

FOR LEASE

FORMER MIZUKI BUFFET

17950 SOUTHCENTER PKWY
TUKWILA, WA 98188



KIDDER.COM

km Kidder
Mathews

FORMER MIZUKI BUFFET

PROPERTY OVERVIEW

Second generation restaurant

Moments from Westfield Southcenter

15,221 CPD on Southcenter Pkwy

Close proximity to I-5

Over 60 restaurants within a 2-mile radius

Call for details

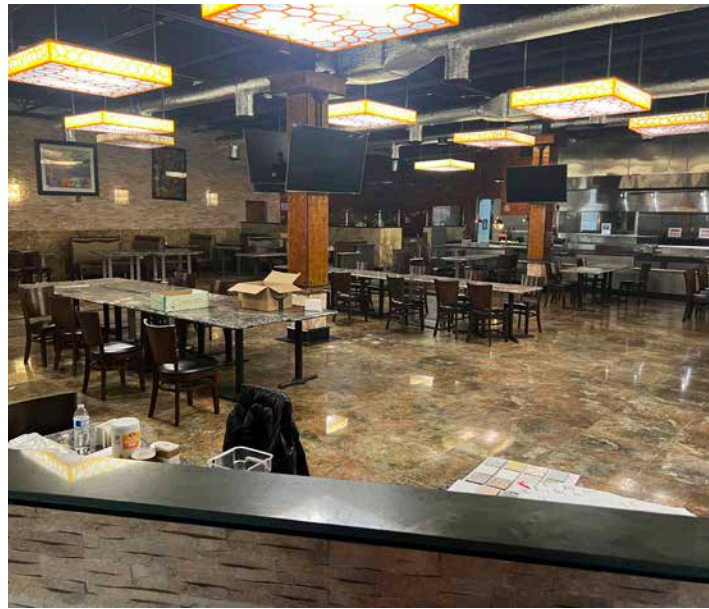
8,400 SF
TOTAL BUILDING SIZE

\$35.00
PSF PLUS NNN



[illegible]

FORMER MIZUKI BUFFET



AVAILABLE FOR LEASE

KIDDER MATHEWS

FORMER MIZUKI BUFFET

JCPenney	NORDSTROM	★macy's
lululemon	JOEY RESTAURANTS	AMC THEATRES
Cheesecake Factory	85°C	Olive Garden
UNIQLO	Firestone	BANK OF AMERICA

SOUTHCENTER MALL

SOUNDTRANSIT

BOEING

KAISER PERMANENTE

405

Public Storage

167

Public Storage

IKEA

Panera	LOWE'S	Bowlero
LAJFITNESS	REI	IFLY

Total Wine & More	GameStop	BARNES & NOBLE
-------------------	----------	----------------

COSTCO WHOLESALE

Mor

TARGET	Starbucks	DOLLAR TREE
--------	-----------	-------------

Rack	KOHL'S	Panera
IHOP	verizon	CHIPOTLE

THE HOME DEPOT	PIZZA LES SCHWAB	TacoTime
----------------	------------------	----------

5

Chick-fil-A	LA BOY	BevMo!
Habit Burger Grill	M	indigo URGENT CARE
LAMPS PLUS	CAR-TOYS	MATTRESS depot USA

SUBJECT PROPERTY

PARKWAY SUPER CENTER

Michaels	BEST BUY	DICK'S SPORTING GOODS
Party City	Dorlington	ROSS DRESS FOR LESS
WORLD MARKET	ULTA	macy's furniture gallery



AVAILABLE FOR LEASE

KIDDER MATHEWS

DEMOGRAPHICS

POPULATION

	5 Min	10 Min	15 Min
2025 ESTIMATED	9,713	63,657	236,966
2030 PROJECTED	9,370	63,584	234,187
2020 CENSUS	9,497	59,652	230,891
2010 CENSUS	7,712	51,089	202,987

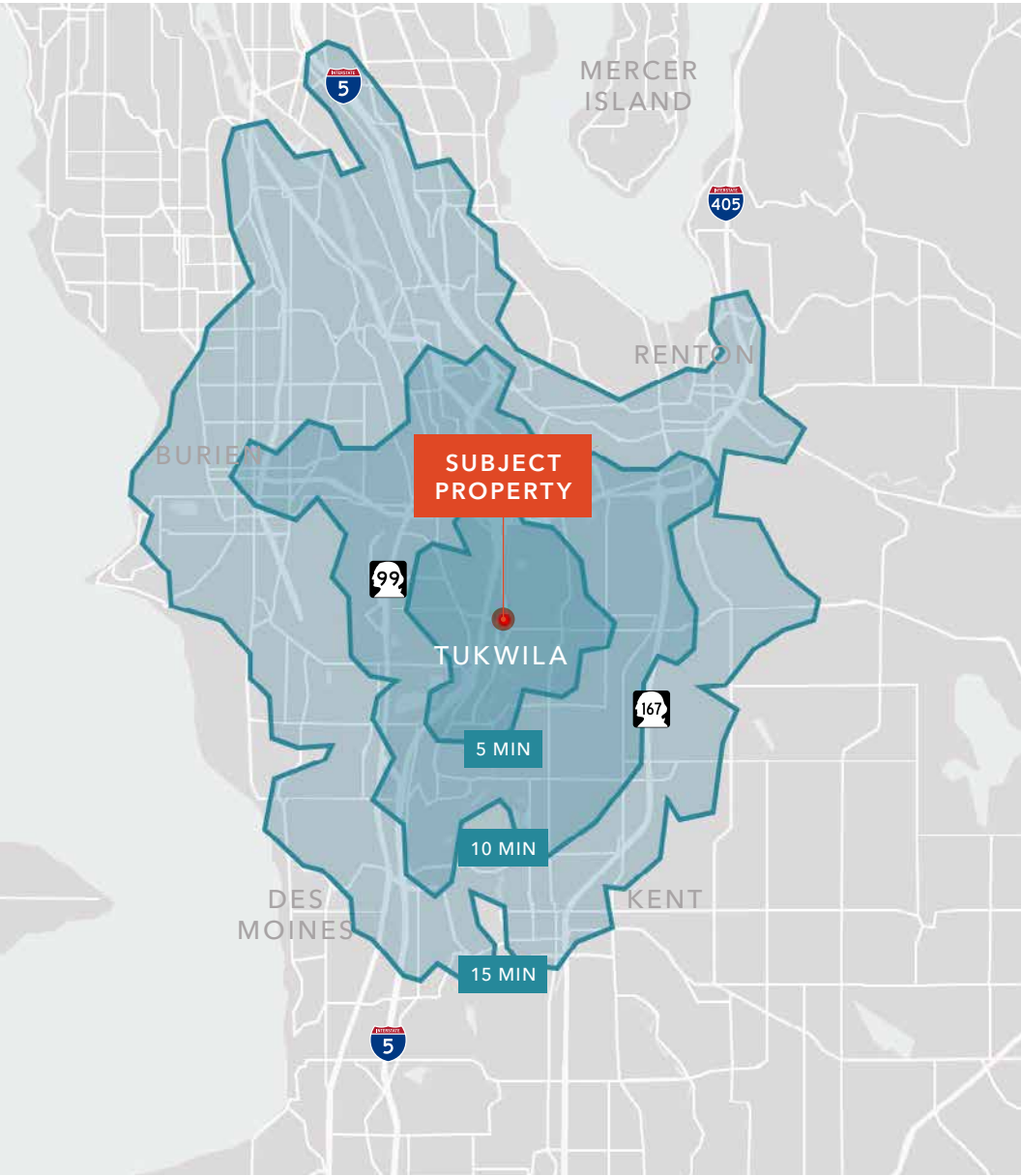
MEDIAN AGE & GENDER

	5 Min	10 Min	15 Min
MEDIAN AGE	36.0	35.2	36.0
% FEMALE	48.0%	48.1%	48.6%
% MALE	52.0%	51.9%	51.4%

HOUSEHOLDS

	5 Min	10 Min	15 Min
TOTAL HOUSEHOLDS	3,562	24,055	90,348
TOTAL PROJECTED HOUSEHOLDS	3,458	24,092	89,774
2025 AVG INCOME	\$132,844	\$115,609	\$124,526
2030 AVG INCOME PROJECTED	\$133,763	\$116,827	\$125,229

Data Source: ©2026, Sites USA



FORMER MIZUKI BUFFET

TUKWILA, WA sits at the confluence of the Green and Duwamish Rivers, offering easy access via major highways. It's known for Westfield Southcenter, a major shopping mall, and its diverse population, reflected in its culinary scene. Residents enjoy outdoor activities in parks and along the Duwamish River. Tukwila is also an economic hub with a mix of industries and hosts various community events year-round.

AVAILABLE FOR LEASE

KIDDER MATHEWS



FORMER MIZUKI BUFFET

*For more information on
this property, please contact*

TIM WEBER
206.650.0391
tim.weber@kidder.com

BLAKE WEBER
206.898.1231
blake.weber@kidder.com

DON WHITTLES
253.208.2257
don.whittles@kidder.com

NED WHALEN
206.491.5998
ned.whalen@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

