



**SOUTHCENTER
RETAIL LEASE**

PARKWAY SQUARE SHOPPING CENTER

16600 - 16890 Southcenter Parkway | Tukwila, WA

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HIGH-EXPOSURE RETAIL CENTER

1,400 SF - 3,838 SF Available

PROPERTY FEATURES:

- Prominent Signage on Southcenter Parkway
- Immediate access to I-5 & I-405
- One block away from Westfield-Southcenter Mall
- Tenants Include: Jared Jewelers, Max's, Miyabi Sushi, and Bai Tong Thai
- 28,520+ cars per day on Southcenter Parkway
- Neighboring Retailers: Target, Kohl's, Nordstrom Rack, Best Buy, Dick's Sporting Goods, BevMo!, & Ashley's Furniture Homestore
- Abundant parking

DEMOGRAPHICS:

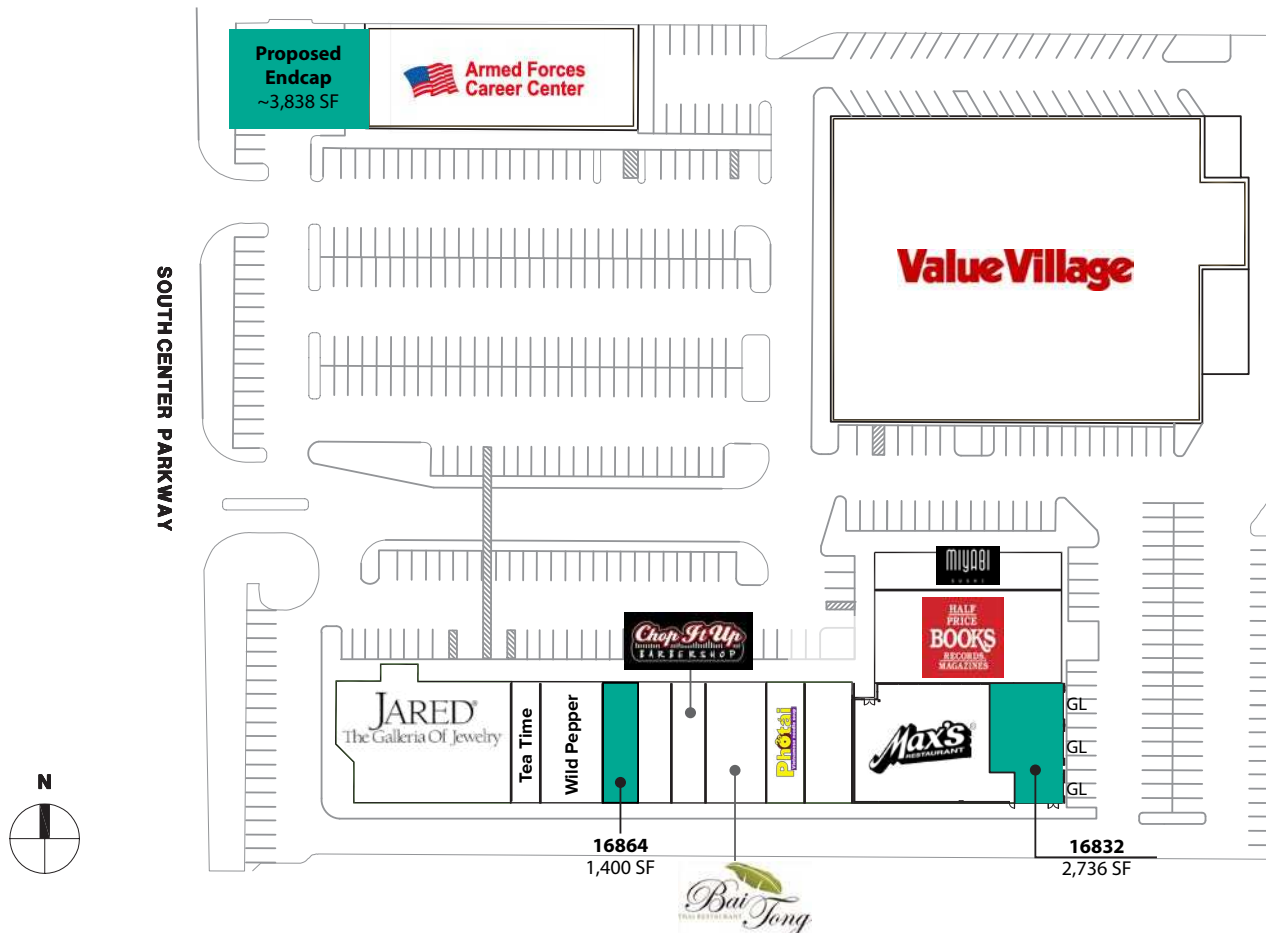
	1 Mile	3 Miles	5 Miles
Population	6,169	70,063	288,133
Avg. HH Income	\$91,382	\$81,997	\$87,888
Daytime Population	15,571	103,719	247,090



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SITE PLAN

Suite	Square Feet	Rate/Rent	Notes
16600-A	~ 3,838 SF	Call Agent	End cap space available with frontage on Southcenter Pkwy & visibility to I-5.
16832	2,736 SF	\$3,967/Month, Mod Gross	Industrial Space with 2 Restrooms, 2 Private Offices, and 3 Auto-Grade-Level Doors.
16864	1,400 SF	\$35.00/SF, NNN	Retail/Restaurant space with open area and 1 restroom. Available 10/1/2021.

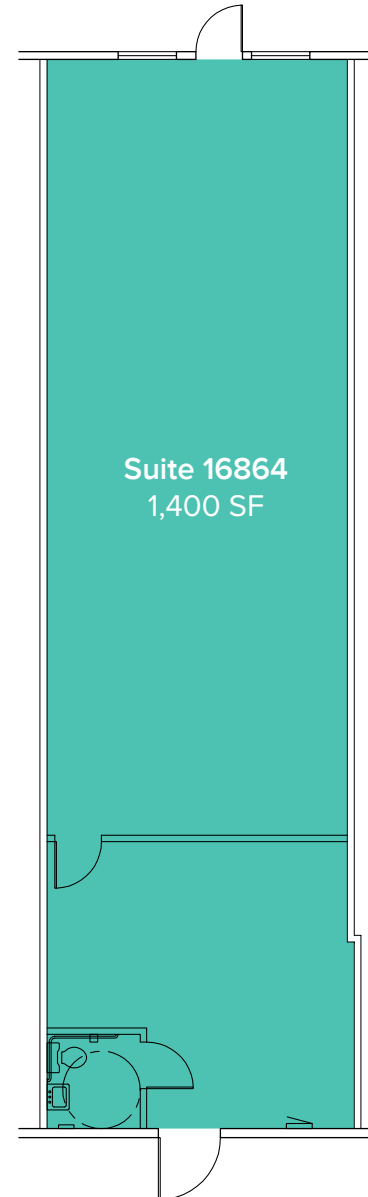


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SUITE 16864 FLOOR PLAN

FEATURES:

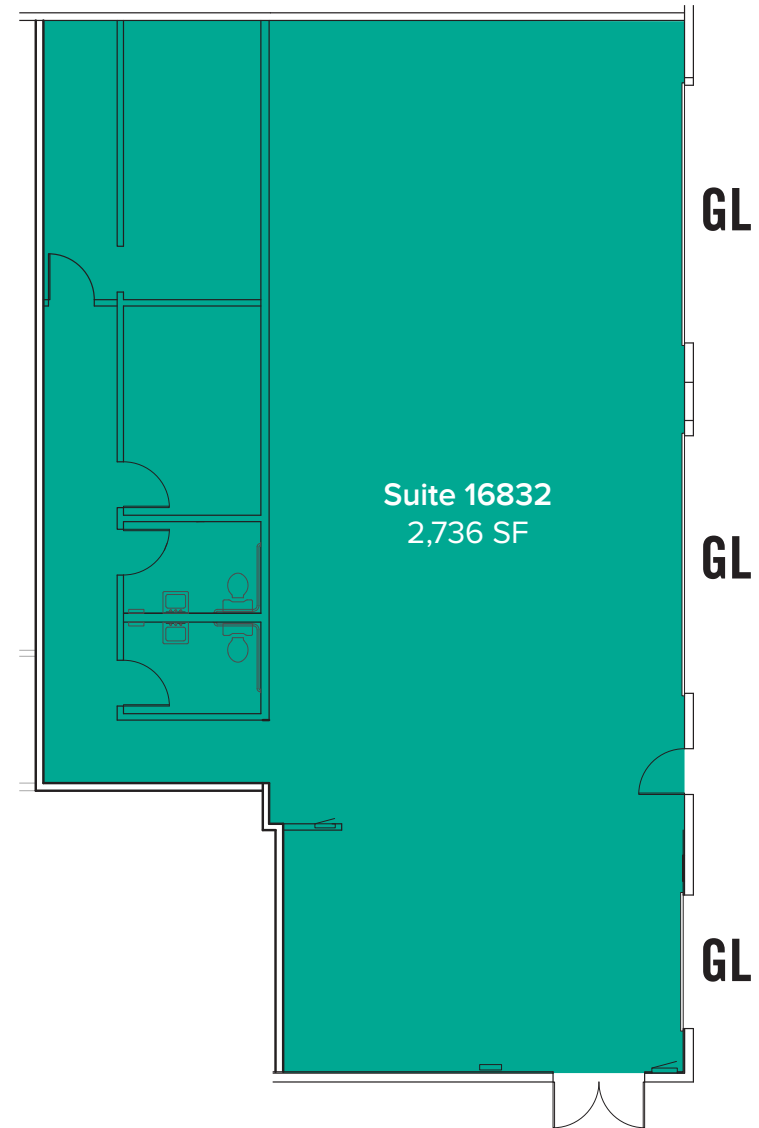
- **Available 10/1/2021**
- 1,400 SF
- Retail/Restaurant Space
- \$35.00/SF, NNN
- Open retail area
- Back Room
- 1 Restroom



SUITE 16832 FLOOR PLAN

FEATURES:

- **Available Now**
- 2,736 SF
- Rare Warehouse space
- \$3,967/Month, Modified Gross
- 2 Restrooms
- 2 Private offices
- 3 Auto grade-level doors



LOCATION MAP

