

Offering Memorandum

15743 Ambaum Blvd SW

BURIEN, WA



KYLE STERLING
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NAI Puget Sound
Properties

Offering Summary



2,480,000

NAI Puget Sound Properties is pleased to present for sale the former Wizards Casino building located at 15743 Ambaum Blvd SW in Burien. The property consists of a 14,320 SF building on a 42,496 SF lot. The 8,320 SF upper level, formerly occupied by Wizards Casino, is currently vacant and available for an owner-user buyer. The space includes a full kitchen, open event space, separate bar area, and ample parking.

The lower level is occupied by a bar, Good Time Ernie's, which provides the landlord with \$8,000/month plus NNN.

Zoned MU-2 (Mixed-Use), the site allows retail, bars and restaurants, recreational facilities and event space, churches, schools, and office uses.

BUILDING SIZE

14,320 SF

- › 8,320 SF Upper Level
(Former Wizard's Casino)
- › 6,000 SF Lower Level
(Leased Good Time Ernie's)

LOT SIZE

42,496 SF

CONSTRUCTION TYPE

Masonry

YEAR BUILT

1959

HEATING & COOLING

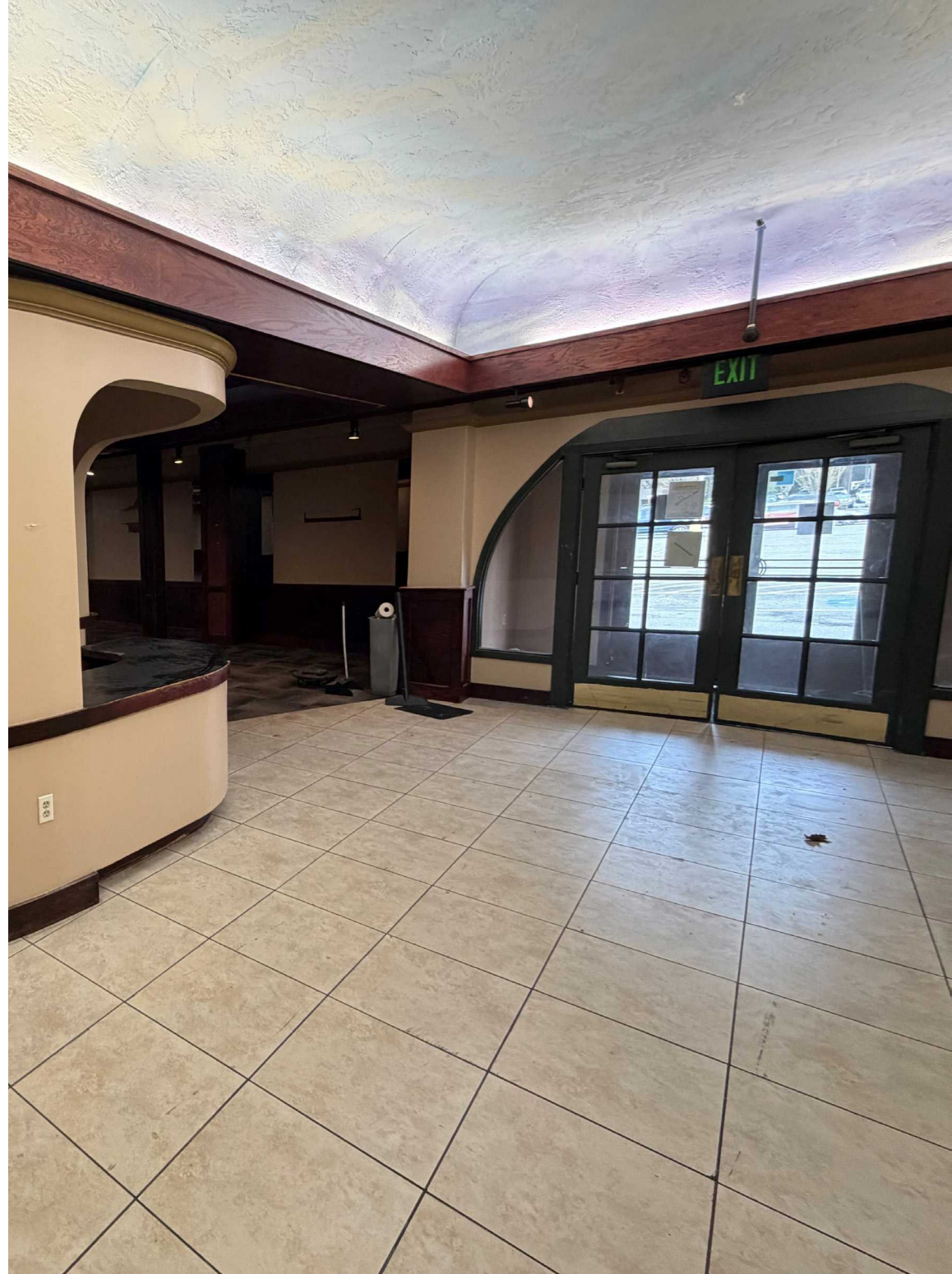
Four (4) Roof-Mounted Heat Pumps

ROOF

New TPO Roof Installed in 2015

ZONING

MU-2



Investment Highlights



+ OWNER-USER OPPORTUNITY WITH ADDITIONAL INCOME

The upper lever can be immediately occupied by a user, who can benefit from receive ancillary income from the leased lower level, currently paying \$8,000/month plus NNN. The lower level tenant has been operating at the property for 40+ years and thus creates stable, reliable cashflow.

+ HIGHLY FUNCTIONAL ENTERTAINMENT OR ASSEMBLY SPACE

The upper level presents a highly versatile, open-layout space ideally suited for a wide range of assembly and entertainment-oriented uses. With its expansive floor plate, full kitchen and bar, separation from the existing lower-level tenant, the space is particularly well-positioned for conversion into an entertainment venue, banquet hall, bar/restaurant, or church.

+ SIGNIFICANT PARKING CAPACITY

The property benefits from a parking easement for the parking lot directly to the north, which includes over 120 striped parking stalls. Additionally, the subject property contains ~30 striped parking stalls. Combined, the facility has a maximum parking capacity of ~150.

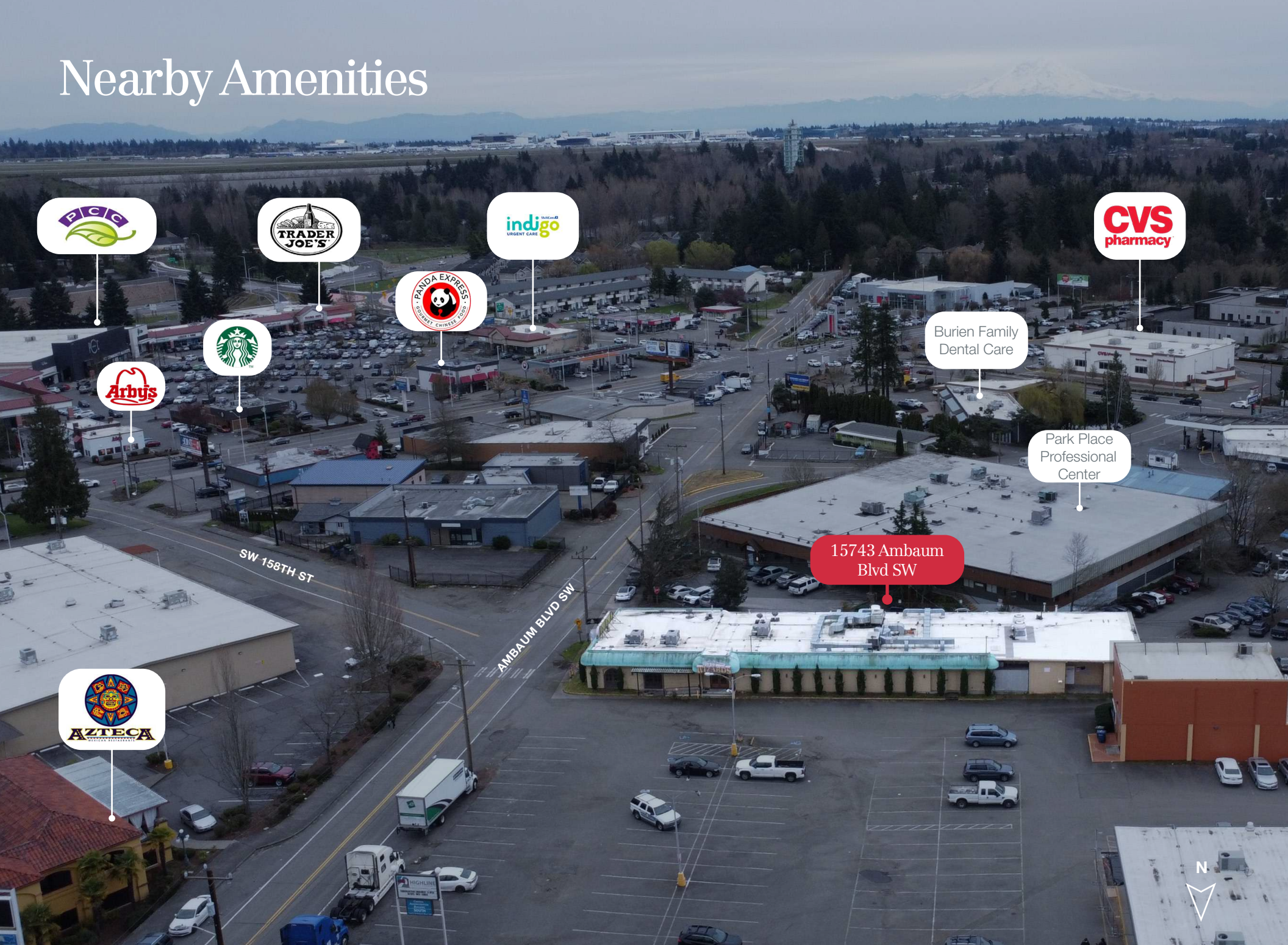
+ LOCATED IN HIGHLY DESIRABLE RETAIL CORRIDOR

The property is located in the highly trafficked Five Corners area of Burien, which houses national and regional retailers such as PCC Community Markets, Trader Joe's, Starbucks, MultiCare, Jersey's Mikes, Sherwin Williams, etc.

+ SELLER-FINANCING AVAILABLE

Seller is opening to carry a note. Please contact listing agent to discuss further.

Nearby Amenities



Market Overview

Burien, Wa is emerging as a dynamic South King County submarket, supported by steady population growth, ongoing revitalization, and its strategic proximity to Seattle-Tacoma International Airport. The city's walkable downtown core has attracted increased investment in mixed-use and retail developments, bringing in a diverse mix of local and regional tenants. With relatively accessible lease rates compared to nearby Seattle submarkets, a strong daytime population, and a growing residential base, Burien offers an appealing environment for business owners and retail investors. City-led initiatives and public-private partnerships continue to encourage redevelopment, streamline permitting, and support small businesses, positioning Burien as an increasingly attractive location for retail, dining, and service-oriented growth.



RETAIL AND DINING DEVELOPMENT

Burien's continued activation of downtown with new restaurants, cafes, boutique retail concepts.



WORKFORCE AVAILABILITY

Proximity to Sea-Tac Airport and major employment centers supporting a steady workforce base as well as strong commuter access via major arterials and public transportation options.



COLLABORATIVE REAL ESTATE PARTNERSHIPS

Active engagement between the City of Burien and private developers to encourage investment along with public-private partnerships supporting redevelopment and adaptive reuse projects.



CREATIVE DISTRICT DEVELOPMENT

Designation and growth of Burien's Creative District promoting arts, culture, and local makers as well as regular events, art installations, and community programming driving visitor engagement.



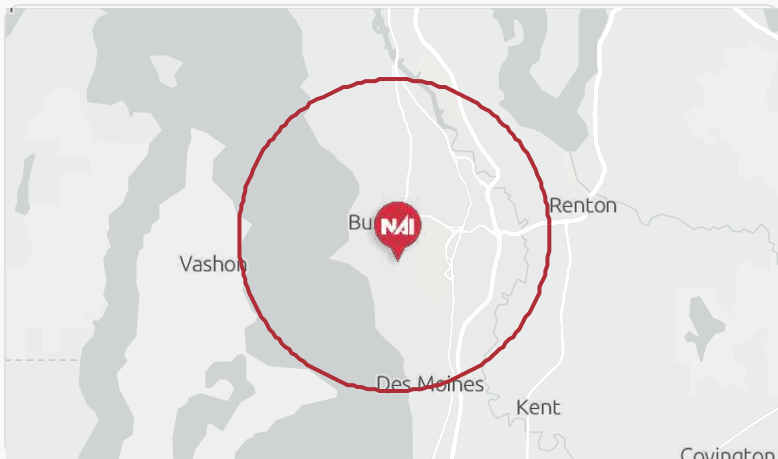
DEMOGRAPHICS

15743 Ambaum Blvd SW, Burien, Washington, 98166 | Ring of 5 miles

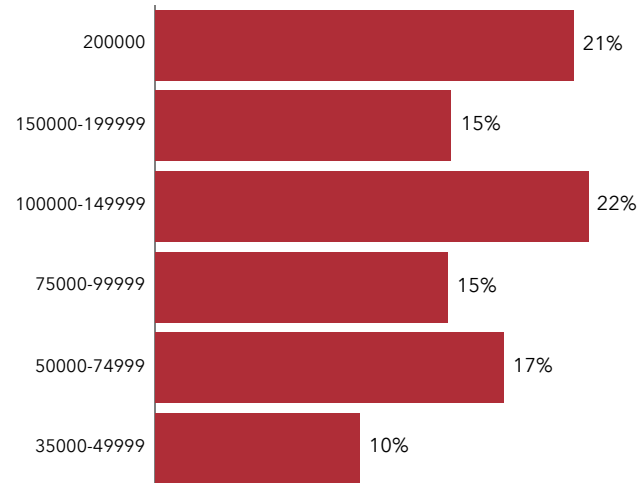
Population



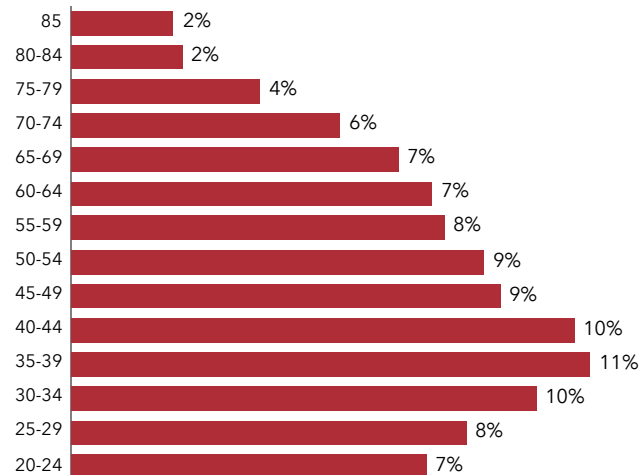
Total Households



Income by Household



Ages



39.5

Median Age



\$95.9K

Median HH Income



\$694.4K

Median Home Value

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