Kidder Mathews

BURIEN TOWN PLAZA

Junior Anchor Retail Space Available for Lease in Downtown Burien, WA

14901 4TH AVE SW
BURIEN, WA

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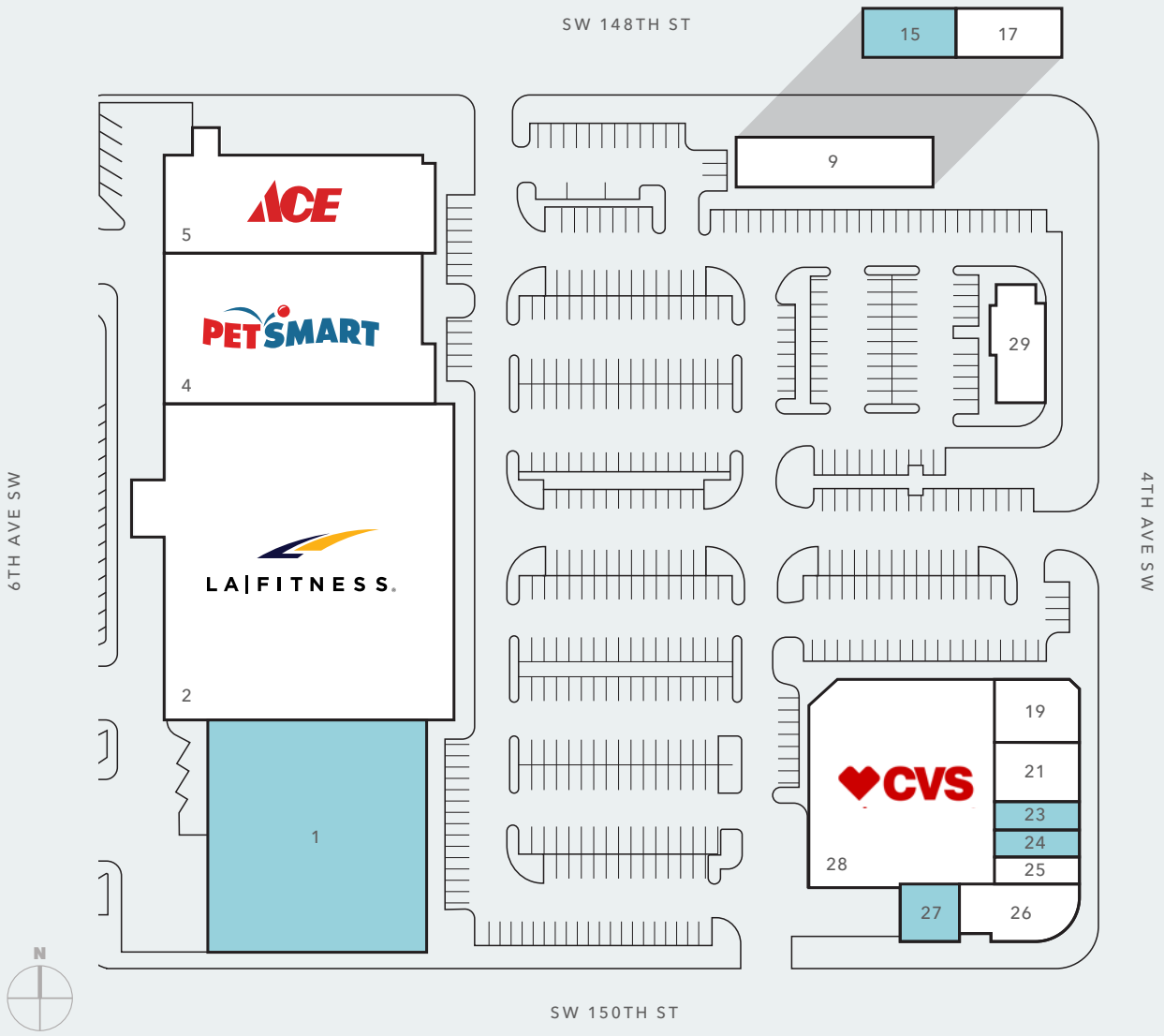
Prime retail and office space available, with anchor tenants including LA Fitness, PetSmart, CVS, Ace Hardware, and Burger King

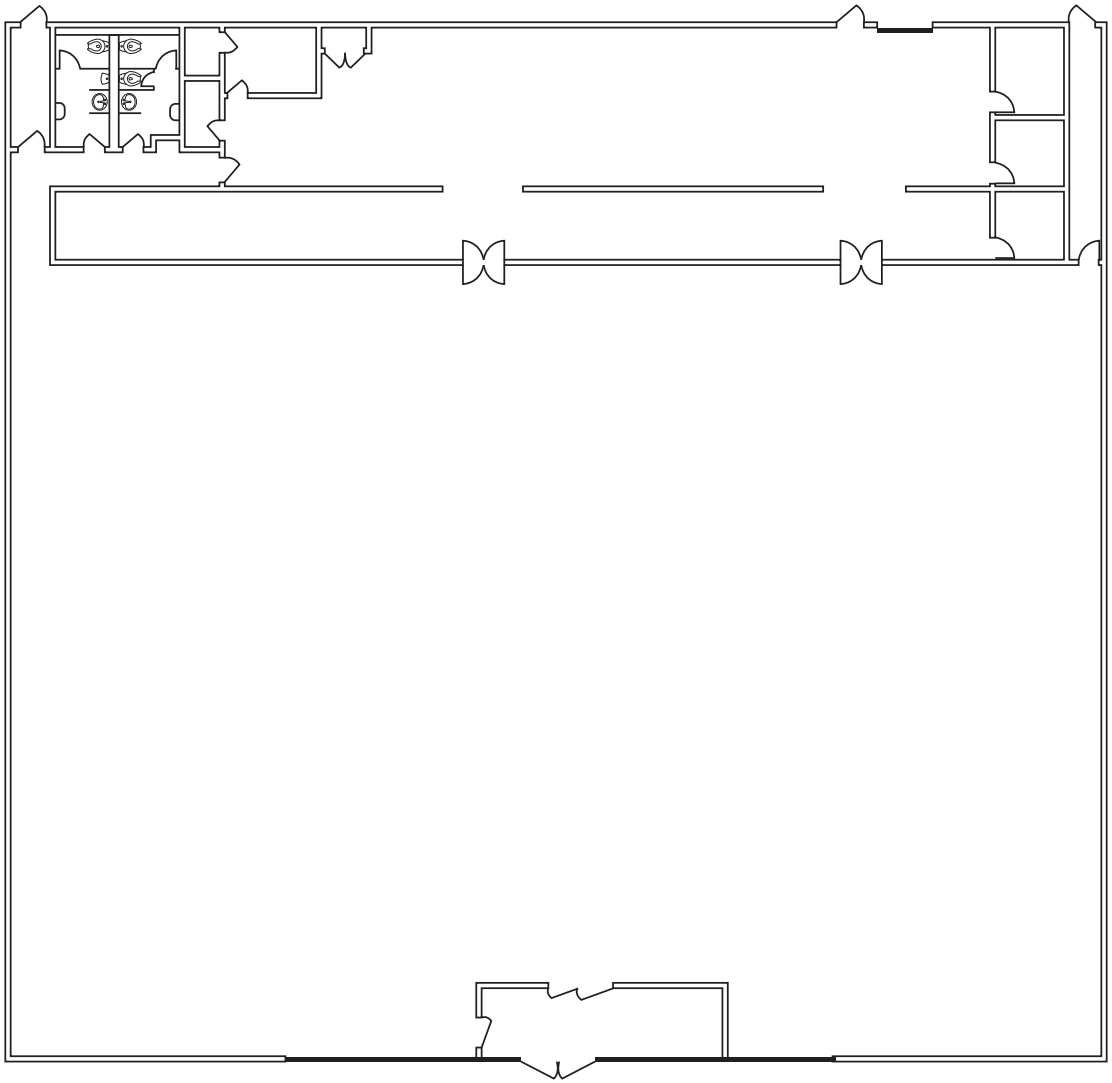
- CLOSE TO SEATAC AIRPORT - 36.2M ANNUAL PASSENGERS
- EXCELLENT DEMOGRAPHICS & HIGH TRAFFIC COUNTS
- ADJACENT TO TRANSIT CENTER - 2M ANNUAL RIDERS
- DIRECT ACCESS FROM SR-518 & 4TH AVE SW
- STRONG DAYTIME & RESIDENTIAL POPULATION
- ABUNDANT FREE CUSTOMER PARKING



PROPERTY TENANTS

Suite	Tenant	Total SF
1	**Junior Anchor Available**	**24,261**
2	LA Fitness	44,743
4	PetSmart	18,367
5	Ace Hardware	12,856
9	Highline Audiology	4,118
15	**Available**	**1,433**
19	Domino's Pizza	2,374
21	Music & Arts Center	2,242
23	**Available**	**1,049**
24	**Available**	**1,074**
25	Tulip's Nail Salon	1,106
26	Seattle Metropolitan Credit Union	2,529
27	**Available**	**1,022**
28	CVS	17,583
29	Burger King	2,722

SUITE 1 FLOOR PLAN



24,261 SF
AVAILABLE

CALL
FOR LEASE RATES

NOW
AVAILABLE

Puget Sound
SEAHURST PARK
NORTH SEATAC PARK & BALL FIELDS
BURIEN
FredMeyer
T-Mobile
Jack in the box
BURIEN TOWN PLAZA
LA FITNESS
PETSMART
ACE
CVS pharmacy
Domino's
BURGER KING
1ST AVE S
SAFEWAY
ups
GameStop
SALLY BEAUTY
MUDBAY
Staples
518
150TH ST
SEAHURST
152ND ST
BURIEN TRANSIT CENTER
TRADER JOE'S
PCC COMMUNITY MARKETS
Wendy's
PANDA EXPRESS
SEATAC AIRPORT
99
SEATAC
GREGORY HEIGHTS
SR 509 COMPLETION PROJECT, NEAR SEA-TAC, WILL CREATE A NORTH-SOUTH ALTERNATIVE TO THE CONGESTED I-5 CORRIDOR BETWEEN SEATTLE AND SOUTH KING COUNTY.
509

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	15,536	93,804	206,370
2029 PROJECTION	15,339	93,889	207,080
2020 CENSUS	15,484	95,412	210,225
PROJECTED GROWTH 2024 - 2029	-0.3%	-	-

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	38.8	38.0	37.9
% FEMALE	49.0%	48.3%	48.7%
% MALE	51.0%	51.7%	51.3%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	6,516	35,554	79,217
2029 PROJECTED	6,345	35,137	78,503
2020 CENSUS	6,516	35,386	78,527
GROWTH 2024 - 2029	-0.5%	-0.2%	-0.2%
OWNER-OCCUPIED	44.8%	53.4%	54.9%
RENTER-OCCUPIED	55.2%	46.6%	45.1%

INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	$132,711	$133,203	$136,757
2029 PROJECTED HH INCOME	$140,860	$140,132	$143,952
ANNUAL CHANGE 2024 - 2029	1.2%	1.0%	1.1%

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,461	3,956	10,504
TOTAL EMPLOYEES	8,084	26,536	106,195
WHITE COLLAR WORKERS	60.3%	55.3%	58.7%
BLUE COLLAR WORKERS	39.7%	44.7%	41.3%

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	4.4%	5.5%	5.3%
HIGH SCHOOL DIPLOMA	23.0%	22.3%	20.9%
SOME COLLEGE	19.9%	19.1%	19.5%
ASSOCIATE	11.4%	9.7%	9.6%
BACHELOR'S	22.4%	23.7%	24.9%
GRADUATE	12.0%	11.0%	12.7%

Data Source: ©2024, Sites USA

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For more information on this property, please contact

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