SEATAC AREA MULTI FAMILY DEVELOPMENT OPPORTUNITY

TUKWILA INTERNATIONAL BLVD
TUKWILA, WA

Offering Memorandum



Kidder Mathews

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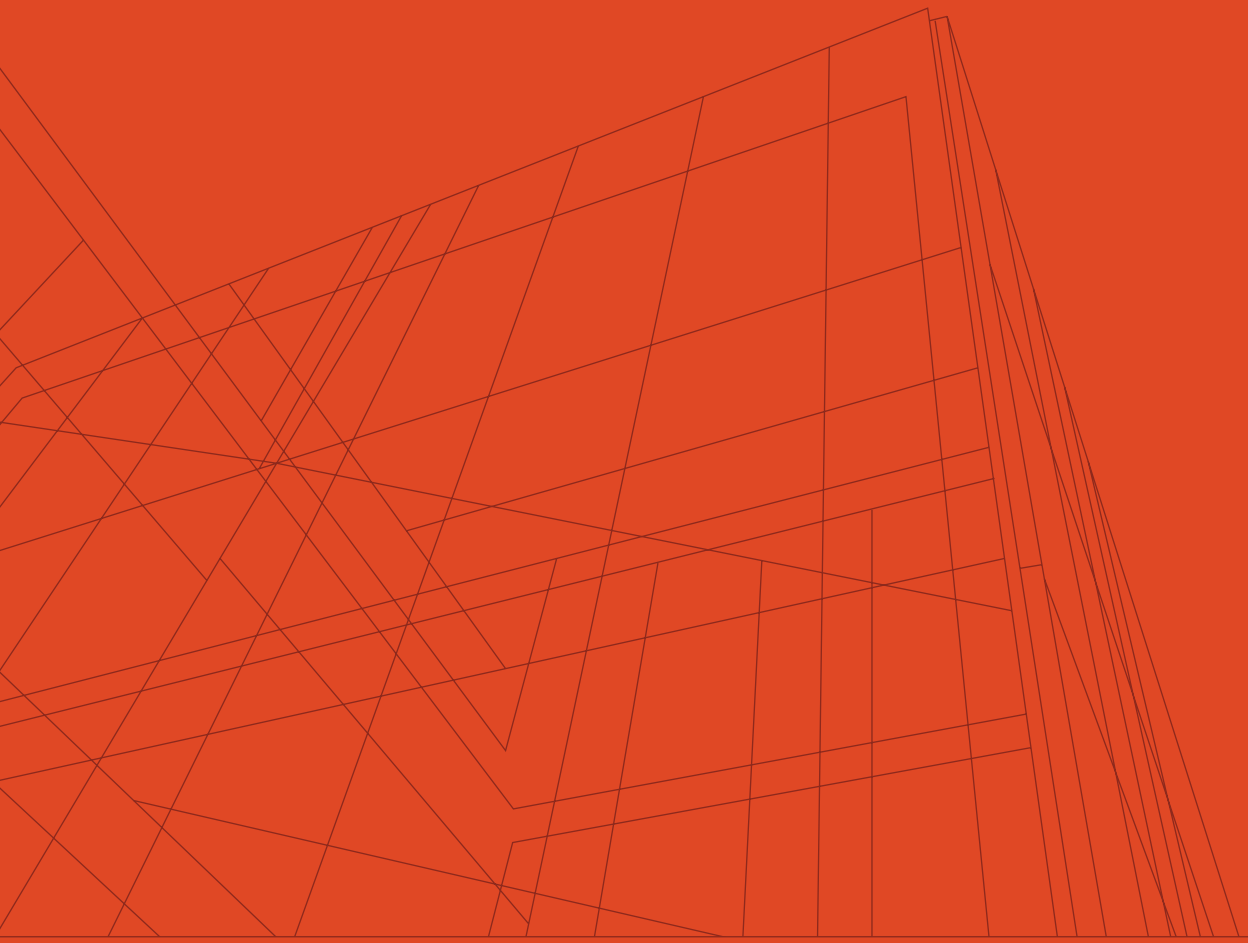
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Kidder Mathews

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EXECUTIVE SUMMARY

Section 01

Address	Sq. Ft.	Zoning	King Co. Parcel #
14604 Tukwila International Blvd.	9,692 sq. ft.	NCC*	#00400-0905

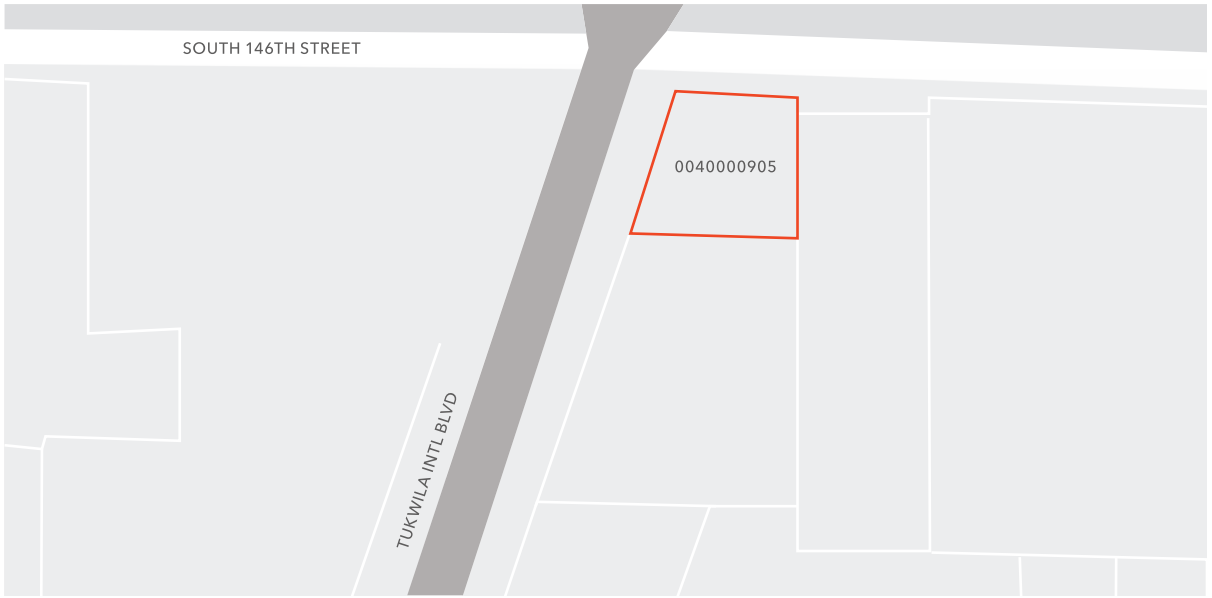
*** Neighborhood Commercial Center**

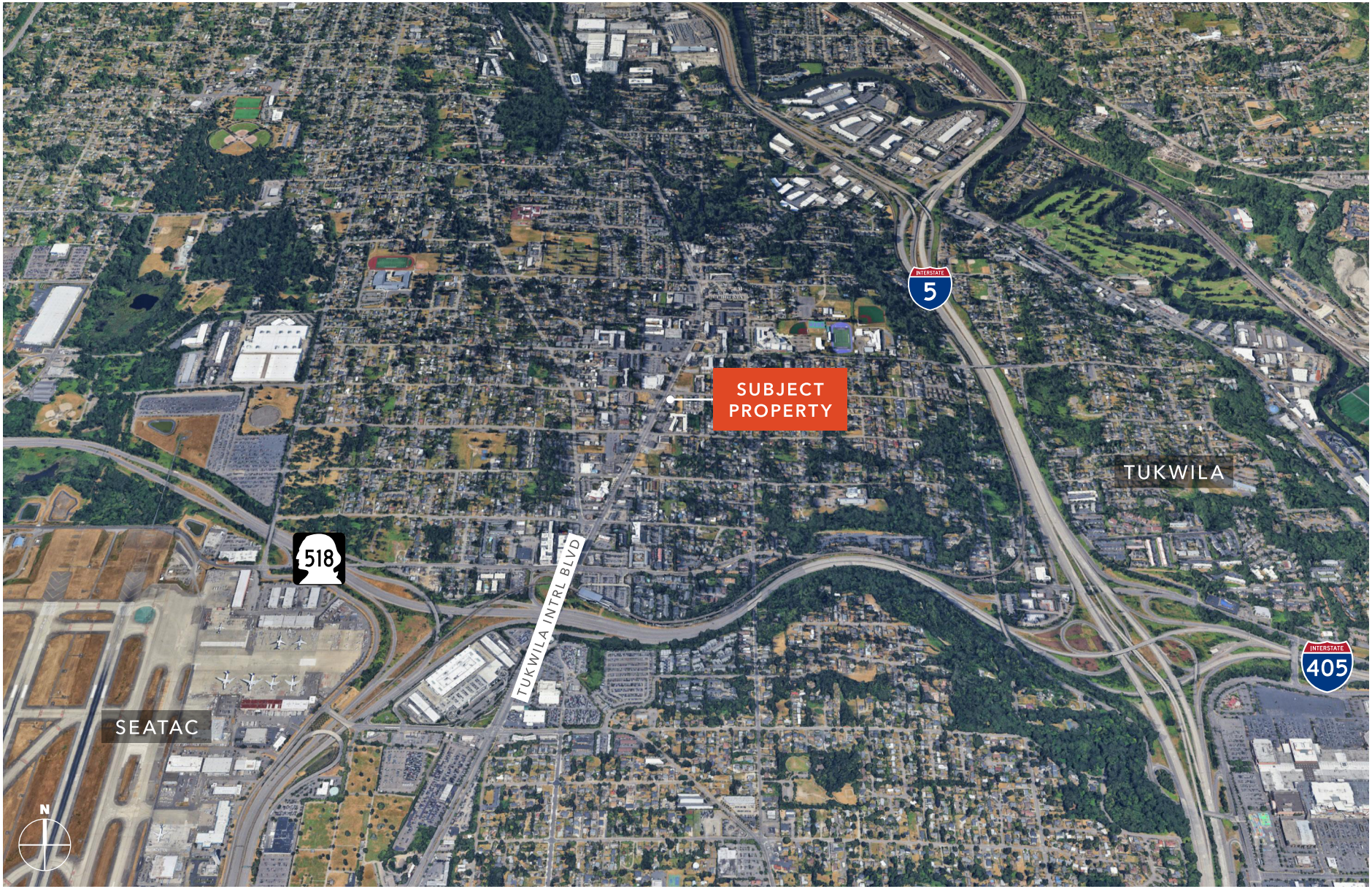
PRICING

$1.3M

$134

PER SF OF LAND AREA



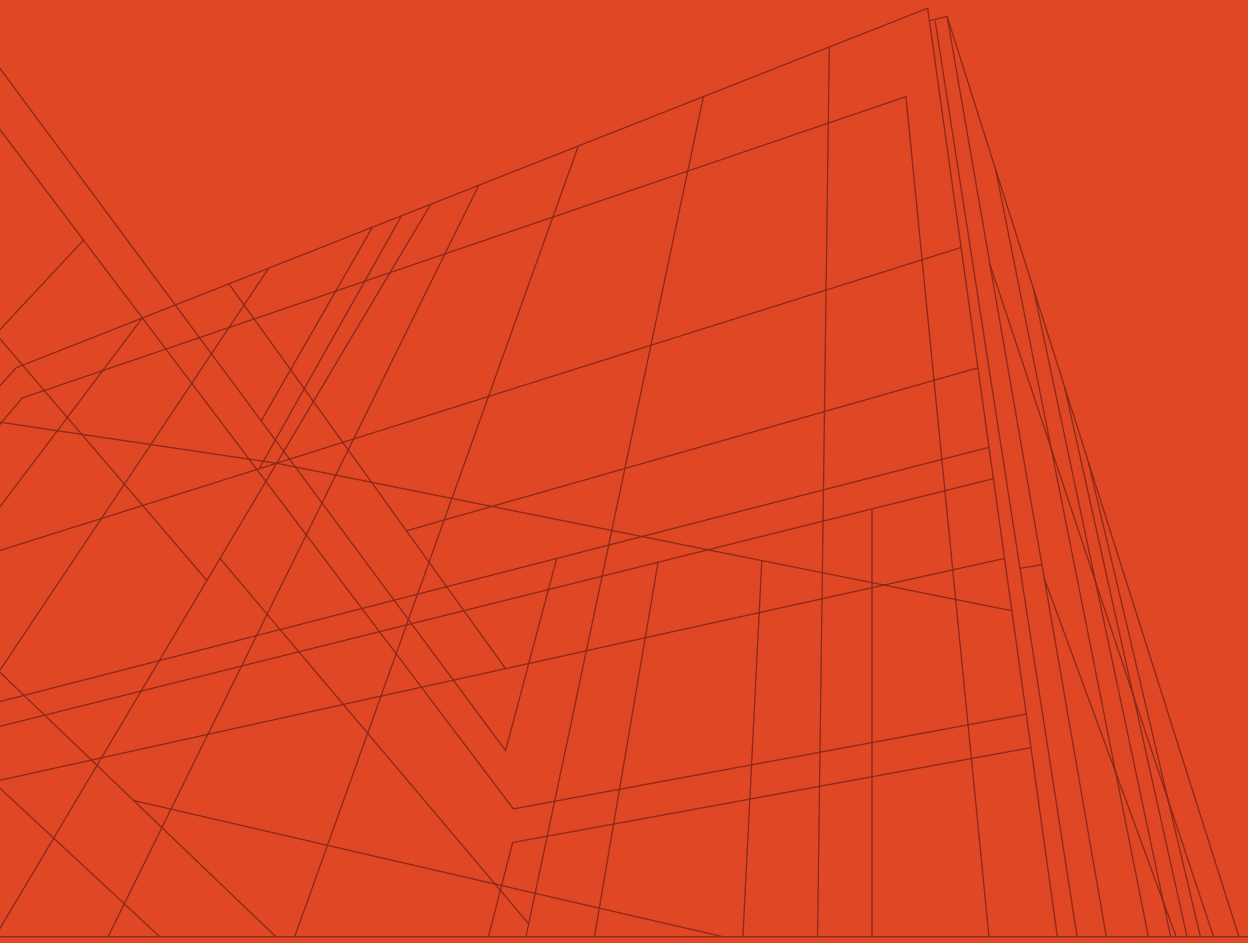

SUBJECT PROPERTY
TUKWILA
SEATAC
TUKWILA INTRL BLVD
INTERSTATE 5
INTERSTATE 405
518
N

PROPERTY INFORMATION

Property Name	Ownership Name	Tax Parcel	SF Land	Acres	Zoning	AV Imprv.	AV Land	Total AV	AV / SF Land	2026 Taxes	Comments
14604 Tukwila Int'l Blvd	JK Garcha , LLC	004000-0905	9,692	0.22	NCC, City of Tukwila	$488,000	$314,800	$802,800	$32.48	$8,525.00	Corner Site

Adjacent HealthPoint Commons Building





ZONING INFORMATION

Section 02

ZONING INFORMATION

City of Tukwile Municipal Code 18.22.10 NCC - Neighborhood Commercial Center

Minimum Lot Area	None		
Residential Density	No Maximum		
Setbacks	**Fronts, Sides, Rear**		**Front**
	Entrances of Street Facing First-Floor Homes		Minimum: 6'
	Minimum: 6'		
	Maximum Average: 10'		
	All other Uses:		
	Minimum: 0'		**Sides & Rear**
	Maximum Average: 10'		Minimum: 10'
Maximum Development Coverage	75%		
Ground Floor Uses	Parcels with any frontage on Tukwila International Boulevard:		
	Non-residential uses required on a minimum of 60% of the ground floor's facade area. As part of a Type 2 Design Review permit, this requirement may be waived if at least 60% of the ground floor's facade area is designed such that it may be "Easily Adaptable". See TMC Section 18.06.249.		
Minimum Building Heights	30 feet		N/A
Maximum Building Heights	Base Height:		Base Height:
	65 feet		50 feet
	Parcels South of S 146th Street:	**All other Parcels:**	Incentive Height:
	Incentive Height:	Incentive Height:	70 feet
	125 feet	90 feet	

NCC ZONE ALLOWABLE USES

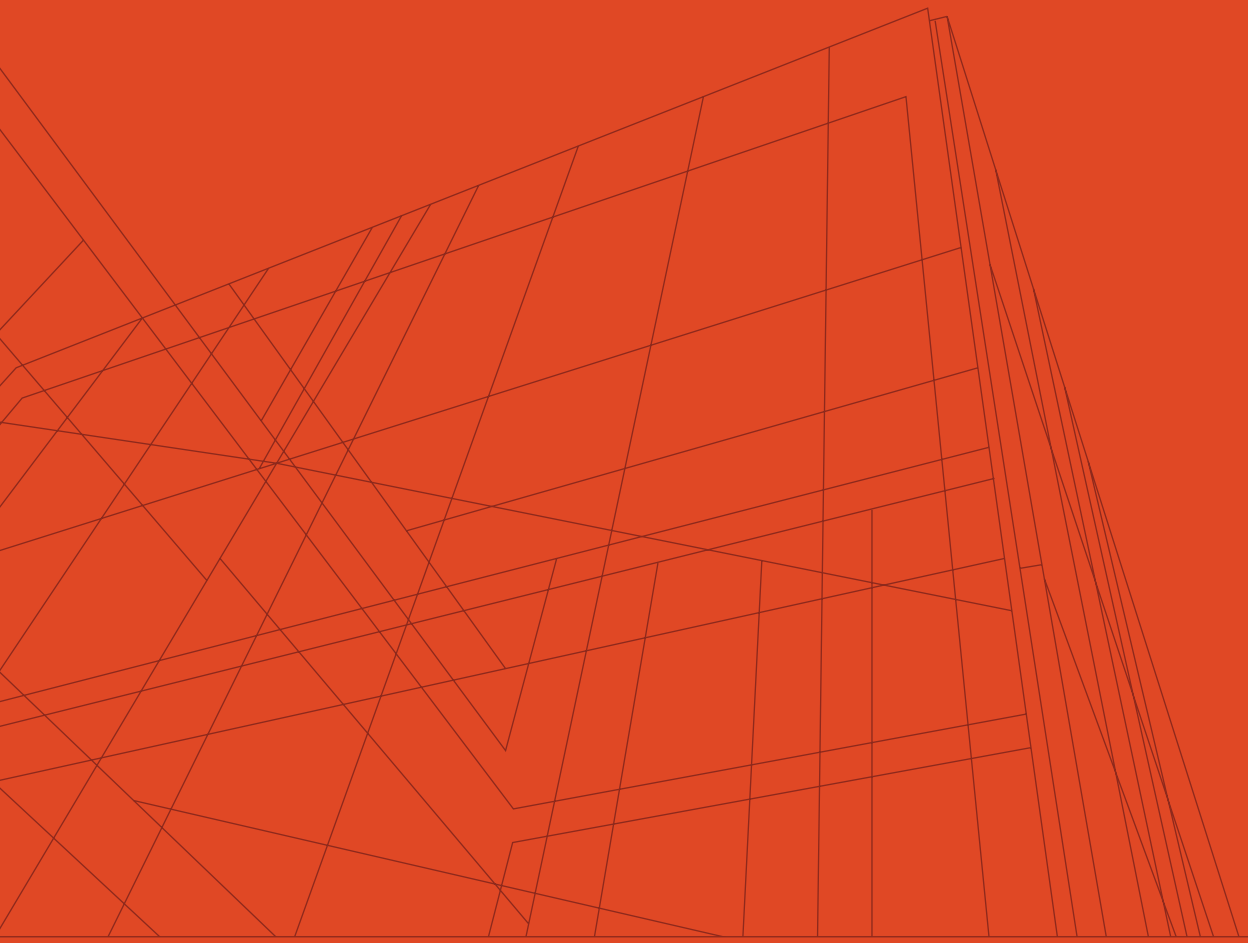
LAND USE DESIGNATIONS	OP	RCC	NCC	RCA	RMP	C/LI	LI	HI	TUCR	TUCTOD	TUCP	TUCCC
Medical & Dental Laboratories												
Minor Expansion of an Existing Warehouse												
Removal & Processing of sand, gravel, rock									U	U	U	U
Research & Development Facilities						P	P					
Sales & Rental Facilities of Heavy Machinery		P	P	P	P	P						
Salvage & Wrecking Operations		P49	P49	P49	P49	C	P49					
Self-Storage Facilities		P	P	P	P	P	P					
Storage (outdoor, allowed materials)		P	P	P	P	P	P	P				
Storage (outdoor, not listed)			P	P	P	C						
Tow-Truck Operations			P	P	P	P	P					
Truck Terminals			P	P	P	P	P					
Warehouse Storage / Wholesale Distribution	P	P	P	P	P	P						
Airports, Landing Fields & Heliports			U	U	U	U						
Hydroelectric & Private Utility Plants			U	U	U	U						

NCC ZONE ALLOWABLE USES

LAND USE DESIGNATIONS	OP	RCC	NCC	RCA	RMP	C/LI	LI	HI
Park & Ride Lots		C	C	A	C	C	C	C
Parking Areas (not listed)	A	A	A	A	A	A	A	
Parking Areas for Municipal Uses	C	C	C	C	C	C	P	
Radio / Television Towers	C	C	C	C	C	C	C	
Railroad Freight Yards			U	U	U	U		
Railroad Tracks			P	P	P	P		
Telephone Exchanges / Data Centers	P	P	P	P	P	P		
Transfer Stations			U	U	U	U		
Transit Facilities	C	C	P	P	P	P	P	
Utility Facilities (above ground)	C	C	C	C	C	C	C	
Utility Facilities (underground)	P	P	P	P	P	P	P	
Vertical Take-Off & Landing Pads			C48					
Wireless Telecommunications Facilities	P	P	P	P	P	P	P	
Cemeteries & Crematories	C	C	C	C	C	C	C	
Colleges & Universities	C	C	C	C	C	C	P	

NCC ZONE ALLOWABLE USES

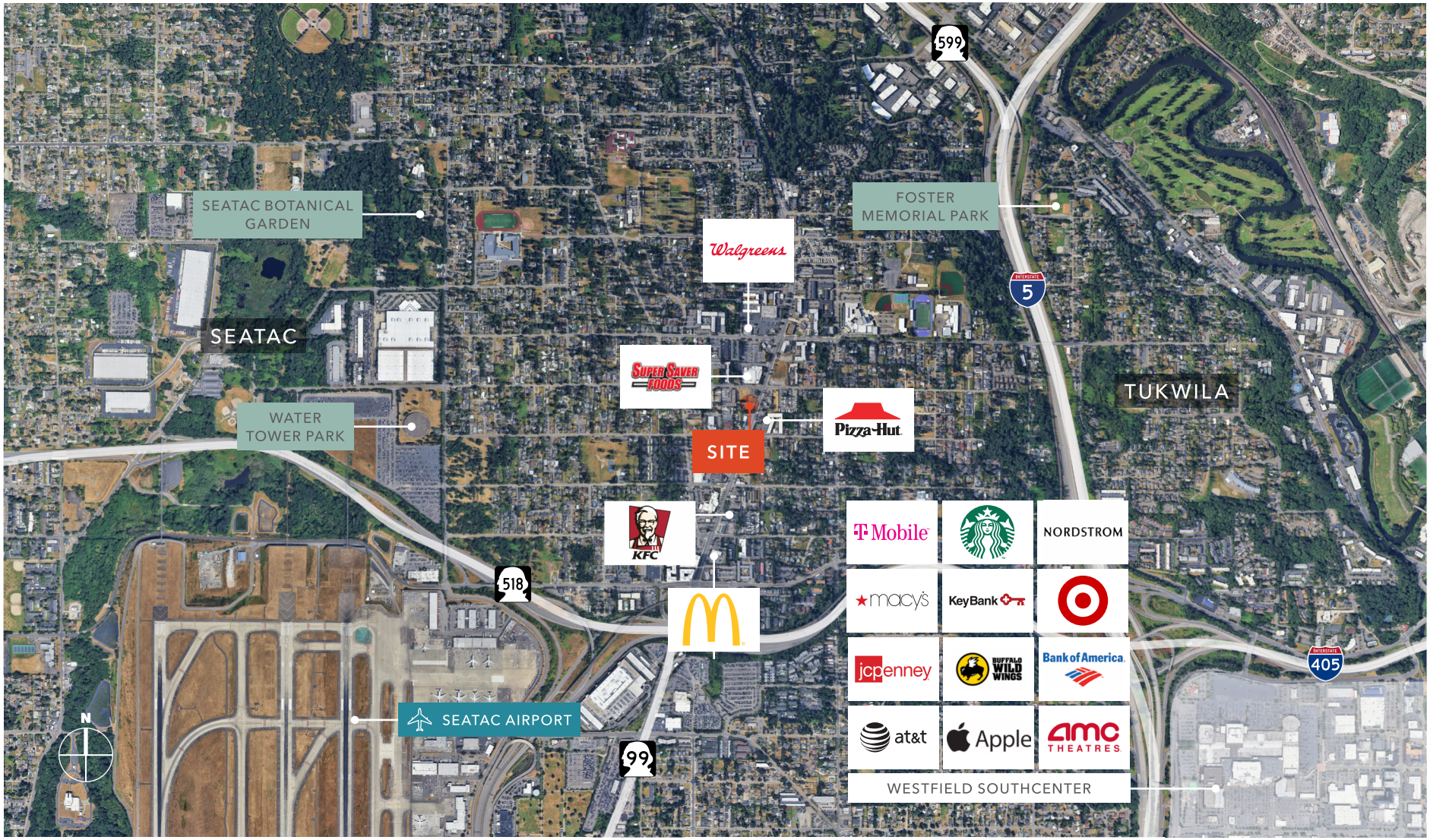
LAND USE DESIGNATIONS	MUO	OP	RCC	NCC	RCA	RMP	C/LI	LI	TUCP	TUCCC
Convention & Exhibition Facilities				P	P	P	P			
Correctional Institutes				U	U					
Cultural Facilities		C	P	P	P	P	P	P	U	U
Fire & Police Stations		C	C	C	C	C	C	P		
Golf Courses				P	P					
Hospitals		C	C	C	C	C	C	C		
Parks, Trails, Community Centers	P44	P44	P44	P44	P44	P44	P44			
Religious Institutions (<750)	C	C	P	P	P	P	P			
Religious Institutions (>750)	C	C	C	C	C	C	C			
Sanitariums				C	C					
Schools (K-12)		C	C	C	C	C	C	P44		
Essential Public Facilities	U	U	U	U	U	U	U			
Landfilling & Excavating	U	U	U	U	U	U	U			
Stables, private	A29	A29								



ADDITIONAL INFORMATION

Section 03

NEIGHBORING SEATAC AMENITIES



DEMOGRAPHICS

POPULATION

	1 Mile	2 Miles	3 Miles
2010 CENSUS	13,380	47,174	106,623
2020 CENSUS	14,389	51,075	119,148
2025 ESTIMATED	14,403	51,444	120,980
2030 PROJECTED	14,013	50,857	119,818

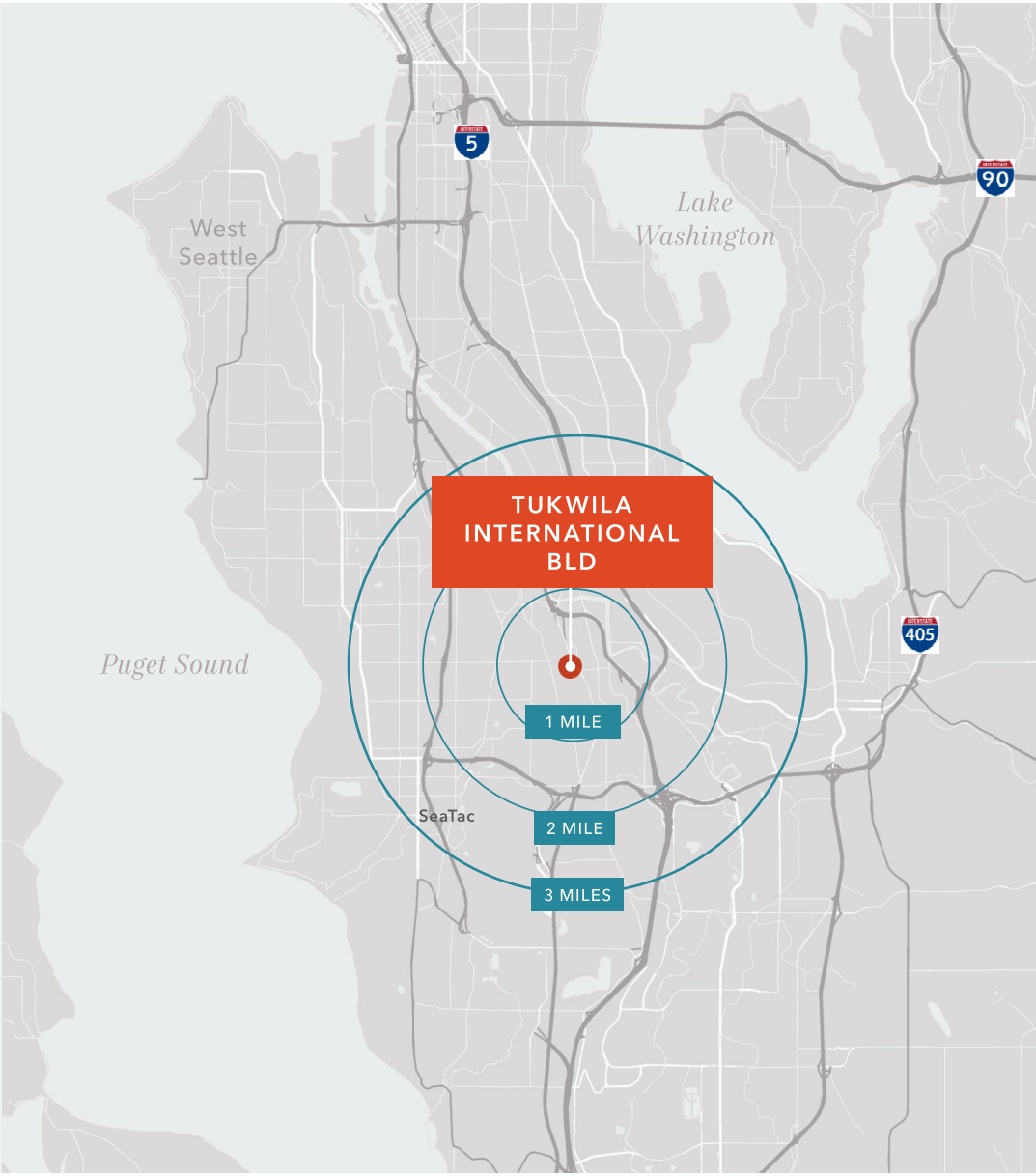
MEDIAN AGE & GENDER

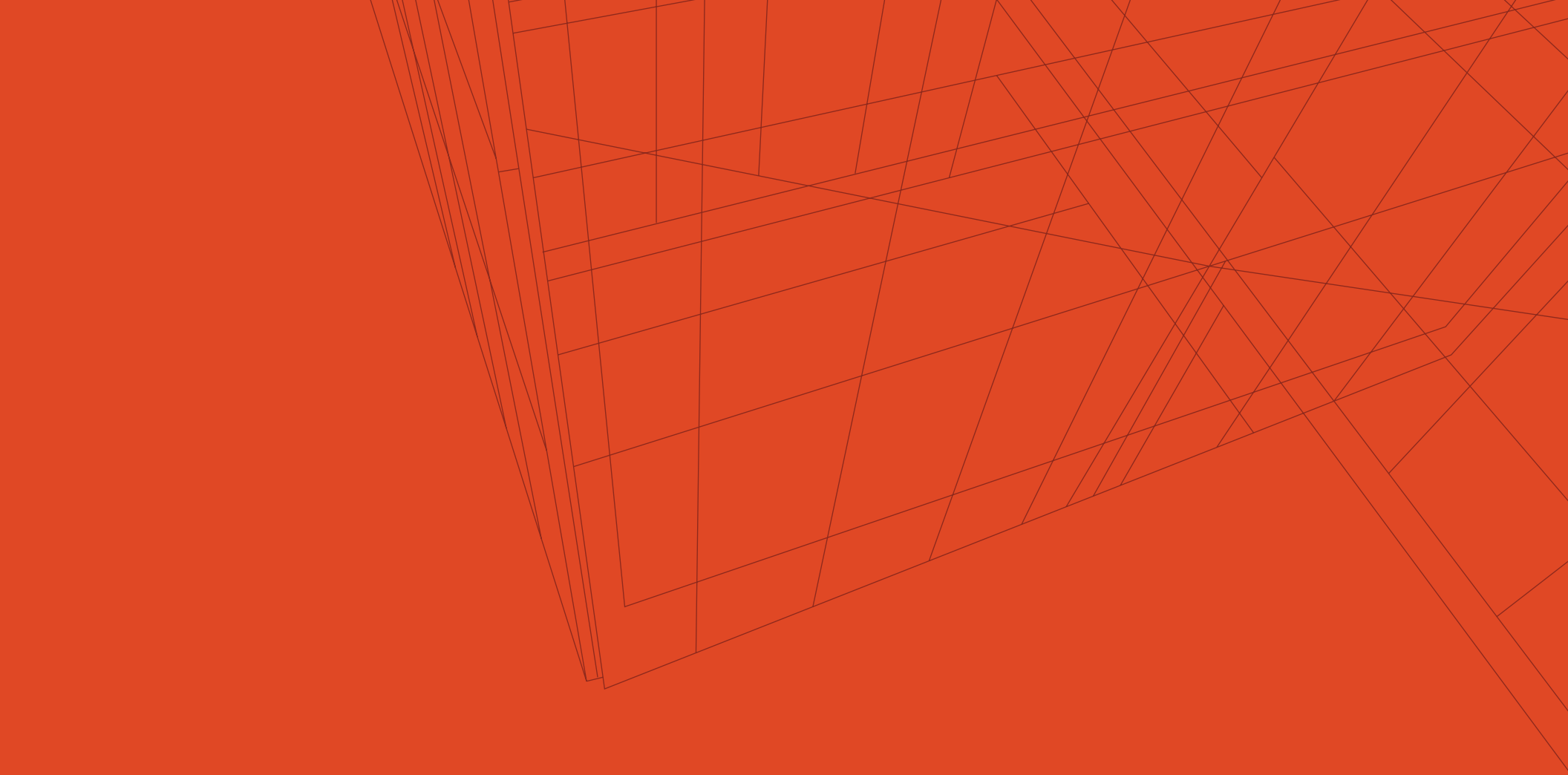
	1 Mile	2 Miles	3 Miles
MEDIAN AGE	35.6	35.5	36.1
FEMALE MEDIAN AGE	35.1	35.5	36.2
MALE MEDIAN AGE	36.1	35.6	36.0

HOUSEHOLD INCOME

	1 Mile	2 Miles	3 Miles
2025 MEDIAN	$97,286	$93,870	$95,832
2030 MEDIAN PROJECTED	$98,071	$94,255	$96,188
2025 AVERAGE	$118,039	$120,773	$125,141
2030 AVERAGE PROJECTED	$119,142	$121,429	$125,881

Data Source: ©2025, Sites USA





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