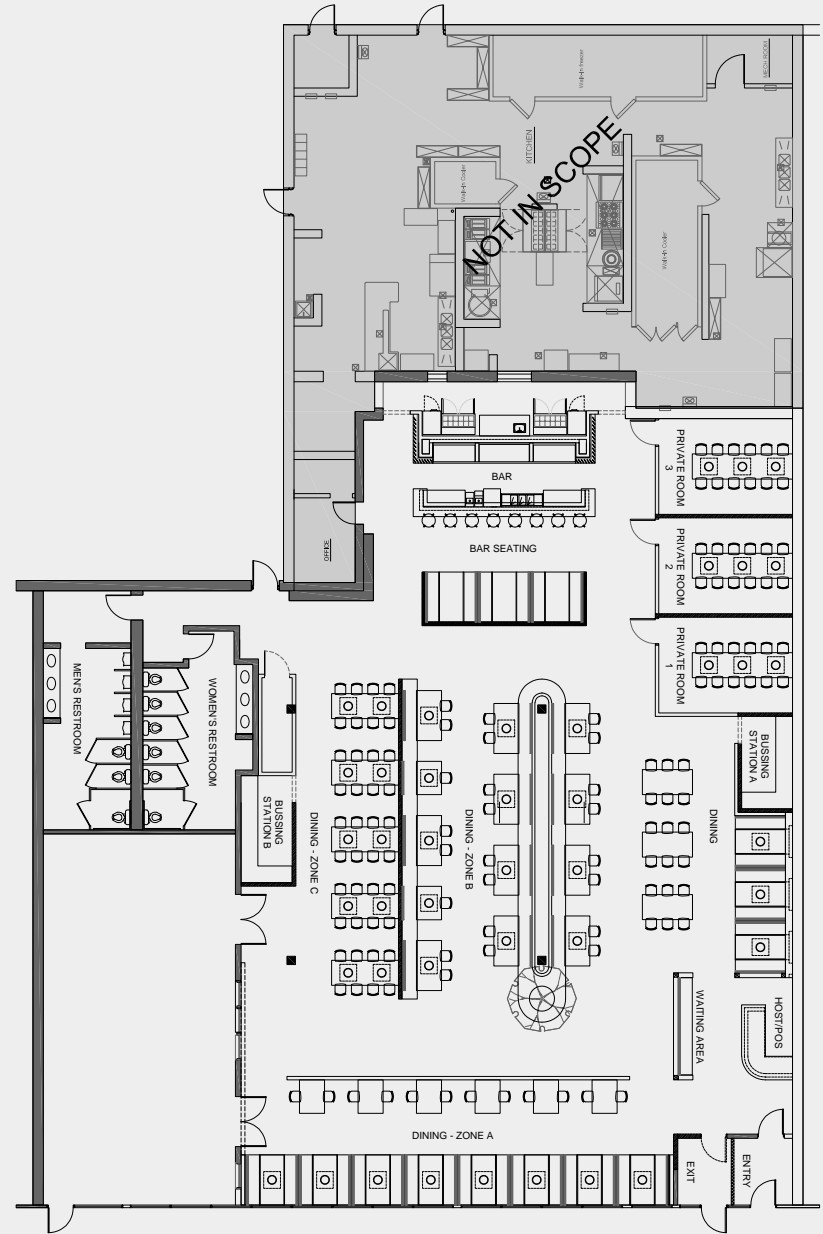
30K
TRAFFIC COUNTS

97
RESTAURANT MPI

Floor Plan



EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN RENOVATION

Included FF&E

Walk-in Freezer	\$35,000
Walk-in Cooler x 2	\$25,000
Kitchen Equipment	\$116,150
Three Comp Sinks	\$10,000
Cooler Depot	\$12,500
BBQ Grill Station	\$15,000
Gas Line and Fire Suppression	\$15,000
Doors, Hardware	\$5,000
Flooring	\$47,500
Wiring, Lights, Camera, Speaker	\$15,000
Bathroom	\$12,500
Painting	\$35,000
Food Warmers	\$10,000
Exterior Sign	\$31,000
Finish Carpentry & Mill Work	\$45,000
Counter Top	\$37,500
Plumbing	\$20,000
Salad Bar	\$20,000
Hot Wells	\$50,000
14 ft hood x 2	\$35,000
7 ft hood	\$12,500
Work Tables x 20	\$20,000
Dining Tables x 40	\$40,000
Booth and Chairs	\$30,000
Television and Mounts	\$8,500
Racks x 30	\$5,000
TOTAL FF&E VALUE	\$708,150





Korean BBQ Concept

Concept Design



Concept Design



Concept Design



Concept Design



Walmart

JOANN 85°C Daily Cafe
MARMAT
Party City BARNES & NOBLE
petco BEICU

BEST BUY PANDA EXPRESS
CHIPOTLE PAPA MURPHY'S
PETSMART
H&R BLOCK WELLS FARGO

TRADER JOE'S
TJ-MAXX ULTA BEAUTY
DAISO
MudBay FOR HEALTHY DOGS AND CATS
BIG 5 SPORTING GOODS

SOUNDTRANSIT

Existing Transit Bay

Link Light Rail Expansion

30,000

S 320TH STREET

28,710

SAFeway
Chick-fil-A Total Wine & More
planet fitness ROSS DRESS FOR LESS

STARBUCKS COFFEE amazon fresh
KOHL'S TARGET
CINEMARK
CENTURY THEATRES CinéArts Tinseltown rave CINEMAS

Google





Demographic Overview

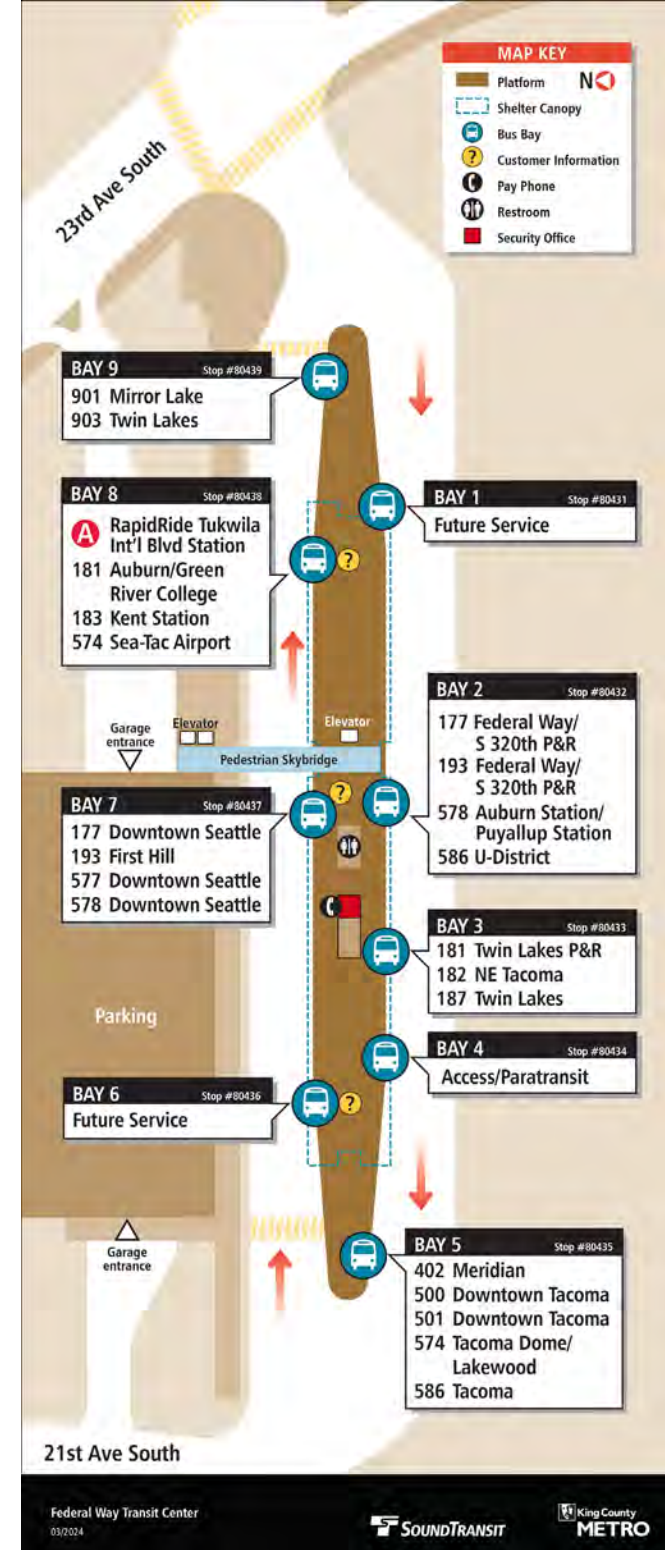
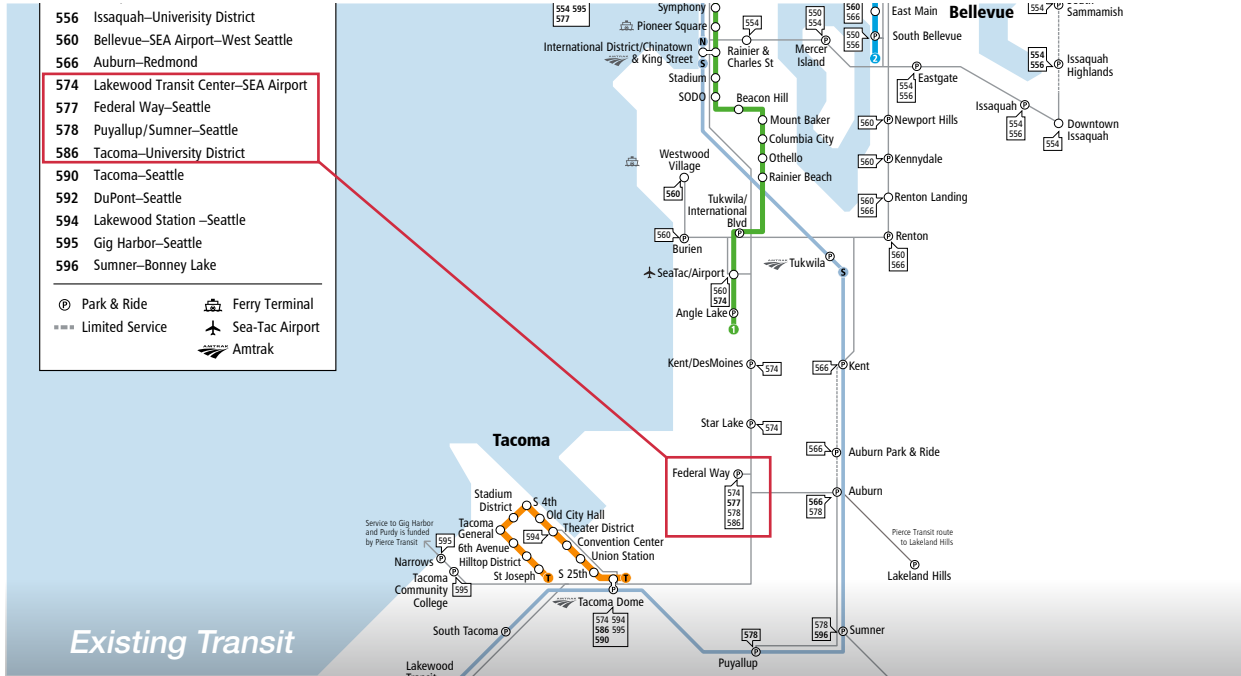
1816 S 320TH ST, FEDERAL WAY

	1 MILE	3 MILES	5 MILES
2024 Population	14,540	111,537	237,268
2029 Population	14,758	112,712	239,932
Households	5,661	38,995	83,964
Median Age	40.7	38.1	38.1
Median HH Income	\$56,022	\$86,644	\$88,065
Adults/HH who went to a Family Restaurant / Steakhouse in last 6 Months*	69.1% 97 MPI	70.3% 99 MPI	70.4% 99 MPI
Adults/HH who went to Family Restaurant / Steakhouse 4+ Times in last 30 Days*	22.2% 95 MPI	22.9% 98 MPI	22.9% 98 MPI

*Data as of 9/3/24

Data Notes: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Federal Way Transit Center



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EXCLUSIVELY LISTED BY:

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