

PARKWAY SUPERCENTER

17450 SOUTHCENTER PARKWAY, TUKWILA, WA 98188

OWNED AND OPERATED BY AN AFFILIATE OF:



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ABOUT PARKWAY SUPERCENTER

Tukwila has flourished into South King County’s center of commerce due to its convenient location at the convergence of I-5 and I-405. The area boasts a strong surrounding employment base consisting of Boeing, BECU, Microsoft, Amazon, and Starbucks. With over 20,000 residents, Tukwila is only a 10 minute drive from Seattle-Tacoma International Airport and 25 minutes from Seattle, Bellevue, and Tacoma, making it ideally positioned in the market. Join one of Puget Sound’s top retail, dining, and entertainment destinations.

PROPERTY DETAILS

ADDRESS	17450 Southcenter Pkwy, Tukwila, WA 98188
GLA	468,857 SF
PARKING	±1,500 Parking Stalls
ZONING	Tukwila Urban Center Commercial Corridor
TRAFFIC COUNT	±20,000
ASKING RENT	Call for Rates



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AVAILABLE

SUITE 1	9,236 SF (Potentially Available)
SUITE 5	11,875 SF
SUITE 23	25,165 SF
SUITE 24	8,400 SF (Potentially Available)
SUITE 25	12,945 SF
SUITE 25	12,945 SF (Pending)
SUITE 28	5,914 SF (Available 10/1/25)
SUITE 29	6,234 SF

PARKWAY SUPERCENTER

WESTFIELD
SOUTHCENTER MALL
APPROX 1 MILE AWAY



HIGH MARKET AERIAL



*Traffic Count Source: Regis Sites USA 8/28/25

DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
5,112	74,988	286,681



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,859	28,610	109,274



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$151,365	\$119,782	\$129,309



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.55 M	\$958,401	\$1.13 M



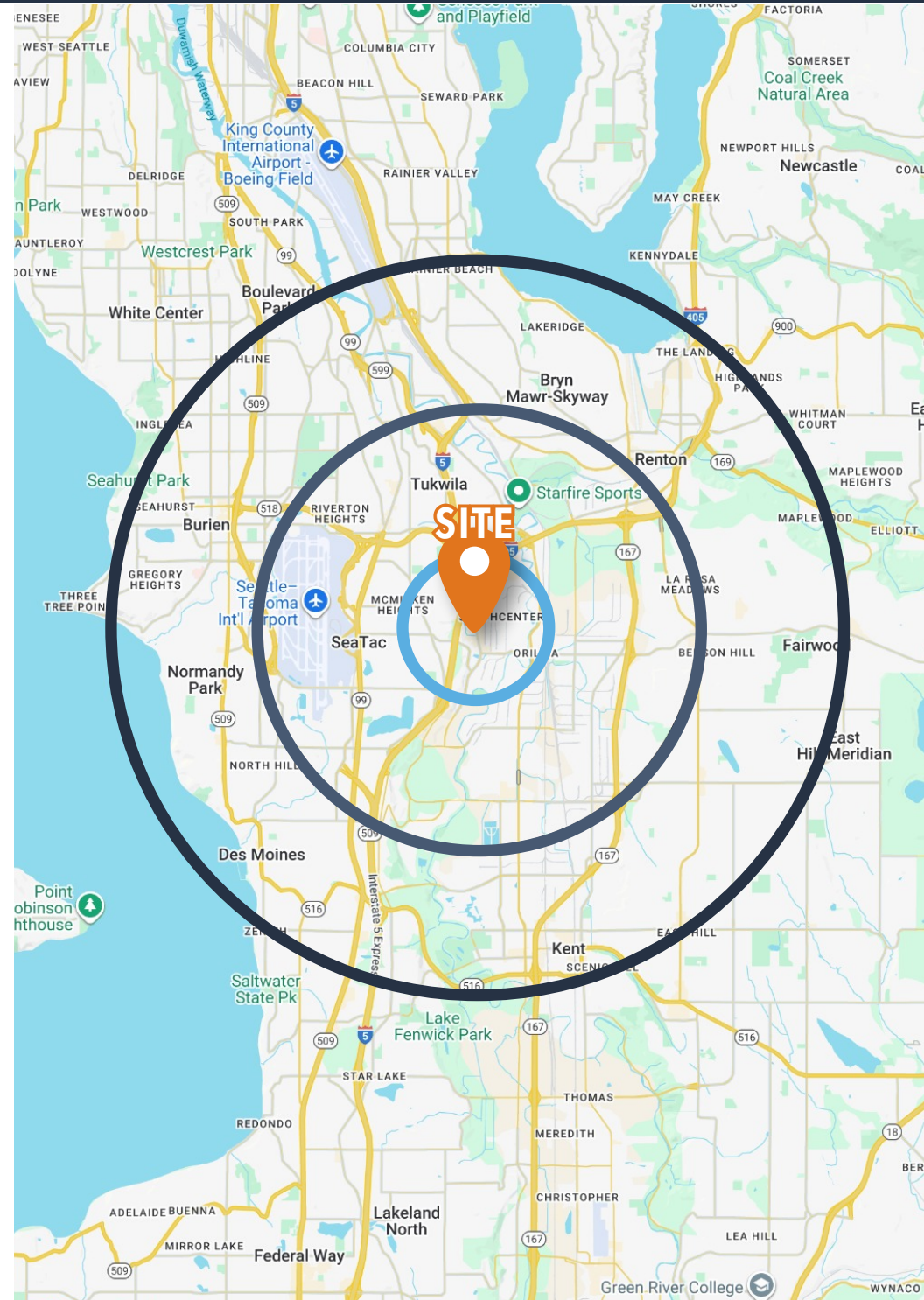
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
42.7%	33.6%	35%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$117.59 M	\$1.54 B	\$6.11 B



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