

FOR LEASE



BURIEN PLAZA

*Prime Grocery Anchored Burien
Retail Available for Lease*

1ST AVE S & SW 148TH ST BURIEN, WA

JOIN CURRENT TENANTS



SAFeway



THE UPS STORE



MONICA WALLACE

Executive Vice President

425.450.1104

monica.wallace@kidder.com

TYLER MILLER

Senior Associate

206.334.6327

tyler.miller@kidder.com

KIDDER.COM



BURIEN PLAZA



JOIN THIS BUSY *SAFEWAY-ANCHORED* SHOPPING CENTER

AVAILABLE FOR LEASE

Highlights

Prime Burien location at the corner of
1st Ave S & SW 148th St

Direct access from SR-509 and SR-518, Ample
surface parking and excellent co-tenant mix

Great street visibility and high traffic counts:
33,251± average vehicles per day

Call Brokers for Lease Rates

MONICA WALLACE
Executive Vice President
425.450.1104
monica.wallace@kidder.com

TYLER MILLER
Senior Associate
206.334.6327
tyler.miller@kidder.com

KIDDER MATHEWS



SITE PLAN



Current Tenants

Suite	Tenant
158	Staples
138	Safeway
PAD	BECU
PAD	Anytime Fitness
PAD	AutoZone
PAD	US Bank
B100	Pho Tai
B120	Sally Beauty Supply
B131	Mud Bay
C100	The UPS Store
C110	Burien Plaza Cleaners
C120	GameStop
C130	2,290 SF Available
C140	Red Wagon Burgers
C150	Baskin-Robins
C160	Chicko Chicken
C170	Emerald City Smoothie
C180	Cigar Land
D170	L&L Hawaiian Barbeque
D180	Divine Nails
D190	Pizza Palace
D200	Boost Mobile
D210	BobaLust
D100	Dental & Dentures
D120	Moneytree
D140	Sofylia Salon
D150	Allstate
D160	Tina Spa & Beauty



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2026 TOTAL	15,704	102,706	221,617
2031 PROJECTION	15,642	102,972	222,604
2020 CENSUS	15,430	101,475	219,471

PROJECTED GROWTH 2026 - 2031

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	38.1	37.7	37.6
FEMALE	48.6%	48.2%	48.7%
MALE	51.4%	51.8%	51.3%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2026 TOTAL	6,670	39,140	85,146
2031 PROJECTED	6,629	38,941	84,846
2020 CENSUS	6,385	37,710	81,769
GROWTH 2026 - 2031	-0.1%	-0.1%	-0.1%
OWNER-OCCUPIED	42.2%	52.4%	54.5%
RENTER-OCCUPIED	57.8%	47.6%	45.5%

INCOME

	1 Mile	3 Miles	5 Miles
2026 AVERAGE HH INCOME	\$127,767	\$137,408	\$144,088
2031 PROJECTED HH INCOME	\$128,198	\$137,363	\$144,265
ANNUAL CHANGE 2025 - 2030	6.6%	6.1%	6.3%

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,449	4,314	11,273
TOTAL EMPLOYEES	8,331	35,254	117,754
WHITE COLLAR WORKERS	55.7%	54.3%	58.3%
BLUE COLLAR WORKERS	44.3%	45.7%	41.7%

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	4.6%	6.3%	5.4%
HIGH SCHOOL GRADUATE	23.2%	22.1%	20.7%
SOME COLLEGE	18.4%	18.1%	17.9%
ASSOCIATE	12.2%	10.4%	9.6%
BACHELOR	20.7%	22.4%	25.1%
GRADUATE	12.1%	11.7%	13.7%

Data Source: ©2026, Sites USA



For more information, contact

MONICA WALLACE

Executive Vice President

425.450.1104

monica.wallace@kidder.com

TYLER MILLER

Senior Associate

206.334.6327

tyler.miller@kidder.com

KIDDER.COM