

FOR SALE

12455, 12471, 12605 Tukwila Intl Blvd
Tukwila, WA 98168

 **sabey**
Data Centers

12455

12471

12605

TUKWILA INTERNATIONAL BLVD - 15,642 CPD



TUKWILA INTERNATIONAL BLVD

Carrie Walker

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

FOR SALE

ADDRESS: 12455 Tukwila International Blvd
12471 Tukwila International Blvd
12605 Tukwila International Blvd

PARCEL NO.: 923049102
0923049117
0923049438

LOT SIZES: 923049102 - 80,586 SF - 1.85 Acres
0923049117 - 89,298 SF - 2.05 Acres
0923049438 - 100,218 SF - 2.30 Acres

ZONING: C/LI - Commercial/Light Industrial - typically designates areas for a mix of business, office, and light manufacturing uses

ASKING PRICE: **\$2,990,000 | \$11.06 PSF**



Regis - 2026

Population



Average HH Income



Daytime Population

Mile 1

12,784

\$118,580

12,993

Mile 3

124,657

\$126,211

87,210

Mile 5

290,295

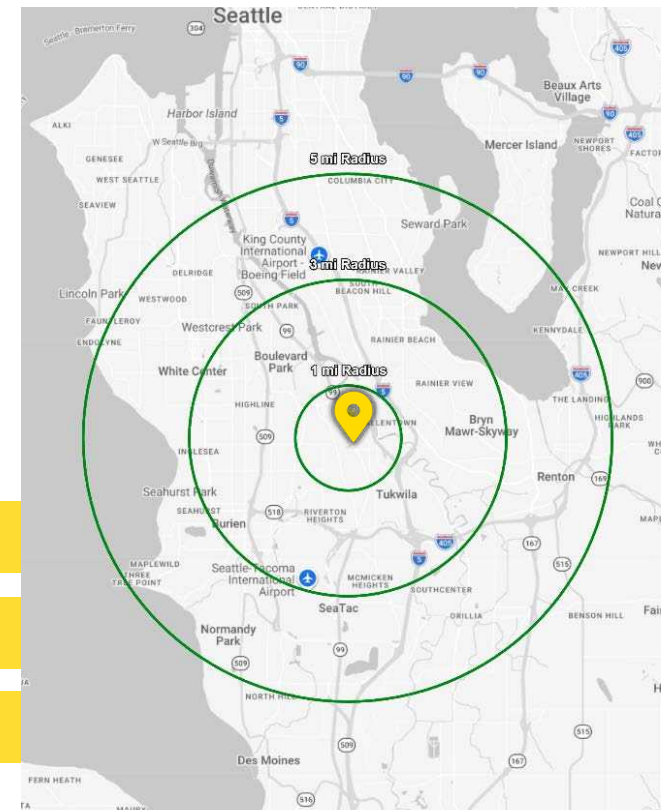
\$148,213

246,792

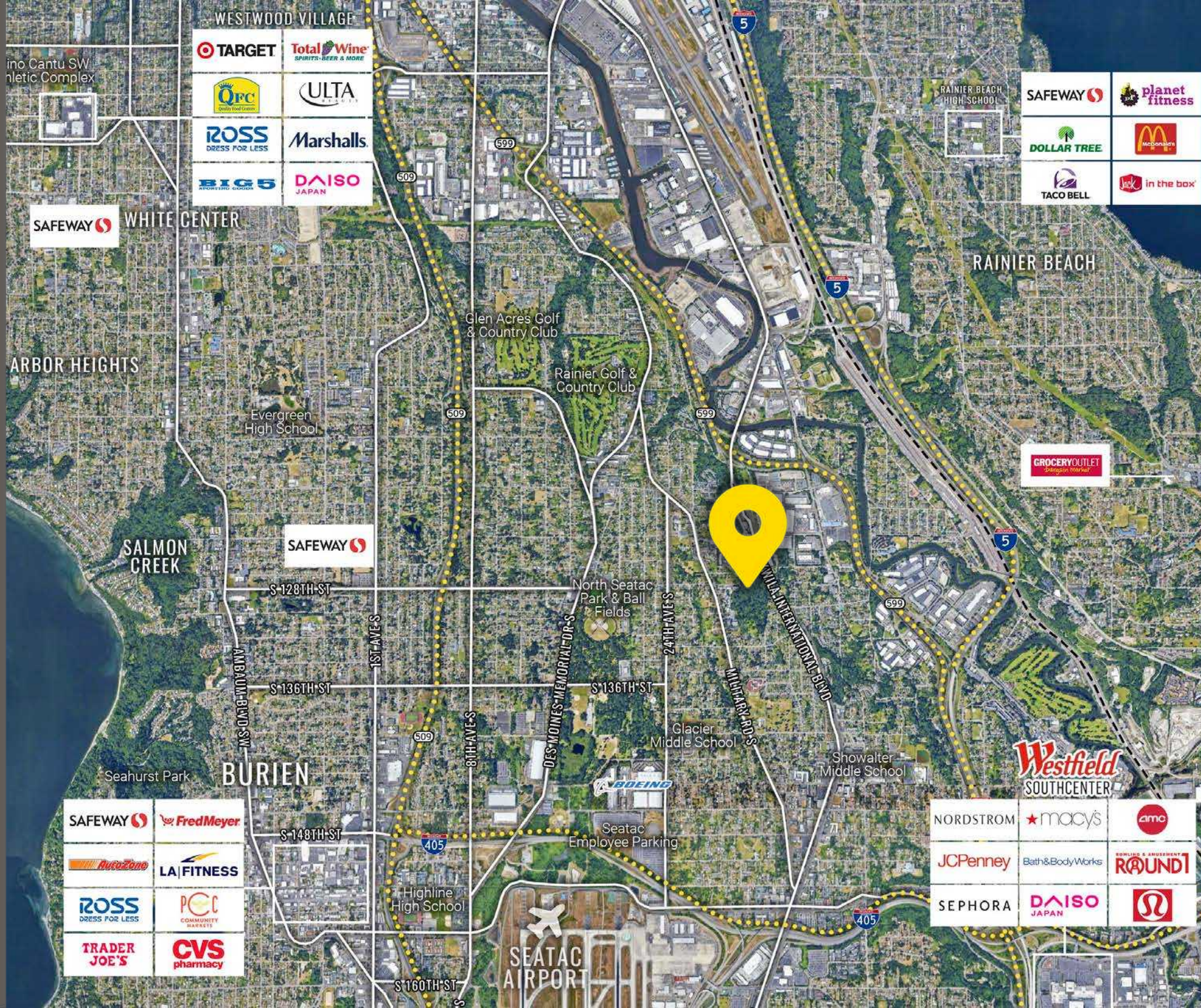


TUKWILA INTNL BLVD LAND

Strategically positioned along Tukwila International Blvd (SR-99), this ±6.2-acre infill site offers a rare large-scale development opportunity in the highly active Sea-Tac airport corridor. With flexible C/LI zoning allowing a range of industrial, commercial, and potential hotel uses, the property is ideally suited for phased development or long-term repositioning. Surrounded by strong demand drivers including Sea-Tac Airport, major freeways, and light rail access, the site presents a compelling opportunity for investors and developers seeking scale, connectivity, and long-term upside in a rapidly evolving market.



LOCATION AERIAL



WESTWOOD VILLAGE

TARGET	Total Wine SPIRITS, BEER & MORE
QFC Quality Food Center	ULTA BEAUTY
ROSS DRESS FOR LESS	Marshalls
BIG 5 SPORTSWEAR	DAISO JAPAN

RAINIER BEACH HIGH SCHOOL

SAFeway	planet fitness
DOLLAR TREE	McDonald's
TACO BELL	Jack in the box

SAFeway WHITE CENTER

GROCERY OUTLET
Discount Market

SEAHURST PARK

SAFeway	Fred Meyer
AutoZone	LA FITNESS
ROSS DRESS FOR LESS	PCC COMMUNITY MARKETS
TRADER JOE'S	CVS pharmacy

Westfield
SOUTHCENTER

NORDSTROM	macy's	AMC
JCPenney	Bath & Body Works	ROUND 1 BOWLING & AMUSEMENT
SEPHORA	DAISO JAPAN	Omega

SEATAC
AIRPORT

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

CARRIE WALKER

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✉ carrie@firstwesternproperties.com

12455

12471

12650

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