

CENTRAL BURIEN HUB

LAND DEVELOPMENT SITE

OFFERING MEMORANDUM



16054 3rd Avenue SW & SW 160th Street, Burien, WA

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2

MINUTES TO FIVE CORNERS
SHOPPING CENTER



<3

MILES TO TUKWILA LIGHT
RAIL STATION



50

LANGUAGES SPOKEN
IN BURIEN



2000

FEET OF SALTWATER BEACH
AT SEAHURST PARK

Central Burién Hub Land Development Site

Executive Summary

“If your ideal Friday night is more “Gilmore Girls”-wholesome than rideshare-congested and shouty– or if you’re just kind of over the entire Pike/Pine corridor on Capitol Hill – Burien can be a charming alternative to the crowded nightlife zones of Seattle...”

— Megan Burbank, *Seattle Times*, March 5, 2020



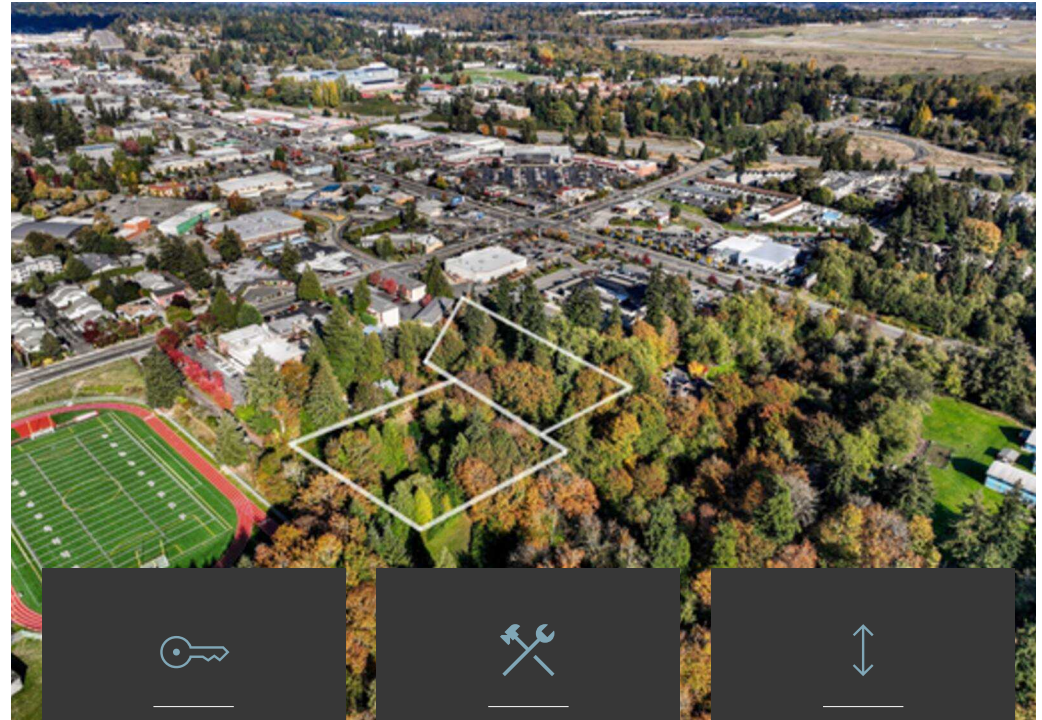
The Offering


You are invited to consider, for investment or development, a prime two-parcel site (50,000+ SF and 65,000+ SF) located just off 1st Avenue South in the rapidly growing, business-friendly City of Burien. The property is strategically positioned near SeaTac Airport, Boeing, Amazon Fulfillment, and Westfield Southcenter with direct access to Seattle, Tacoma, and the Eastside via Highways 509, 518, I-5, and 405.

Located within Burien's designated Urban Center, the site benefits from the city's concentrated investment in housing, infrastructure, and employment growth. Recently rezoned to MU-2 (Mixed-Use 2), it allows mid-rise development up to 65 feet by right and up to 85 feet with bonus provisions, with no residential density cap or stated density limit. MU-2 permits a full mix of residential, commercial, and mixed-use uses and eliminates the commercial-use requirements of the former CC-2 zone, allowing projects to be tailored entirely to market demand.

With Burien's pro-growth policies and rising demand for urban lifestyle communities, this site offers an exceptional opportunity for high-visibility, high-density development in a rapidly growing corridor.

Central Burien Hub	Parcel A- SW 160th St	Parcel B- 16054 3rd Ave SW
Price	\$2,700,000	
Zoning	MU-2 Zoning	
Designation	Urban Center (Regional Growth Center)	
Utilities	Water, sewer, electricity	
County Tax Parcel ID Number	3023049036	3023049089
Lot Size (Total 116,305 SF)	50,529 SF	65,775 SF
2024 Assessed Property Taxes	\$6,444	\$9,160




100-180+
 POTENTIAL NEW RESIDENTIAL UNITS


2.67
 ACRES OF DEVELOPABLE LAND


65'-85'
 ZMAX HEIGHT OF MU-Z ZONING

Central Buriem Hub Land Development Site

The Location

Burien Culture and Connectivity

Burien's central hub location offers a thriving center for arts, culture and recreation with a diverse array of restaurants, bars, boutique retail, services, parks and beaches while also serving as a seamless connector to Downtown Seattle, SeaTac, Tacoma and the Eastside's employment centers.

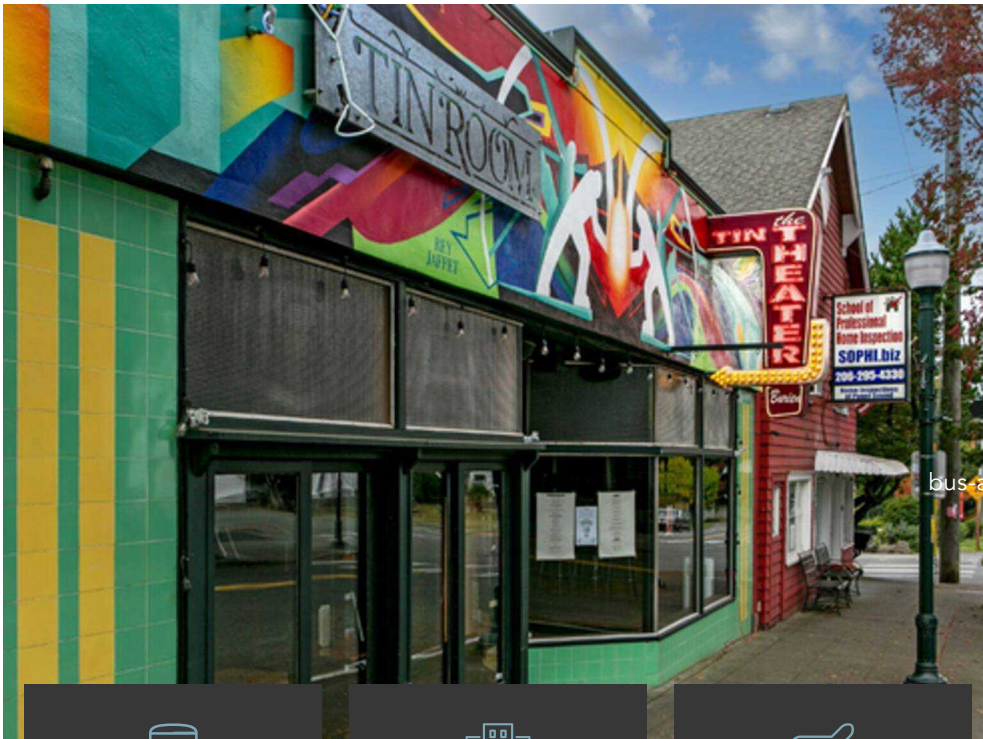
Enjoy living in one of the State's top three most walkable cities (rated by WalkScore.com), where a stroll through the Old Town may include a sips at the neighborhood brewery, layer upon buttery layer of croissants from the highly touted French bakery, slices of savory pizza noted by the Seattle Times as the "best new pizza in Seattle," and fresh local produce from the weekly farmer's market. Duck into specialty stores and international markets serving an astonishing melting pot population that speaks more than 50 languages. Discover Highline Heritage Museum and explore acres of greenspace in one of Burien's 14 parks, including forest, wetlands, streams and close to a mile of shoreline at Seahurst Park, originally frequented by Native Peoples when fishing and gathering clams.

When duty calls, Burien easily connects commuters to jobs in every direction via SR 509, SR 518, I-5, I-405. Burien Transit Center bus hub and Sound Transit's light rail stations at Angle Lake, Tukwila Blvd and SeaTac/Airport offer nearby car-free commutes. A funded planning study is currently investigating the feasibility of a Link light rail station in Burien, with connections to West Seattle and downtown Seattle.

Just a 7-minute drive away is Sea-Tac International Airport, the ninth busiest airport in the US. Drive to Downtown Seattle in as little as 12^{mi} minutes and travel south to Tacoma in less than half an hour. The Port of Seattle and Port of Tacoma together comprise the fourth largest container gateway in North America employing thousands. Head east to Bellevue and Redmond in just 30-40 minutes. Burien's easy access to everywhere also comes in handy for shopping, entertainment, sporting events and seamless connection to the rest of the region and the world.




Just a 7-minute drive away is Sea-Tac International Airport, the ninth busiest airport in the US. Drive to Downtown Seattle in as little as 12 minutes and travel south to Tacoma in less than half an hour. The Port of Seattle and Port of Tacoma together comprise the fourth largest container gateway in North America employing thousands. Head east to Bellevue and Redmond in just 30-40 minutes. Burien's easy access to everywhere also comes in handy for shopping, entertainment, sporting events and seamless connection to the rest of the region and the world.



KEY:


- Link Light Rail
- Bus Rapid Transit
- Sounder Rail






9 minutes

MINUTES TO TUKWILA LIGHT RAIL STATION



11 miles

TO DOWNTOWN SEATTLE



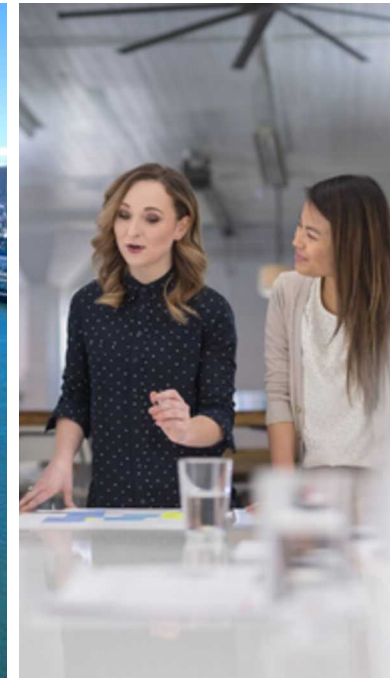
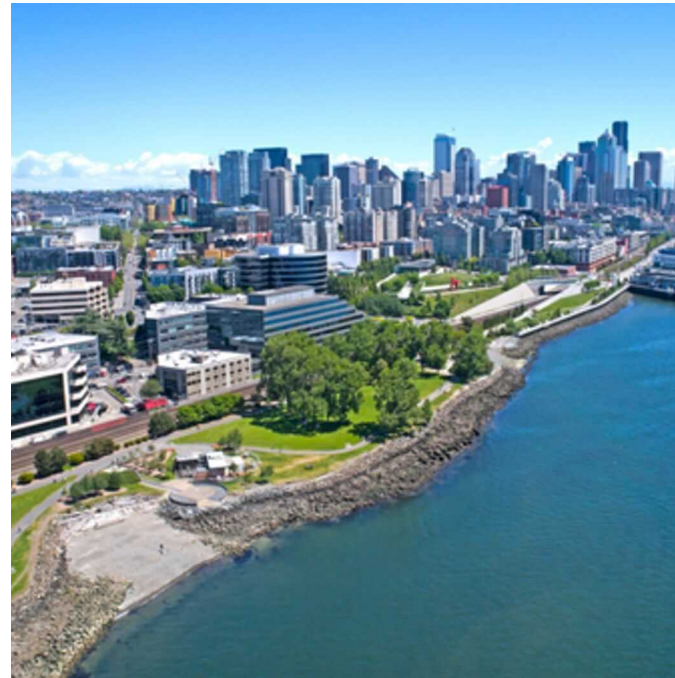
3.3 miles

TO SEATAC INTERNATIONAL AIRPORT

Investing In Greater Seattle

A nationally ranked Top Five investment market, Greater Seattle boasts a strong and resilient economy. Economic growth fuels a thriving market in which the demand for rental units and new homes is expected to continue increasing. As they do in Manhattan and in the peninsular Bay Area, geographic and topographic barriers limit Seattle's land supply and concentrate demand in thriving urban villages and neighboring suburbs.

Over the last decade the Puget Sound region has outperformed the nation in employment, population, and personal income growth and enjoyed a commensurately low unemployment rate. A distinctly diverse, skilled, and educated workforce attracts high-profile corporations, both established and burgeoning, and the area has long been home to top-ranked research institutions. Historically high activity in the tech, tourism and shipping sectors ensures that the greater Seattle area will remain attractive for both new and veteran investors, whether the goal is immediate cash flow or long-term appreciation.

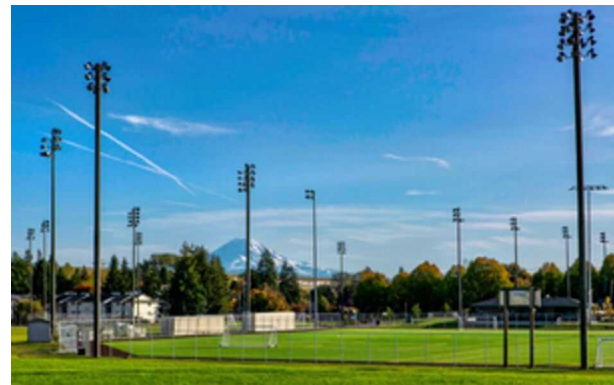


The Submarket

One of King County's fastest growing cities, Burien projects a population increase from 49,371 in 2015 to 57,317 in 2035. City leaders have forged shrewd alliances with the Port of Seattle, WSDOT, Highline College and private investors to support downtown redevelopment and generate economic growth.

Burien prides itself on a Business Retention and Expansion (BRE) program, ensuring a low cost of doing business within the city, with a business and occupation tax rate less than half of Seattle's. Strategic city planning, without excessive regulation, enables businesses to start up quickly and gives them room to grow. For developers and property owners constructing a new building, design review is conducted in-house, rather than in public committees, thus saving valuable time in the permitting process.

Developers of affordable and senior housing are sure to find strong allies and a wealth of resources within city government. The Affordable Housing Demonstration provides incentives and flexibility for the development of affordable housing during a defined period.



Transit Times to Major Employment Hubs

29 MINUTES

21 MINUTES

21 MINUTES

33 MINUTES

10 MINUTES

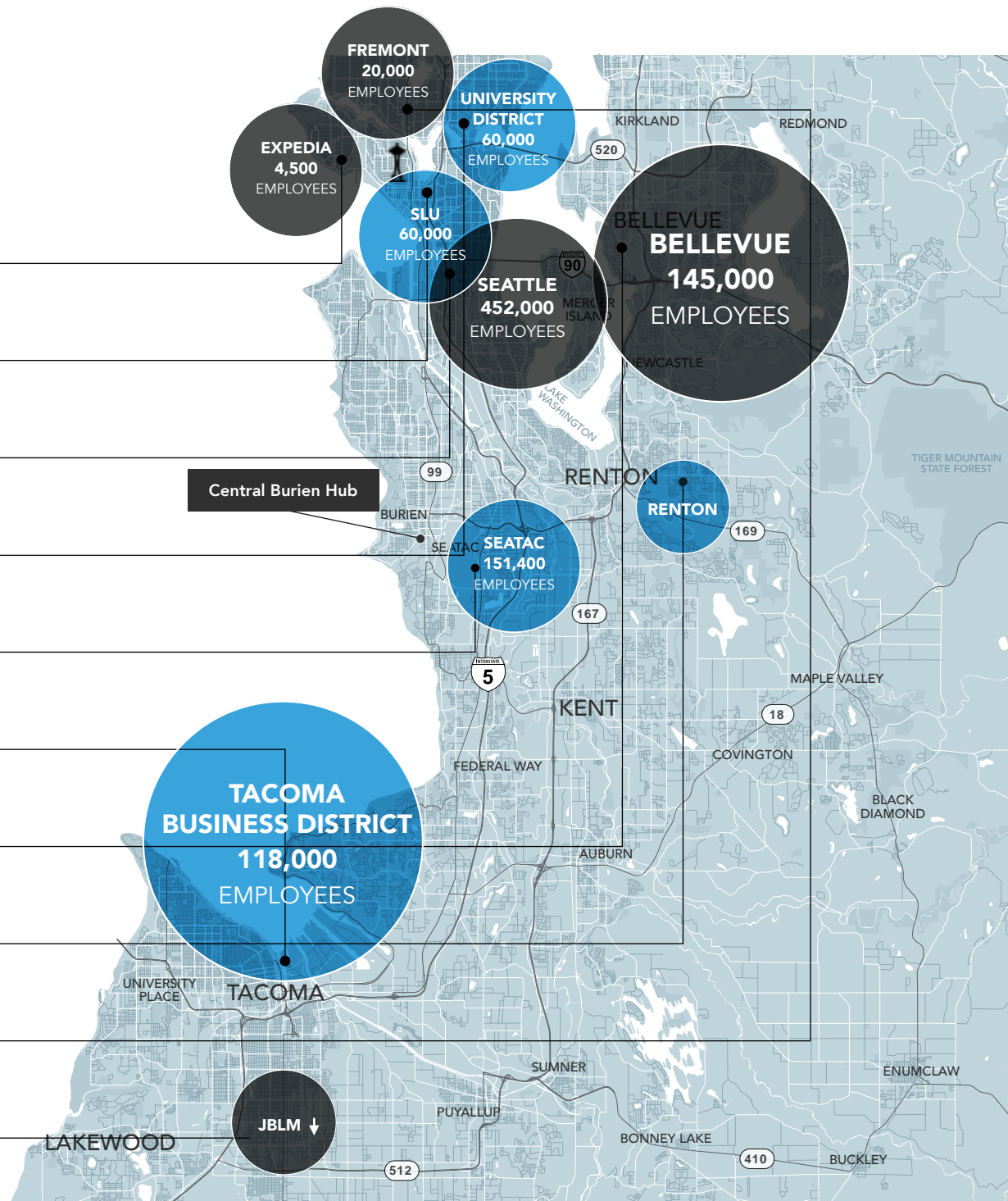
34 MINUTES

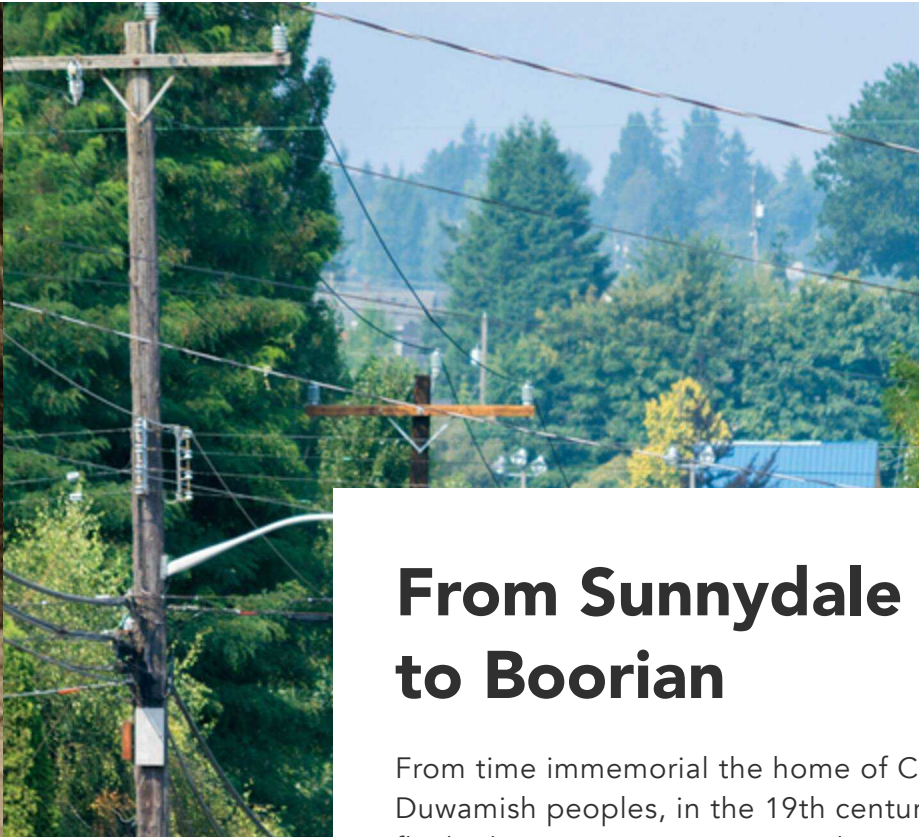
30 MINUTES

19 MINUTES

24 MINUTES

57 MINUTES



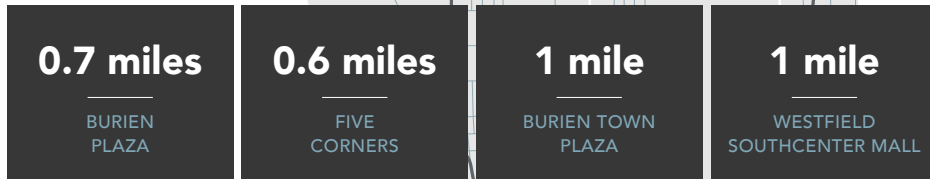
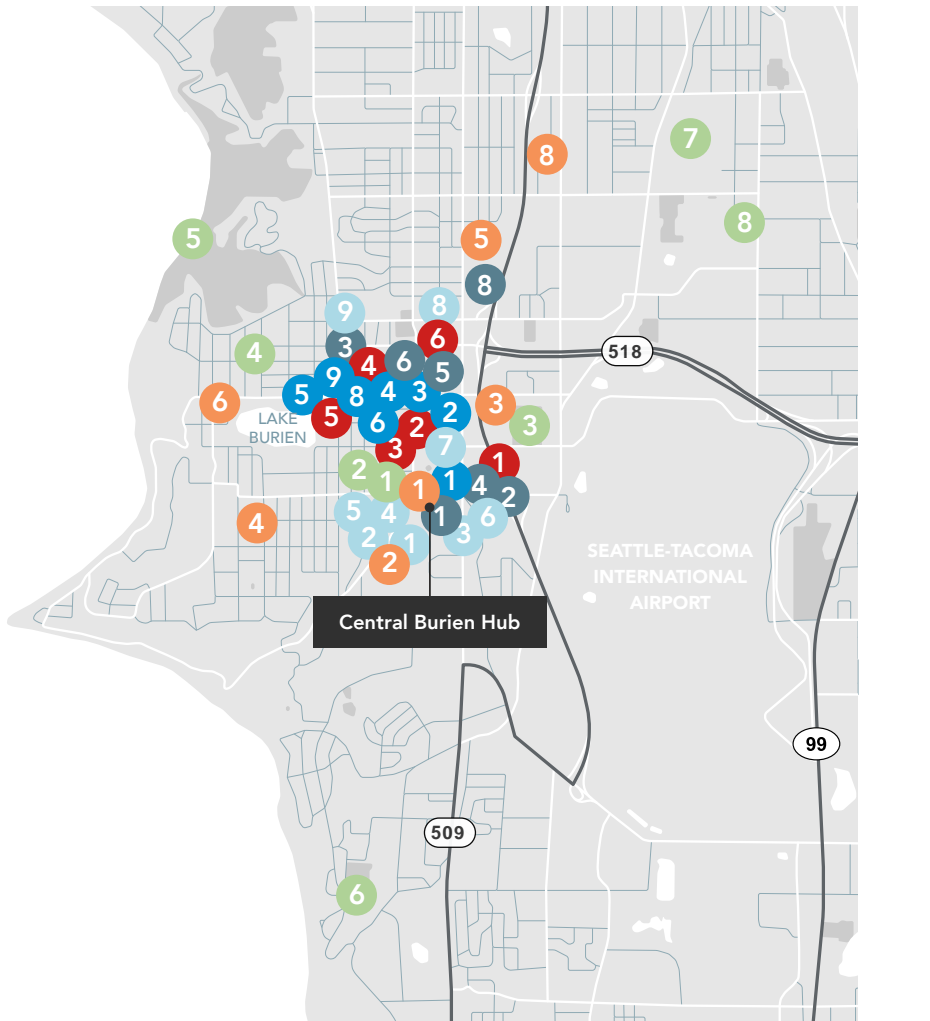


From Sunnydale to Boorian

From time immemorial the home of Coast Salish and Duwamish peoples, in the 19th century, Seattleites flocked to Burien as a summer destination and built from homesteads around Lake Burien. Originally named Sunnydale, the community adopted the name Burien to honor the popular Polish immigrant Gottlieb von Boorian. Burien has 14 developed park spaces and offers views of Mount Rainier, the Cascade and Olympic Mountain ranges and Puget Sound. Offering a vibrant array of amenities, diverse culture and arts, Downtown Burien is considered one of the most walkable cities in Washington State.



Neighborhood Amenities



Grocery Stores & Pharmacies

- | | |
|-------------------------|------------------------------|
| 1. CVS Pharmacy | 5. Grocery Outlet |
| 2. Trader Joe's | 6. Bartell Drugs |
| 3. Walgreens | 7. Fred Meyer (and pharmacy) |
| 4. PCC Community Market | |

Restaurants & Cafés

- | | |
|--------------------------|-------------------------------------|
| 1. Starbucks | 5. Tin Room Bar |
| 2. The Burien Fish House | 6. Stevie's Famous Pizza |
| 3. Elliott Bay Brewery | 7. Marlaina's Mediterranean Kitchen |
| 4. Bakery Nouveau | 8. El Rinconsito |

Parks & Playgrounds

- | | |
|-------------------------------------|--------------------------------------|
| 1. Lakeview Park | 5. Seahurst Beach Park & Playground |
| 2. Burien Off Leash Dog Park | 6. Nature Trails Park |
| 3. Moshier Park | 7. North SeaTac Park & Ballfields |
| 4. Lake Burien School Memorial Park | 8. Highline SeaTac Botanical Gardens |

Schools

- | | |
|-------------------------------|---------------------------------|
| 1. Three Tree Montessori | 5. Kennedy Catholic High School |
| 2. Sylvester Middle School | 6. St. Francis of Assisi |
| 3. Highline High School | 7. Cedarhurst Elementary School |
| 4. Gregory Heights Elementary | |

Healthcare

- | | |
|--------------------------------------|----------------------------|
| 1. RET Physical Therapy | 6. Indigo Urgent Care |
| 2. St. Anne Hospital | 7. Sound Integrated Health |
| 3. Franciscan Medical Clinic | 8. Kaiser Permanente |
| 4. Highline Medical Group | 9. Sea Mar Medical |
| 5. Northwest Pain Management & Rehab | |

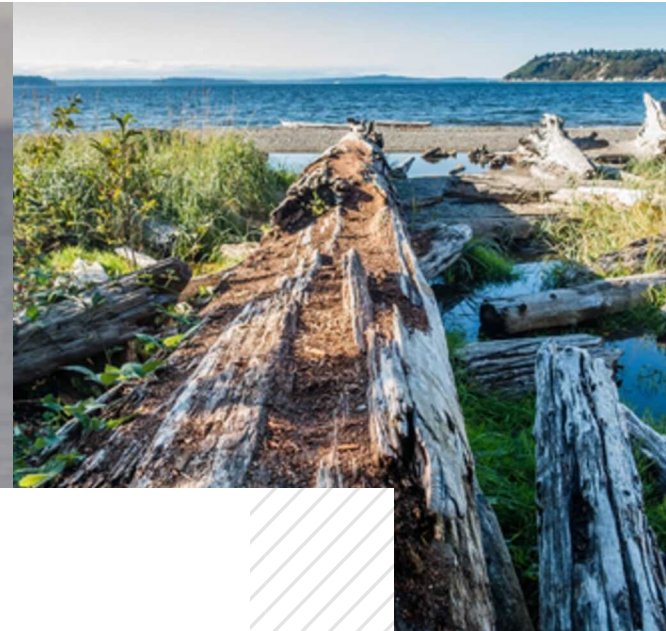
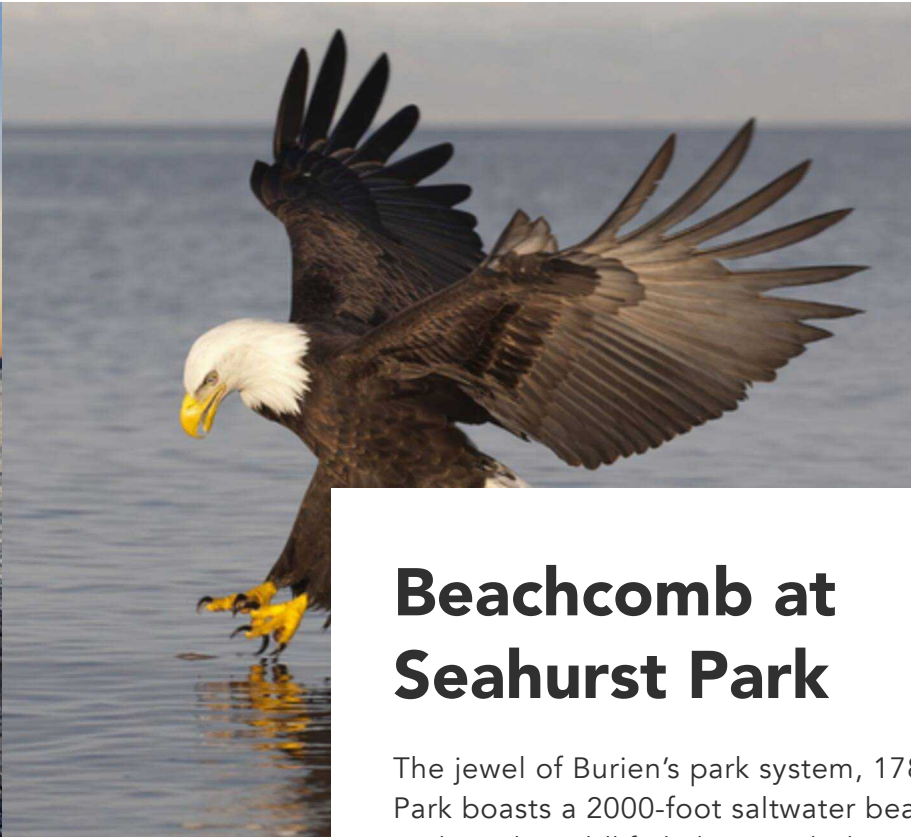
Pet Services

- | | |
|--------------------------|-------------------------------|
| 1. All The Best Pet Care | 4. Natural Pet Pantry |
| 2. Perfect Paws | 5. Hayes Feed & Country Store |
| 3. The Painted Pooch | 6. Mud Bay |

[View Interactive Map](#)

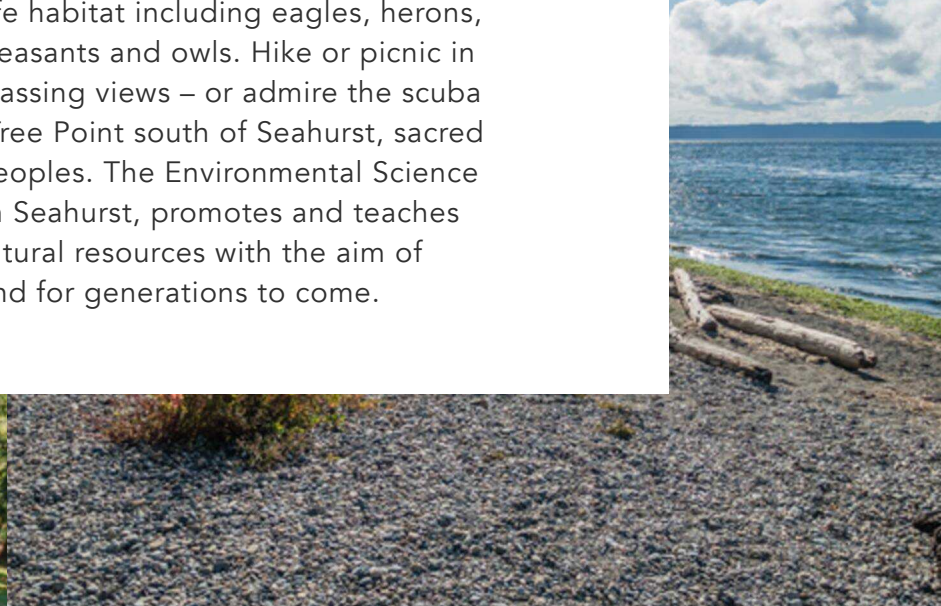
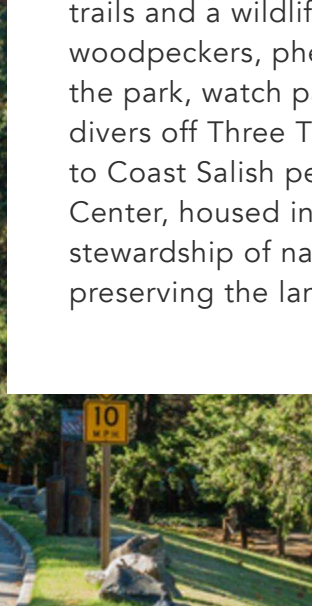
CENTRAL BURIEN HUB





Beachcomb at Seahurst Park

The jewel of Burien's park system, 178-acre Seahurst Park boasts a 2000-foot saltwater beach, miles of trails and a wildlife habitat including eagles, herons, woodpeckers, pheasants and owls. Hike or picnic in the park, watch passing views – or admire the scuba divers off Three Tree Point south of Seahurst, sacred to Coast Salish peoples. The Environmental Science Center, housed in Seahurst, promotes and teaches stewardship of natural resources with the aim of preserving the land for generations to come.



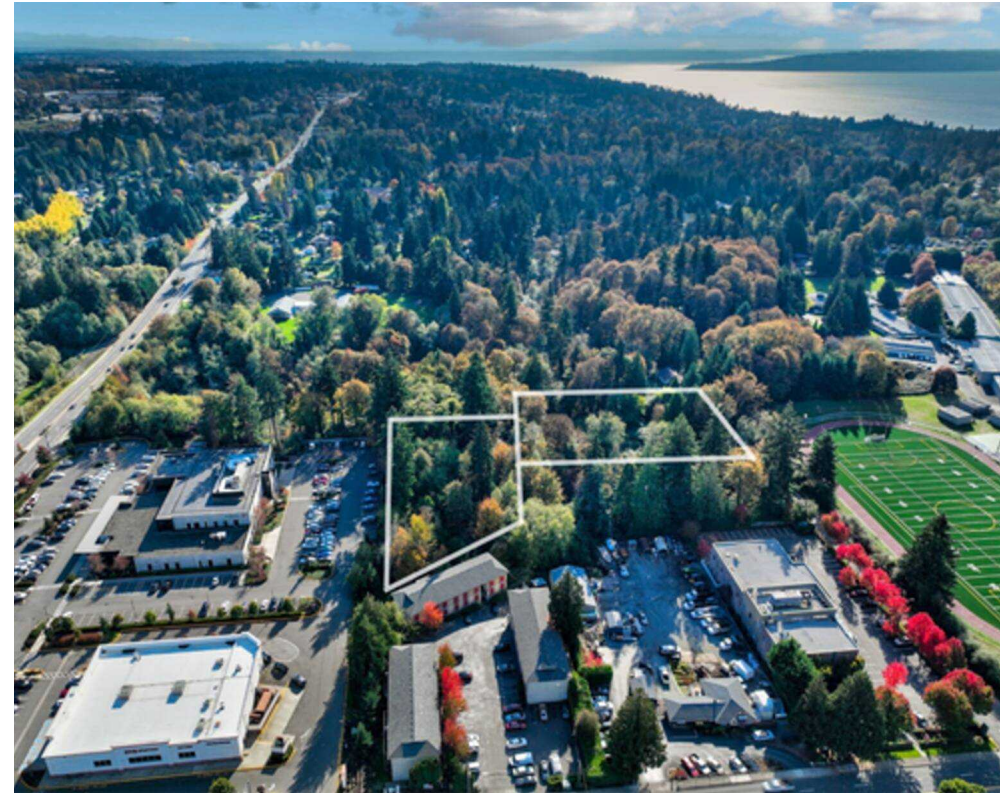
Central Burien Hub Land Development Site

The Property

The Asset

Set in the heart of Burien's designated Urban Center, this highly visible development site spans 116,305 SF across two parcels, offering exceptional flexibility under MU-2 zoning. Positioned within the city's primary growth district and along major arterial routes, the site is ideal for high-density residential, mixed-use, or large-scale commercial projects, with allowances for mid-rise buildings up to 65 feet by right and up to 85 feet with bonus provisions and no residential density cap.

The property offers dual access points, existing utility infrastructure, and proximity to key transit connections, making it a prime candidate for urban redevelopment. Located within the Urban Center—where the city is concentrating housing, employment, and infrastructure investment—developers can capitalize on Burien's increasing demand for live-work environments, with potential for retail, office, residential, or hospitality-focused projects that contribute to the city's growing economic landscape.



PROPERTY HIGHLIGHTS

Prime location at the interchange of SR-509, SR-518, I-5 & 405

Close to Old Town Burien

Relatively level lot

Dual access points

Utilities on site

Commercial zoning with residential potential

Near shopping at Five Corners

Minutes from SeaTac International Airport

Easy access to Seattle, SeaTac, Tacoma, Bellevue



BURIEN MU-2 ZONING

MU-2 zoning allows high-density residential, commercial, and mixed-use development up to 65 feet by right and 85 feet with bonus provisions, with no residential density cap. Located in Burien's designated Urban Center, the site benefits from priority infrastructure investment and growth incentives. MU-2 replaced the former CC-2 zone and removed ground-floor commercial requirements, enabling projects to be tailored fully to market demand.



ACCESS TO LIGHT RAIL

Abundant parking at downtown Burien's Transit Center and a mere 10-minute bus ride to Link light rail in Tukwila.



CULTURE & CENTRAL LOCATION

Enjoy the diverse culture of Burien with incredible dining and shopping while being easily connected to the surrounding cities.

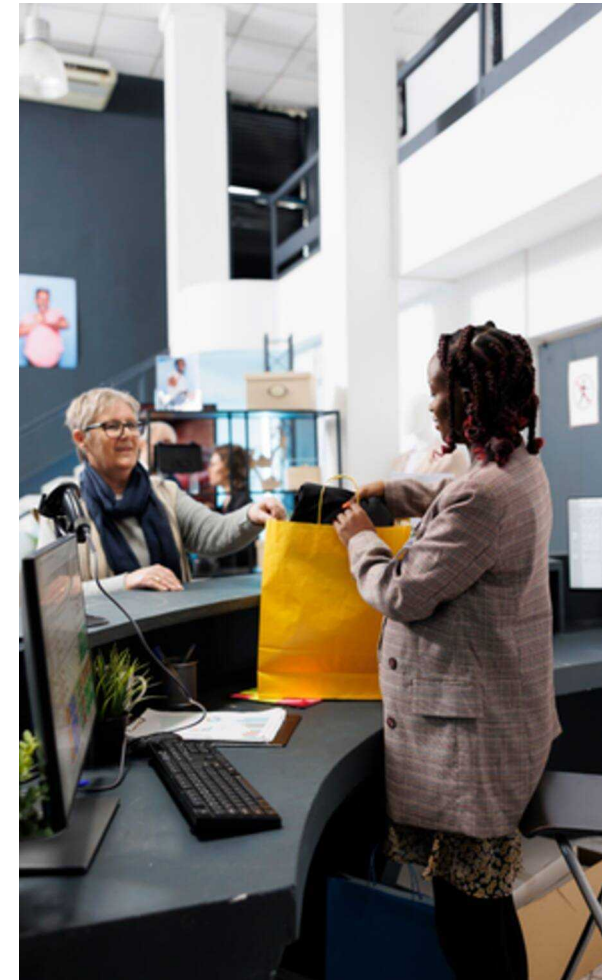
Central Buriem Hub Land Development Site

Demographics

Demographics

DAYTIME EMPLOYMENT REPORT

Business Employment by Type	Number of Businesses	Number of Employees	Number of Emp/Bus
Total Businesses	1,775	9,708	5
Retail & Wholesale Trade	148	1,141	8
Hospitality & Food Service	104	1,216	12
Real Estate, Renting, Leasing	51	468	9
Finance & Insurance	63	266	4
Information	13	47	4
Scientific & Technology Services	102	427	4
Management of Companies	0	0	0
Health Care & Social Assistance	966	3,374	3
Educational Services	29	615	21
Public Administration & Sales	20	456	23
Arts, Entertainment, Recreation	18	119	7
Utilities & Waste Management	27	123	5
Construction	43	177	4
Manufacturing	20	184	9
Agriculture, Mining, Fishing	0	0	0
Other Services	171	1,095	6



Radius	1 Mile		3 Mile		5 Mile	
Population by Age	15,644		87,024		190,944	
Age 0-4	860	5.50%	4,767	5.48%	10,804	5.66%
Age 5-9	845	5.40%	4,859	5.58%	10,814	5.66%
Age 10-14	838	5.36%	4,851	5.57%	10,807	5.66%
Age 15-19	783	5.01%	4,701	5.40%	10,431	5.46%
Age 20-24	801	5.12%	4,731	5.44%	10,474	5.49%
Age 25-29	1,023	6.54%	5,556	6.38%	12,394	6.49%
Age 30-34	1,280	8.18%	6,724	7.73%	15,203	7.96%
Age 35-39	1,324	8.46%	7,200	8.27%	16,117	8.44%
Age 40-44	1,199	7.66%	6,615	7.60%	14,569	7.63%
Age 45-49	1,058	6.76%	5,906	6.79%	13,036	6.83%
Age 50-54	1,002	6.41%	5,715	6.57%	12,628	6.61%
Age 55-59	966	6.17%	5,413	6.22%	11,792	6.18%
Age 60-64	952	6.09%	5,289	6.08%	11,305	5.92%
Age 65-69	845	5.40%	4,787	5.50%	10,064	5.27%
Age 70-74	659	4.21%	3,786	4.35%	7,912	4.14%
Age 75-79	490	3.13%	2,668	3.07%	5,490	2.88%
Age 80-84	321	2.05%	1,690	1.94%	3,459	1.81%
Age 85+	399	2.55%	1,766	2.03%	3,646	1.91%
Age 65+	2,714	17.35%	14,697	16.89%	30,571	16.01%
Median Age	40.30		40.10		39.50	
Average Age	40.70		40.20		39.70	

Radius	1 Mile	3 Mile	5 Mile
Households by Marital Status			
Married	2,458	13,652	29,063
Married No Children	1,516	8,152	17,331
Married W/ Children	942	5,500	11,732

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	15,903	87,354	191,666
2024 Estimate	15,644	87,024	190,944
2020 Census	15,026	89,377	196,101
Growth 2024-2029	1.66%	0.38%	0.38%
Growth 2020-2024	4.11%	-2.63%	-2.63%



Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Education	12,802		69,464		150,527	
Some High School, No Diploma	1,449	11.32%	10,475	15.08%	20,739	13.78%
High School Grad (Incl Equivalency)	2,663	20.80%	14,956	21.53%	31,505	20.93%
Some College, No Degree	3,490	27.26%	19,668	28.31%	43,095	28.63%
Associate Degree	1,284	10.03%	6,350	9.14%	12,915	8.58%
Bachelor Degree	2,719	21.24%	12,943	18.63%	29,599	19.66%
Advanced Degree	1,197	9.35%	5,072	7.30%	12,674	8.42%

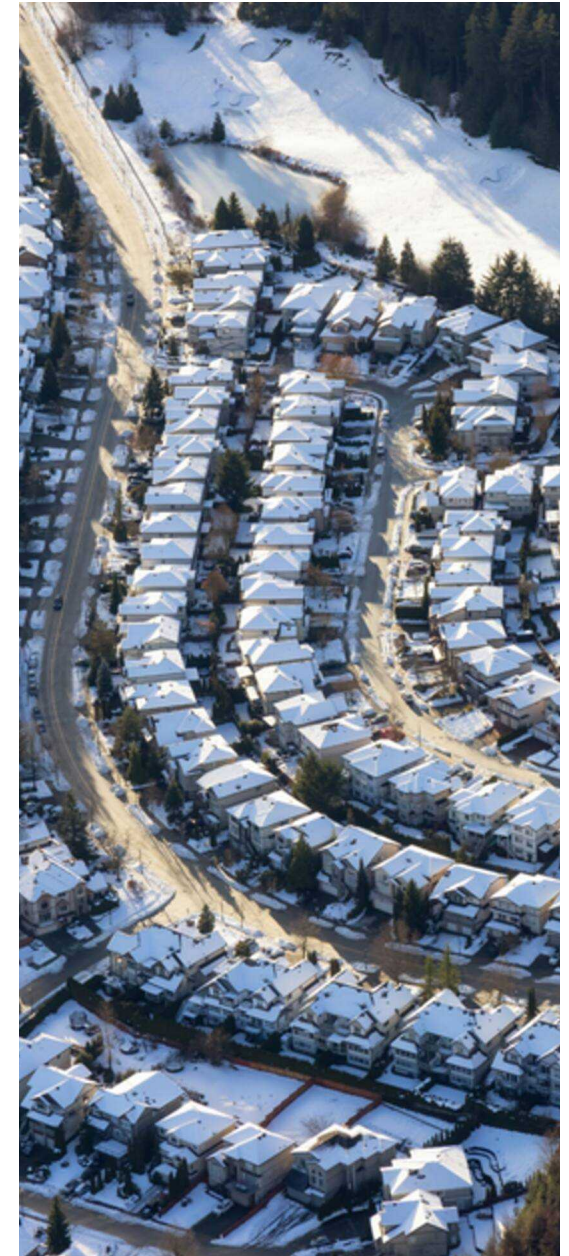
Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation Classification	12,945		71,606		156,430	
Civilian Employed	8,736	67.49%	47,288	66.04%	104,724	66.95%
Civilian Unemployed	450	3.48%	2,078	2.90%	4,604	2.94%
Civilian Non-Labor Force	3,759	29.04%	22,226	31.04%	47,014	30.05%
Armed Forces	0	0.00%	14	0.02%	88	0.06%

Radius	1 Mile		3 Mile		5 Mile	
2024 Worker Travel Time to Job	7,634		42,941		94,511	
<30 Minutes	4,760	62.35%	24,372	56.76%	50,995	53.96%
30-60 Minutes	2,328	30.50%	14,664	34.15%	34,538	36.54%
60+ Minutes	546	7.15%	3,905	9.09%	8,978	9.50%

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	16,879		89,087		199,302	
Real Estate & Finance	264	1.56%	1,909	2.14%	4,695	2.36%
Professional & Management	4,609	27.31%	20,554	23.07%	50,517	25.35%
Public Administration	329	1.95%	1,450	1.63%	3,120	1.57%
Education & Health	1,766	10.46%	8,870	9.96%	19,683	9.88%
Services	1,490	8.83%	10,676	11.98%	23,268	11.67%
Information	184	1.09%	684	0.77%	1,612	0.81%
Sales	2,096	12.42%	9,323	10.47%	19,623	9.85%
Transportation	980	5.81%	4,443	4.99%	10,408	5.22%
Retail	728	4.31%	5,226	5.87%	11,222	5.63%
Wholesale	433	2.57%	1,800	2.02%	3,446	1.73%
Manufacturing	856	5.07%	4,978	5.59%	10,020	5.03%
Production	1,154	6.84%	7,660	8.60%	16,580	8.32%
Construction	488	2.89%	4,330	4.86%	8,845	4.44%
Utilities	978	5.79%	4,552	5.11%	9,983	5.01%
Agriculture & Mining	63	0.37%	196	0.22%	455	0.23%
Farming, Fishing, Forestry	63	0.37%	145	0.16%	304	0.15%
Other Services	398	2.36%	2,291	2.57%	5,521	2.77%

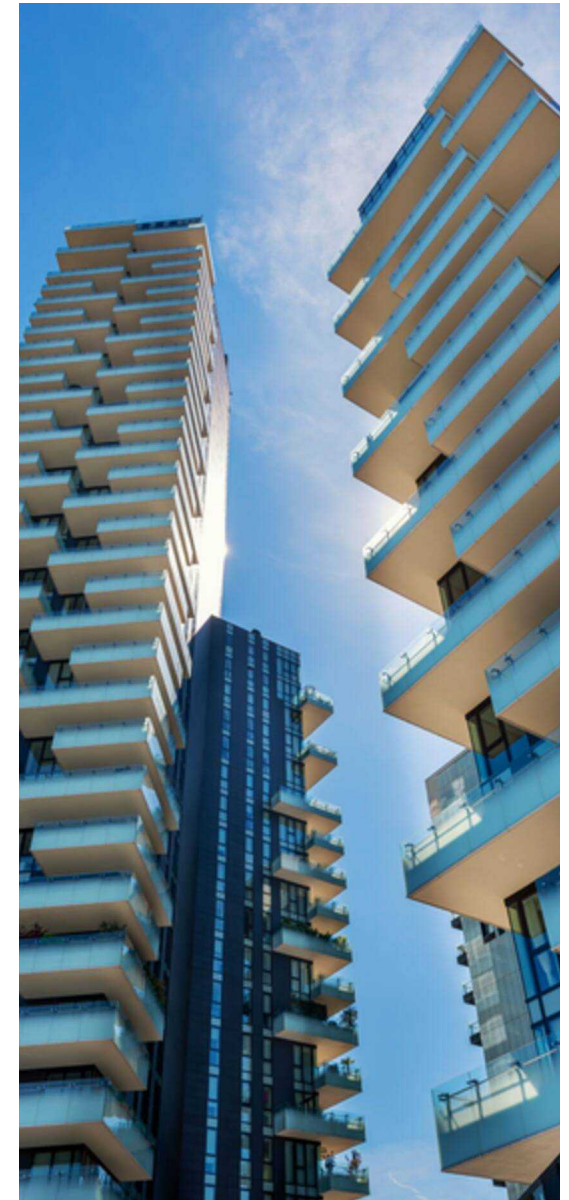
Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Size	6,365		33,047		73,555	
1-Person Households	2,101	33.01%	9,108	27.56%	20,701	28.14%
2-Person Households	2,067	32.47%	10,310	31.20%	23,135	31.45%
3-Person Households	889	13.97%	5,115	15.48%	11,530	15.68%
4-Person Households	682	10.71%	4,283	12.96%	9,137	12.42%
5-Person Households	343	5.39%	2,249	6.81%	4,772	6.49%
6-Person Households	153	2.40%	1,059	3.20%	2,248	3.06%
7 or more Person Households	130	2.04%	923	2.79%	2,032	2.76%
2024 Average Household Size	2.30		2.60		2.60	

Radius	1 Mile		3 Mile		5 Mile	
2024 Households by HH Income	6,534		31,795		70,717	
<\$25,000	866	13.25%	3,915	12.31%	8,970	12.68%
\$25,000 - \$50,000	1,024	15.67%	5,179	16.29%	12,028	17.01%
\$50,000 - \$75,000	1,234	18.89%	5,209	16.38%	12,077	17.08%
\$75,000 - \$100,000	656	10.04%	3,768	11.85%	8,246	11.66%
\$100,000 - \$125,000	570	8.72%	3,899	12.26%	8,163	11.54%
\$125,000 - \$150,000	463	7.09%	2,756	8.67%	5,580	7.89%
\$150,000 - \$200,000	802	12.27%	3,311	10.41%	7,405	10.47%
\$200,000+	919	14.06%	3,758	11.82%	8,248	11.66%
2023 Avg Household Income	\$112,808		\$108,781		\$107,341	
2023 Med Household Income	\$80,449		\$85,579		\$81,923	



Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Value	2,642		17,151		37,593	
<\$100,000	42	1.59%	788	4.59%	1,272	3.38%
\$100,000 - \$200,000	71	2.69%	460	2.68%	1,086	2.89%
\$200,000 - \$300,000	56	2.12%	942	5.49%	1,855	4.93%
\$300,000 - \$400,000	161	6.09%	2,129	12.41%	4,145	11.03%
\$400,000 - \$500,000	363	13.74%	3,194	18.62%	6,761	17.98%
\$500,000 - \$1,000,000	1,524	57.68%	7,682	44.79%	18,907	50.29%
\$1,000,000+	425	16.09%	1,956	11.40%	3,567	9.49%
2024 Median Home Value	\$706,036		\$569,155		\$597,252	

Radius	1 Mile		3 Mile		5 Mile	
2024 Housing Units by Yr Built	7,251		35,364		78,906	
Built 2010+	1,064	14.67%	2,799	7.91%	6,857	8.69%
Built 2000 - 2010	651	8.98%	2,066	5.84%	6,988	8.86%
Built 1990 - 1999	596	8.22%	2,461	6.96%	5,721	7.25%
Built 1980 - 1989	1,017	14.03%	4,078	11.53%	9,878	12.52%
Built 1970 - 1979	870	12.00%	3,945	11.16%	8,760	11.10%
Built 1960 - 1969	1,280	17.65%	7,217	20.41%	13,974	17.71%
Built 1950 - 1959	1,103	15.21%	7,048	19.93%	13,483	17.09%
Built <1949	670	9.24%	5,750	16.26%	13,245	16.79%
2024 Median Year Built	1976		1966		1968	



Radius	1 Mile		3 Mile		5 Mile	
2024 Occupied Housing	6,536		31,795		70,717	
Owner Occupied	2,642	40.42%	17,151	53.94%	37,593	53.16%
Renter Occupied	3,894	59.58%	14,644	46.06%	33,124	46.84%

Radius	1 Mile		3 Mile		5 Mile	
2020 Housing Units	7,251		34,447		77,655	
1 Unit	3,063	42.24%	20,868	60.58%	45,088	58.06%
2 - 4 Units	386	5.32%	1,727	5.01%	5,630	7.25%
5 - 19 Units	1,920	26.48%	6,030	17.51%	13,716	17.66%
20+ Units	1,882	25.96%	5,822	16.90%	13,221	17.03%



Central Buriem Hub Land Development Site

Investment

Potential Redevelopment

This centrally located two-parcel, 2.67-acre site lies within Burien's designated Urban Center, where the city is concentrating housing, infrastructure, and employment growth. It offers exceptional flexibility under the city's 2025 zoning update to MU-2 (Mixed-Use 2), which allows mid-rise buildings up to 65 feet by right and up to 85 feet with bonus provisions, with no residential density cap, no mandatory commercial-use requirements and parking at 1 stall per residential unit.

The Urban Center designation further positions the site for priority infrastructure investment, streamlined permitting and potential eligibility for housing-related funding incentives, enhancing its appeal for large-scale redevelopment. MU-2 zoning supports a wide range of residential, commercial, office, and mixed-use projects, including townhomes, apartments, affordable housing, senior living, and institutional or treatment facilities.

The property includes existing utility connections from a prior residential structure and provides dual access, including a 20-foot recorded easement (12-foot drive plus utilities) through the Aspire 160 Apartments to the north. Strategically located near SeaTac Airport, Boeing, Amazon Fulfillment, and Westfield Southcenter, the site offers direct access to Seattle, Tacoma, and the Eastside via Highways 509, 518, I-5, and 405. With King County housing in high demand and urban land costs in Seattle and Tacoma continuing to rise, Central Burien offers a more cost-effective location with strong growth fundamentals.



ALLOWABLE USES (MU-2 Zoning)

Residential & Mixed-Use

1. Apartment Dwelling Unit
2. Condominium Development
3. Townhouse Dwelling Unit
4. Live/Work Units
5. Mixed-Use Buildings (Residential + Commercial)

Retail & Commercial

6. Retail Stores
7. Eating and Drinking Establishments
8. Grocery Markets & Specialty Food Stores
9. Fitness Centers & Health Clubs
10. Boutique & Department Stores

Office & Professional Services

11. Corporate Office Space
12. Co-Working & Shared Office Spaces
13. Medical & Dental Offices
14. Financial Institutions & Banks
15. Legal & Professional Services

Hospitality & Entertainment

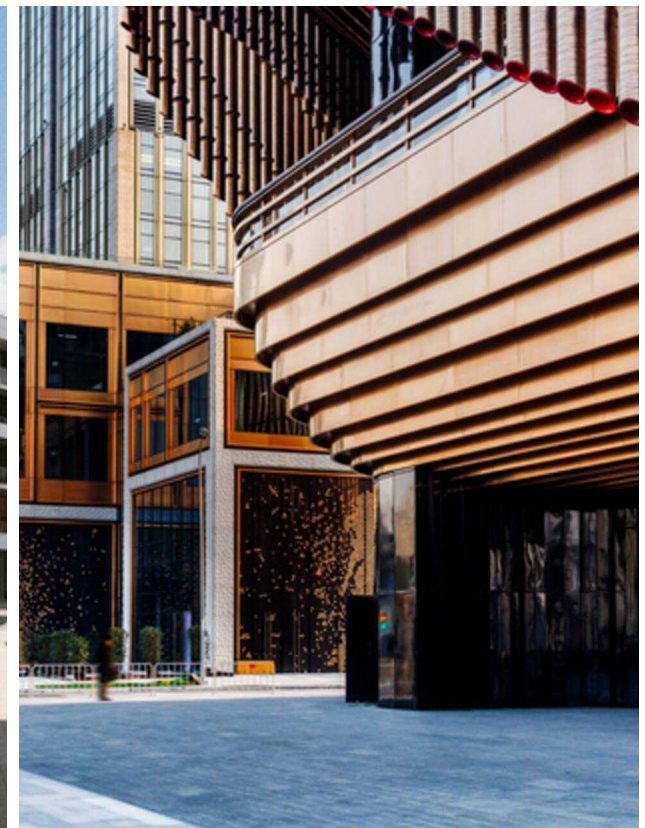
16. Boutique Hotels
17. Event Venues & Banquet Halls
18. Performing Arts & Cultural Centers
19. Movie Theaters & Entertainment Hubs
20. Bars, Breweries & Tasting Rooms

Institutional & Public Uses

21. Religious Facilities
22. Schools & Educational Institutions
23. Community, Cultural, or Government Facilities
24. Senior Citizen-Assisted Dwelling Units
25. Nursing Homes & Long-Term Care Facilities

Parks, Utilities & Essential Services

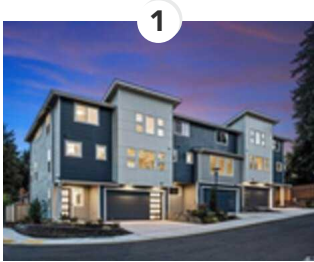
26. Public Parks & Recreation Facilities
27. Community Gardens
28. Essential Public Facilities
29. Public Utility & Infrastructure Facilities
30. Personal Wireless Service Facilities



Central Burién Hub Land Development Site

Comparables

Townhouse Sales



14935 7th Pkwy S #6,
Burien 98148

Price **\$790,000**
 Sale Date **02/22/24**
 Building SF **2,404**
 Year Built **2023**
 Price/SF **\$329**



121 1st Place SW #1,
Normandy Park 98166

Price **\$780,000**
 Sale Date **04/30/24**
 Building SF **2,397**
 Year Built **2023**
 Price/SF **\$325**



**12201 Des Moines Memorial
(Site #1) Dr S #A,** Burien 98168

Price **\$750,000**
 Sale Date **09/25/24**
 Building SF **2,096**
 Year Built **2024**
 Price/SF **\$358**



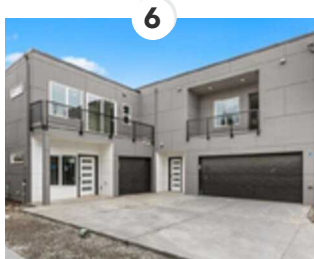
14831 7th Pkwy S #1,
Burien 98148

Price **\$750,000**
 Sale Date **05/24/23**
 Building SF **2,164**
 Year Built **2022**
 Price/SF **\$346**



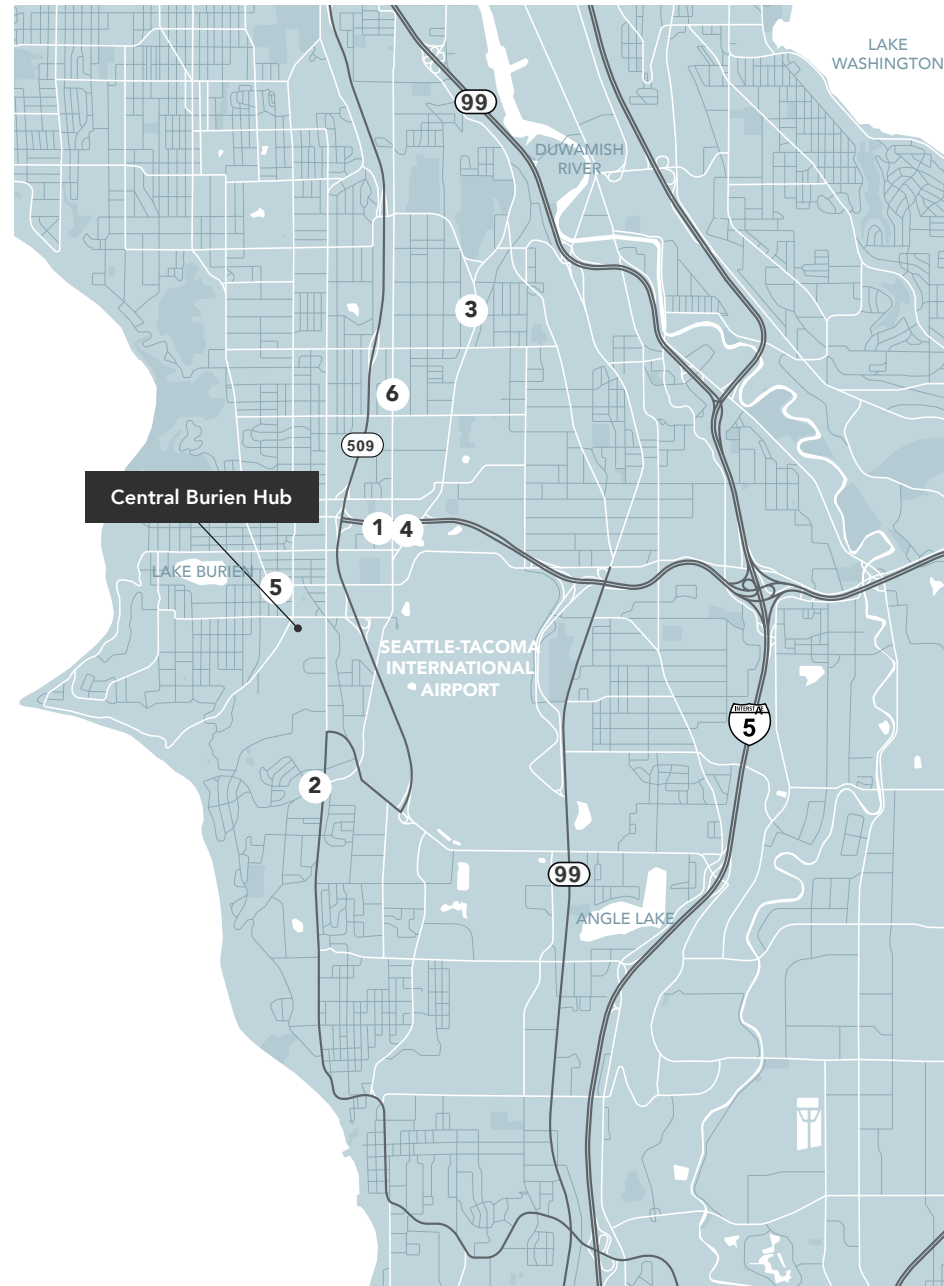
15612 8th Ave SW #107,
Burien 98166

Price **\$700,000**
 Sale Date **12/22/22**
 Building SF **1,623**
 Year Built **2022**
 Price/SF **\$431**



13251 8th Ave S #1,
Burien 98168

Price **\$679,950**
 Sale Date **04/07/23**
 Building SF **1,705**
 Year Built **2023**
 Price/SF **\$398**



View Interactive Map

CENTRAL BURIEN HUB



About Edward Krigsman

- Seasoned real estate professional with 20+ years of experience
- Educated at Brown University and Art Institute of Chicago
- Veteran real estate investor with a portfolio of nearly 50 residential units, currently developing 32-unit apartment building in Fremont
- Dedicated to clients
- Passionate about mentoring other brokers and investors

“Thoughtful, caring, thorough, reassuring and oh-so-knowledgeable”

(Zillow Review)

Tune in to Power of Place

Tune in to Power of Place Stories of the Pacific Northwest, a podcast hosted by Edward – illuminating Puget Sound landscapes and cityscapes through conversations with the inspiring people who shape, protect and celebrate them. Episode 58, “Silk Road & Cedar Shores” features Safa Jneidi & Iyad Alati, whose family history spans 400 years in Aleppo’s Al-Madina Souq. Forced to flee in 2012, they journeyed from Turkey to Tukwila to Vashon Island, rebuilding life through Iyad’s Syrian Grill. Their story reflects resilience, heritage, and the power of food to create a community.

 [Listen Here](#)

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