

4601 S 134TH PLACE

TUKWILA, WASHINGTON 98168



COMMERCIAL INDUSTRIAL
BUILDING IN TUKWILA



MATTHEW LITTLE, CCIM

PRINCIPAL | BROKER

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Investment Offering

\$1.5M
LIST PRICE

\$185
PRICE PER BLDG SF

8,100 SF
BUILDING SF



PROPERTY HIGHLIGHTS

- 2018 Remodel
- Capitalization Rate 5.00%
- 1,600 SF of Office
- 6,500 SF of Warehouse
- Air Conditioned Office
- Two (2) Ground Level Loading Doors
- Current Lease expires 9/30/2022 (no renewal options)
- Zoning and site coverage allows for substantial redevelopment
- Easy access to I-5, I-405 and 599 Freeway
- 5 minutes to Seattle-Tacoma Intl Airport
- Brennan Heating & Air Conditioning LLC, a long term established company, leases the property until September 2022, which allows owner-user time to plan its move into the property
- The building's price has a significantly lower cost per foot for other comparable office/warehouse buildings located in the area
- Opportunity to raise annual rents of \$74,280 per year NNN when the current Lease expires

Property Profile

PROPERTY DETAILS

County	King
Market	Tukwila
Land Use	Industrial
Style	Warehouse
APN#	261320-0043
Zoning	C/LI

King County Total Assessed Value	\$ 1,093,500
King County Market Value Land	\$ 386,700
King County Market Value Building	\$ 706,800
King County Real Estate Taxes (2021)	\$ 13,900

BUILDING INFORMATION

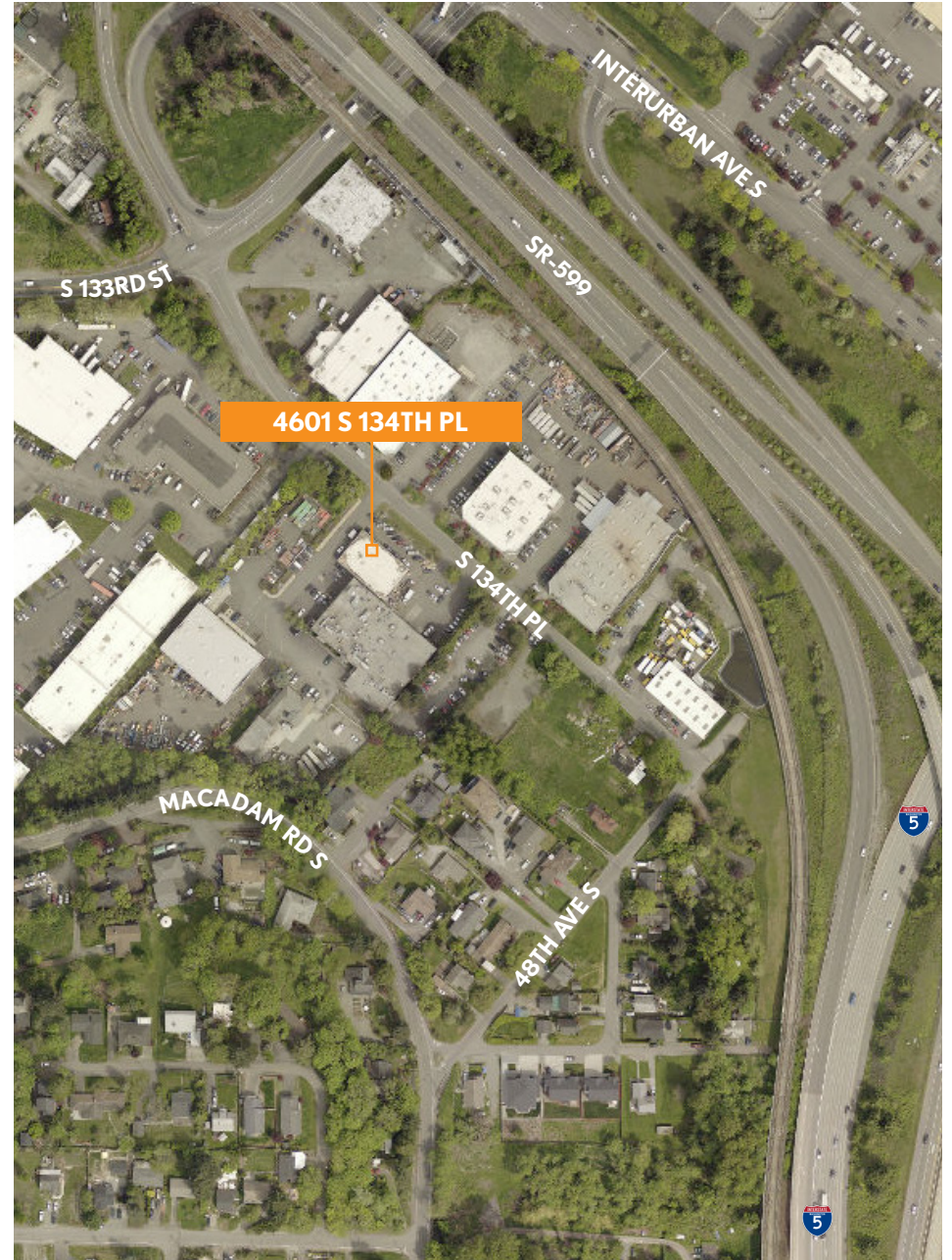
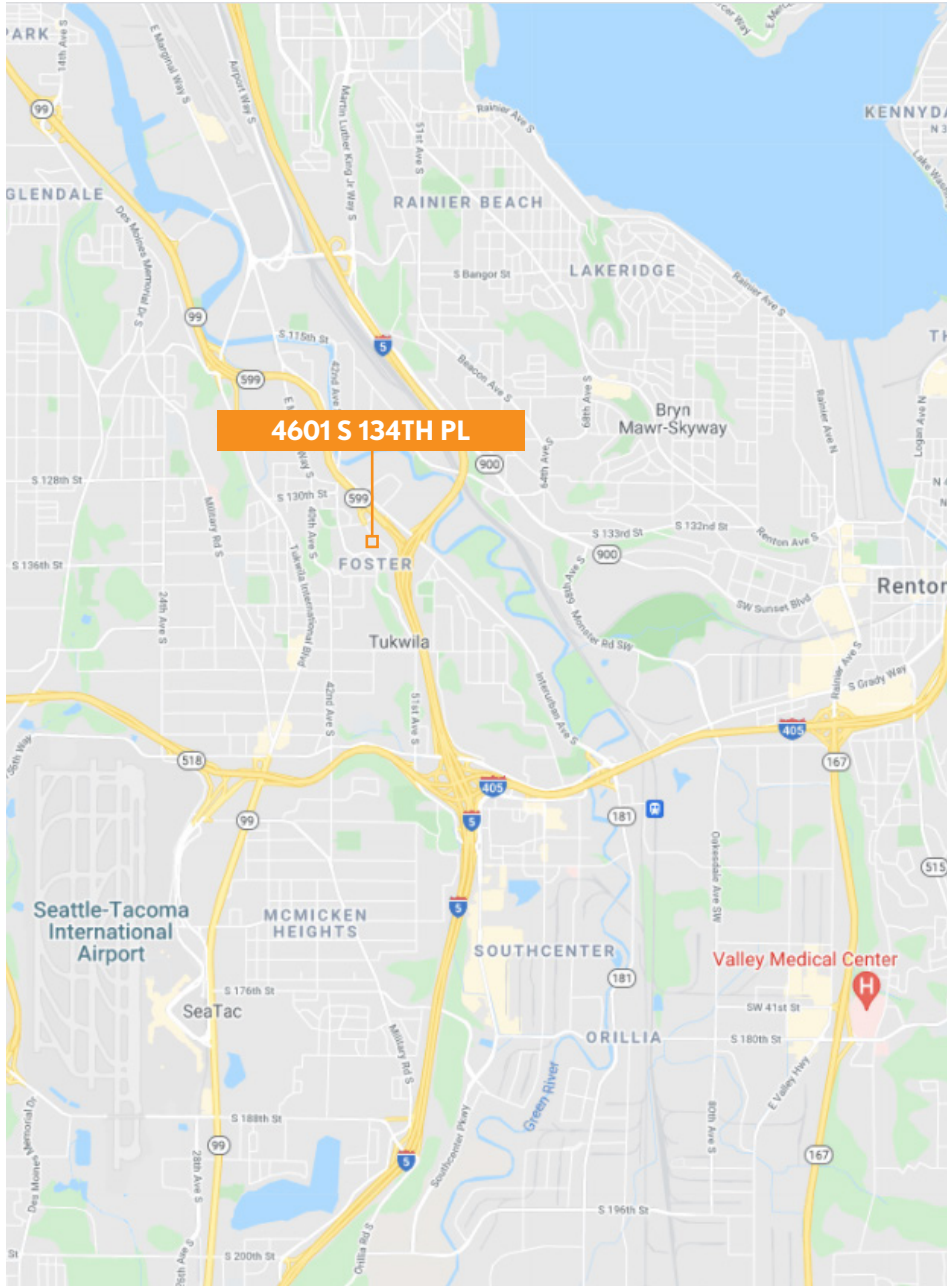
Address	4601 S 134th Pl Tukwila, WA 98168
Year Built	1977
# of Buildings	1
# of Floors	1
Lot Size	15,470 SF
Building SF	8,100 SF
Tenancy	Single
Construction	Masonry
Roof	Flat
Parking	14 Spaces

PRICE SUMMARY

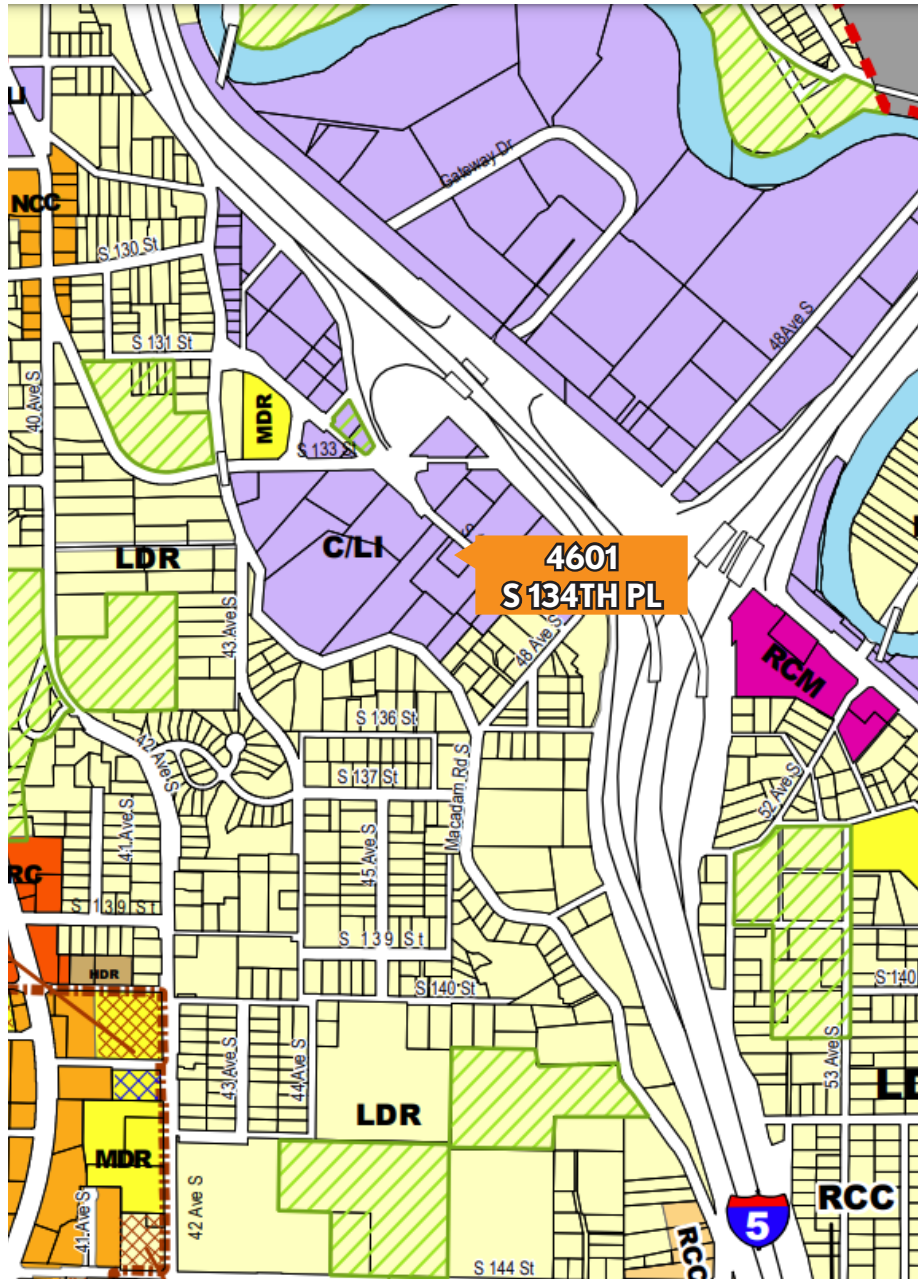
Price	\$1,500,000
Price per Lot SF	\$96.96
Price per NRSF	\$185.18



Location



Zoning



C/LI

COMMERCIAL LIGHT INDUSTRIAL, CITY OF TUKWILA

This district implements the Commercial/Light Industrial designation. It is intended to provide for areas characterized by a mix of commercial, office, or light industrial uses.

Typical Permitted Land Uses

Automotive/Bicycle services, Brew Pubs, Commercial Parking, Commercial Laundries, Daycare Centers, Electric Vehicle Charging Stations, Extended-stay hotel/motel, Financial services, Frozen food lockers, Greenhouses or nurseries, Heavy equipment repair and salvage, Hotels, processing, Medical/Dental laboratories, Offices, Recreation facilities, Religious facilities, Retail Sales, Schools and studios, Self Storage facilities, Fleet operations, Truck terminals, Warehouse storage, Telecommunication facilities, etc.

Height

4 stories or 45 feet

Learn more about Zoning [HERE](#)

Site Demographics & Amenities

WHAT'S NEARBY

RETAIL

Bartell Drugs
 Saar's Super Saver Foods
 Westfield Southcenter Mall
 Target
 Lowe's Home Improvement

SERVICES

SeaTac Intl Airport
 Tukwila Pool
 Tukwila Park & Ride
 Foster High School
 Foster Golf Links
 Tukwila Elementary School
 Showalter Middle School
 Thorndyke Elementary School

FOOD & DRINKS

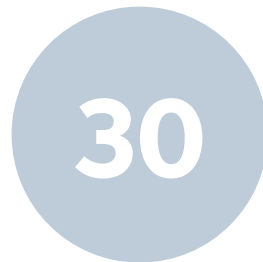
Starbucks
 El Punto Latin Restaurant
 Juba Restaurant & Cafe
 Absolutely Cookin'
 El Pollo Real
 Pizza Hut
 Wendy's
 Tuk-Town Espresso
 Salama
 Sahara Cafe Somali Cuisine
 Taqueria Jalisco
 Theary Cambodian Foods
 Happy teriyaki
 China Pavillion
 Lonchera
 Pupuseria Cabanas



MINUTES
 Renton



MINUTES
 Downtown Seattle



MINUTES
 Downtown Tacoma

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	12,526	99,024	292,987
Growth 2021 - 2026 (est.)	3.38%	3.46%	4.62%
Median Age	34.7	35.6	36.8
DAYTIME EMPLOYMENT	1-MILE	3-MILE	5-MILE
Total Businesses	410	4,369	12,299
# of Employees	4,896	66,917	151,104
Worker Commute <30 Minutes	57.41%	55.13%	51.73%

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Burien, SeaTac, & Tukwila

The communities of Burien, SeaTac and Tukwila sit at the crossroads of the major freeway interchanges of I-5 and I-405, with a 20-minute trip to downtown Seattle.

Southwest King County offers a wide choice of housing options. Affordable multifamily dwellings provide entry-level housing. Well-maintained, quiet residential neighborhoods offer opportunities for first time homebuyers. Views of Mt. Rainier and Puget Sound are available in many neighborhoods.

Sea-Tac Airport has developed as the region's primary aviation gateway and the area swells with more than 80,000 workers and travelers on an average weekday. Companies such as Alaska Air and Horizon have their headquarters in SeaTac.

The region also provides a wealth of opportunities for arts and sports enthusiasts. Theaters, museums, orchestras, professional and amateur arts and sporting groups, sailing, golfing, hiking, canoeing, biking and bird watching are all available for leisure time enjoyment.

Southwest King County not only has a number of showcase malls, but there is a growing commitment in each community to provide a unique atmosphere to individual retail districts. Southcenter, a major suburban shopping center, is located in Tukwila. A wide variety of sister malls continue to hold a dominant place in the area's retail life. A variety of ethnic and uniquely focused shops lend a unique favor to the downtown core of Burien.



20 MIN
DOWNTOWN
SEATTLE



27 MIN
DOWNTOWN
TACOMA

COMMUTE DETAILS

2 MAJOR FREEWAYS

Interstate-5 & SR-599

LIGHT RAIL STATIONS

Rainier Beach -3.6 Miles

Tukwila International Blvd - 2.4 Miles

SEATAC INTL AIRPORT

4 Miles // 7 Minutes

SOUTHCENTER MALL

2.3 Miles // 6 Minutes

About Westlake



EXCLUSIVELY LISTED BY:

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Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 40 year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

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