

TUKWILA PARCEL FOR SALE OR LEASE

±35,877 SF Pad Site | Signalized Corner | Directly Adjacent to Costco Wholesale in Tukwila



DAVID MERISKO
206-641-9500
dmerisko@lockehouse.com

JANEL JENSEN
206-427-3457
jjensen@lockehouse.com

PROPERTY SUMMARY

PROPERTY DETAILS

ADDRESS	1200 Andover Park E, Tukwila, WA 98188
PARCEL #	3523049077
PARCEL SIZE	±35,877 SF
ZONING	TUC-WP
ASKING RATE	\$2,400,000

Ideal for drive-thru QSR, express car wash, drive-thru coffee or auto services.

PROPERTY HIGHLIGHTS

- Signalized intersection at Costco Drive & Andover Park E
- Directly adjacent to one of the highest-volume Costco locations in the Pacific Northwest
- 104,249 daytime population within 3 miles
- SR-181 access with direct connections to I-5 and I-405
- Nearby retailers: Costco, Home Depot, Southcenter Mall (0.5 mi)



POPULATION

1 MILE	3 MILES	5 MILES
1,947	82,865	297,706



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
855	31,754	112,978



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$146,526	\$121,093	\$128,491



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.2 M	\$983,059	\$1.11 M



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
46.6%	34.2%	35%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$48.5M	\$1.72 B	\$6.3 B

*Demographics Source: Regis Site USA 06/05/26



AERIAL VIEW



Chick-fil-A



NORDSTROM
rack

KOHL'S

Westfield Southcenter
NORDSTROM macy's JCPenney
Apple UNIQLO MICHAEL MICHAEL KORS THE NORTH FACE WARBY PARKER 鼎泰豐 DIN TAI FUNG
215+ RETAIL & DINING TENANTS

SEGALE CENTER
Total Wine & MORE
BARNES & NOBLE

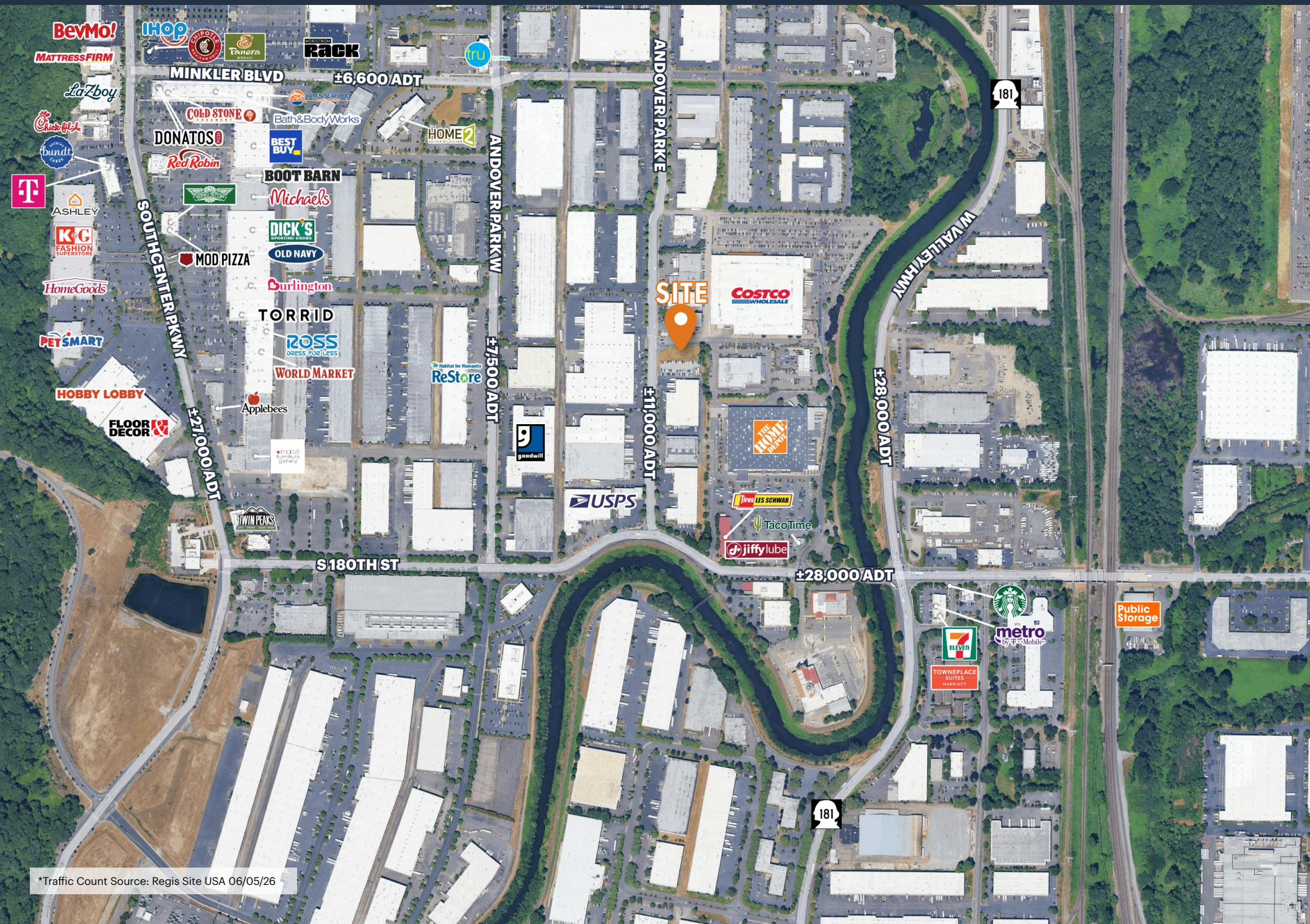
PARKWAY SUPERCENTER
BEST BUY DICK'S SPORTS DEPT. ROSS Michaels
Burlington BOOT BARN macy's furniture gallery LAM'S SEAFOOD



SITE

~11,000 ADT





*Traffic Count Source: Regis Site USA 06/05/26

TUKWILA PARCEL FOR SALE OR LEASE



DAVID MERISKO
206-641-9500
dmerisko@lockehouse.com

JANEL JENSEN
206-427-3457
jjensen@lockehouse.com