

SEATAC AREA MULTI FAMILY DEVELOPMENT OPPORTUNITY

TUKWILA INTERNATIONAL BLVD
TUKWILA, WA

Offering Memorandum

004000-0905

TUKWILA INTERNATIONAL BLVD

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

ZONING
INFORMATION

03

ADDITIONAL
INFORMATION

Offered by

DAVE SPEERS

Executive Vice President
206.296.9626
dave.speers@kidder.com

DAN STUTZ

Executive Vice President
206.228.8855
dan.stutz@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy.



A large, abstract graphic composed of numerous thin, white lines that intersect to form a complex, geometric pattern. The pattern resembles a stylized, multi-faceted building or a series of overlapping planes, creating a sense of depth and architectural structure. It is positioned on the left side of the page, extending from the bottom towards the top.

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Address	Sq. Ft.	Zoning	King Co. Parcel #
14604 Tukwila International Blvd.	9,692 sq. ft.	NCC*	#00400-0905

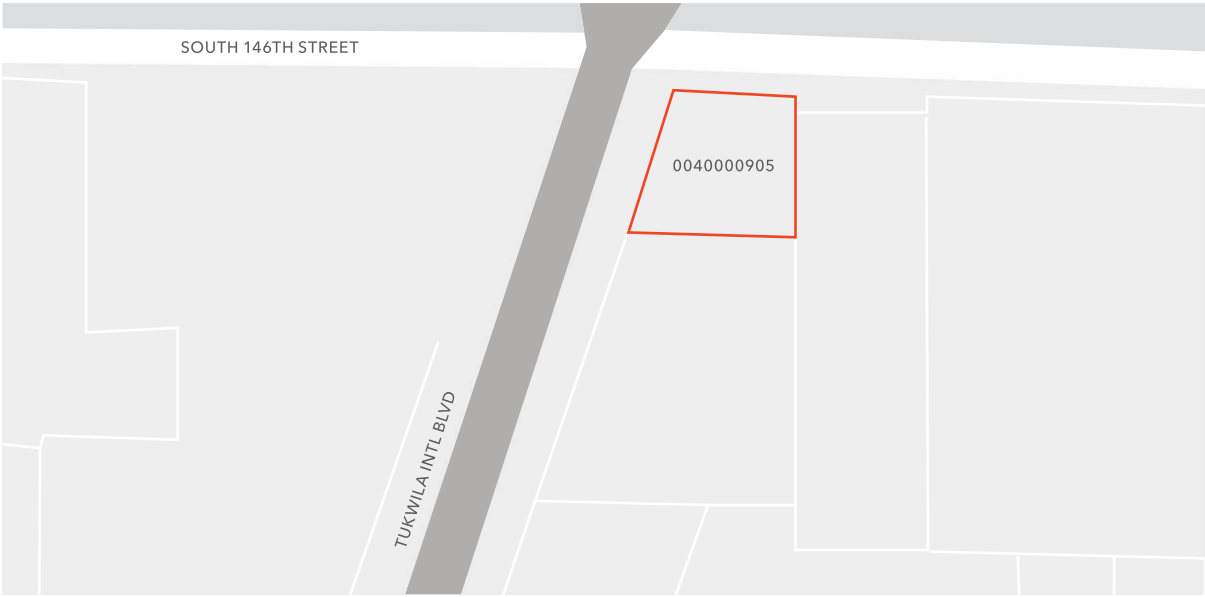
* Neighborhood Commercial Center

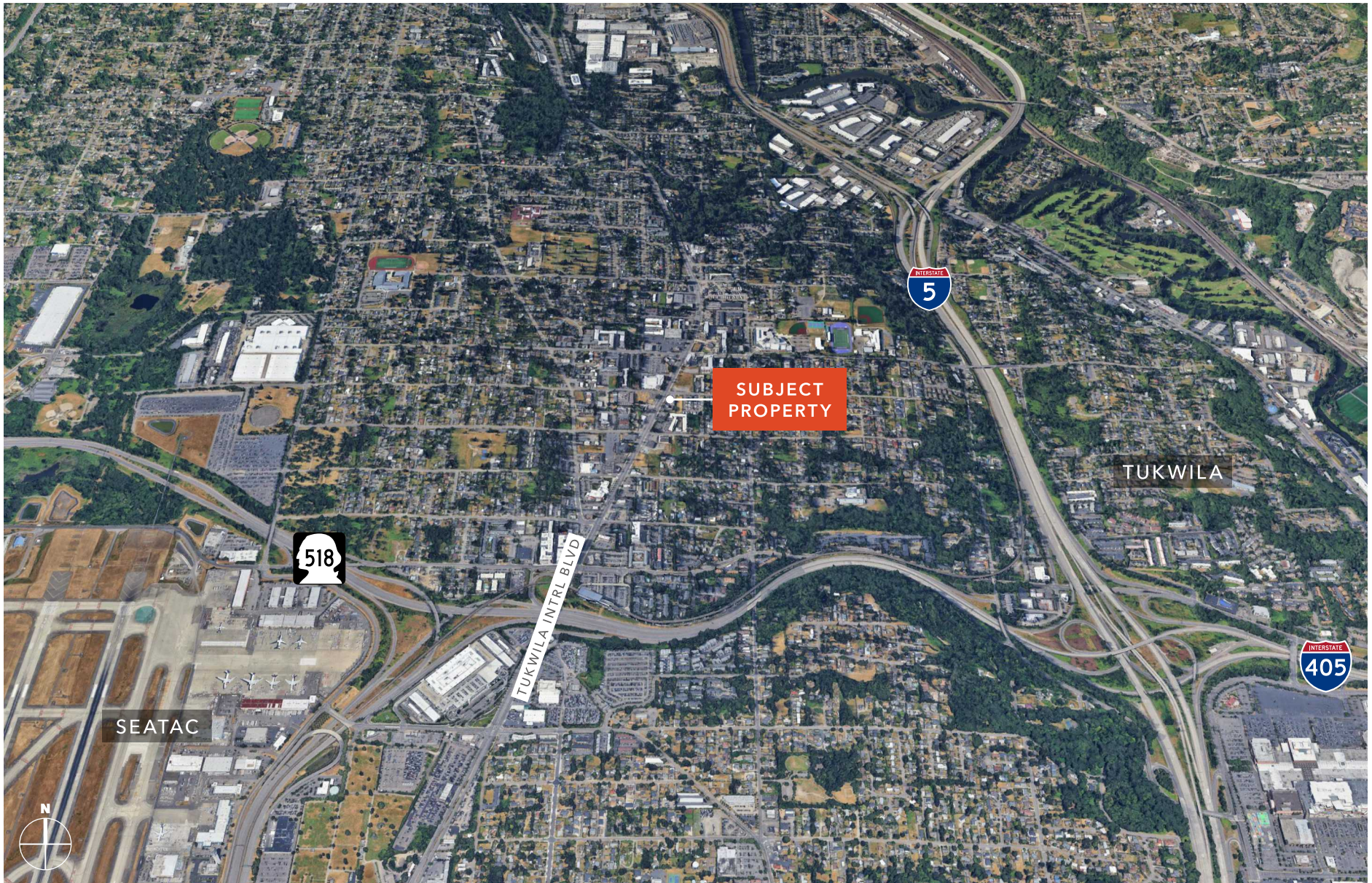
PRICING

\$1.3M

\$134

PER SF OF LAND AREA





PROPERTY INFORMATION

Property Name	Ownership Name	Tax Parcel	SF Land	Acres	Zoning	AV Imprv.	AV Land	Total AV	AV / SF Land	2026 Taxes	Comments
14604 Tukwila Int'l Blvd	JK Garcha , LLC	004000-0905	9,692	0.22	NCC, City of Tukwila	\$488,000	\$314,800	\$802,800	\$32.48	\$8,525.00	Corner Site

Adjacent HealthPoint Commons Building





ZONING INFORMATION

Section 02

ZONING INFORMATION

City of Tukwile Municipal Code 18.22.10 NCC - Neighborhood Commercial Center

Minimum Lot Area	None		
Residential Density	No Maximum		
Setbacks	Fronts, Sides, Rear		Front
	Entrances of Street Facing First-Floor Homes		
	Minimum: 6'		Minimum: 6'
	Maximum Average: 10'		
	All other Uses:		
	Minimum: 0'		Sides & Rear
	Maximum Average: 10'		Minimum: 10'
Maximum Development Coverage	75%		
Ground Floor Uses	Parcels with any frontage on Tukwila International Boulevard:		
	Non-residential uses required on a minimum of 60% of the ground floor's facade area. As part of a Type 2 Design Review permit, this requirement may be waived if at least 60% of the ground floor's facade area is designed such that it may be "Easily Adaptable". See TMC Section 18.06.249.		
Minimum Building Heights	30 feet		N/A
Maximum Building Heights	Base Height:		Base Height:
	65 feet		50 feet
	Parcels South of S 146th Street:	All other Parcels:	Incentive Height:
	Incentive Height:	Incentive Height:	70 feet
	125 feet	90 feet	

NCC ZONE ALLOWABLE USES

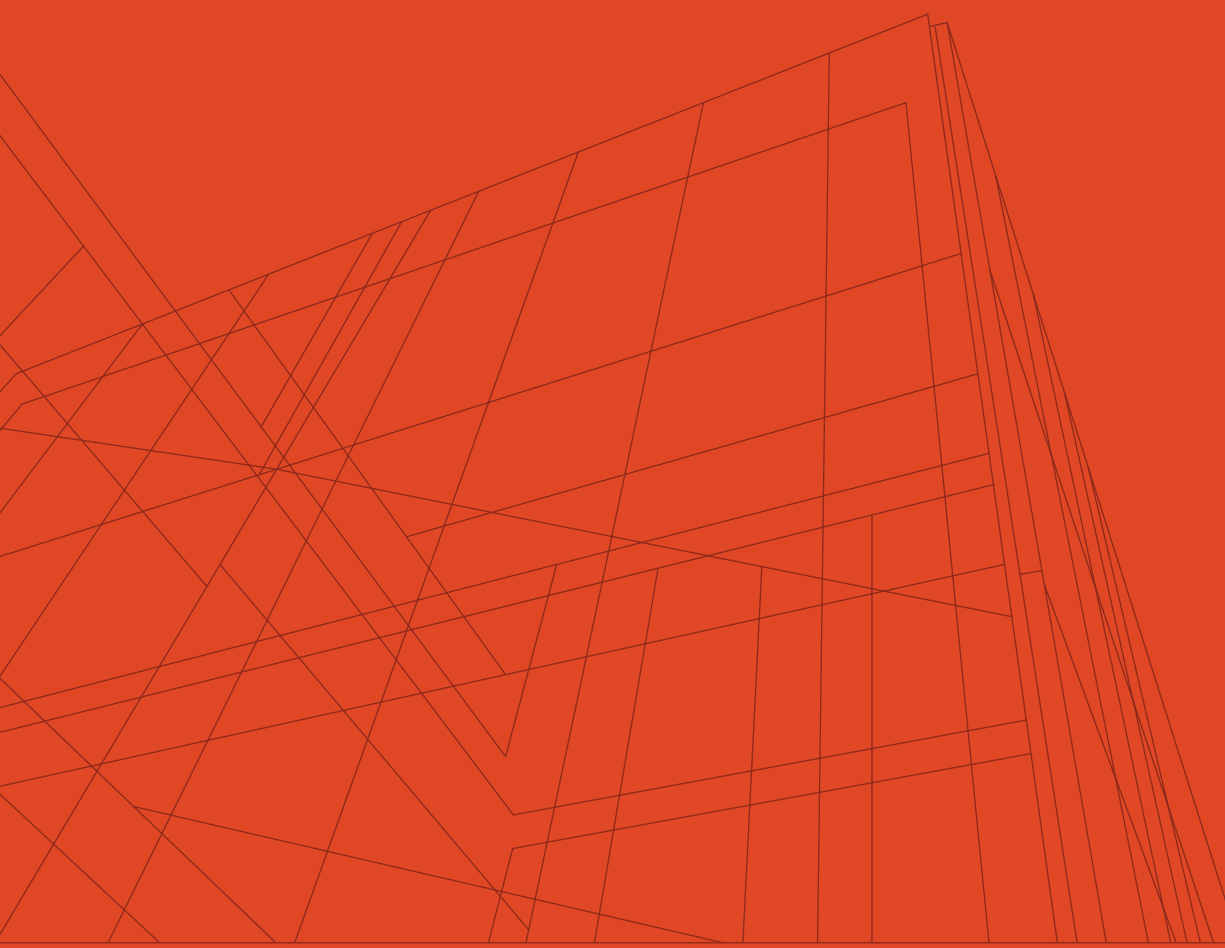
LAND USE DESIGNATIONS	OP	RCC	NCC	RCA	RMP	C/LI	LI	HI	TUCR	TUCTOD	TUCP	TUCCC
Medical & Dental Laboratories												
Minor Expansion of an Existing Warehouse												
Removal & Processing of sand, gravel, rock									U	U	U	U
Research & Development Facilities						P	P					
Sales & Rental Facilities of Heavy Machinery		P	P	P	P	P						
Salvage & Wrecking Operations		P49	P49	P49	P49	C	P49					
Self-Storage Facilities		P	P	P	P	P	P					
Storage (outdoor, allowed materials)		P	P	P	P	P	P	P				
Storage (outdoor, not listed)			P	P	P	C						
Tow-Truck Operations			P	P	P	P	P					
Truck Terminals			P	P	P	P	P					
Warehouse Storage / Wholesale Distribution	P	P	P	P	P	P						
Airports, Landing Fields & Heliports			U	U	U	U						
Hydroelectric & Private Utility Plants			U	U	U	U						

NCC ZONE ALLOWABLE USES

LAND USE DESIGNATIONS	OP	RCC	NCC	RCA	RMP	C/LI	LI	HI
Park & Ride Lots		C	C	A	C	C	C	C
Parking Areas (not listed)	A	A	A	A	A	A	A	
Parking Areas for Municipal Uses	C	C	C	C	C	C	P	
Radio / Television Towers	C	C	C	C	C	C	C	
Railroad Freight Yards			U	U	U	U		
Railroad Tracks			P	P	P	P		
Telephone Exchanges / Data Centers	P	P	P	P	P	P		
Transfer Stations			U	U	U	U		
Transit Facilities	C	C	P	P	P	P	P	
Utility Facilities (above ground)	C	C	C	C	C	C	C	
Utility Facilities (underground)	P	P	P	P	P	P	P	
Vertical Take-Off & Landing Pads			C48					
Wireless Telecommunications Facilities	P	P	P	P	P	P	P	
Cemeteries & Crematories	C	C	C	C	C	C	C	
Colleges & Universities	C	C	C	C	C	C	P	

NCC ZONE ALLOWABLE USES

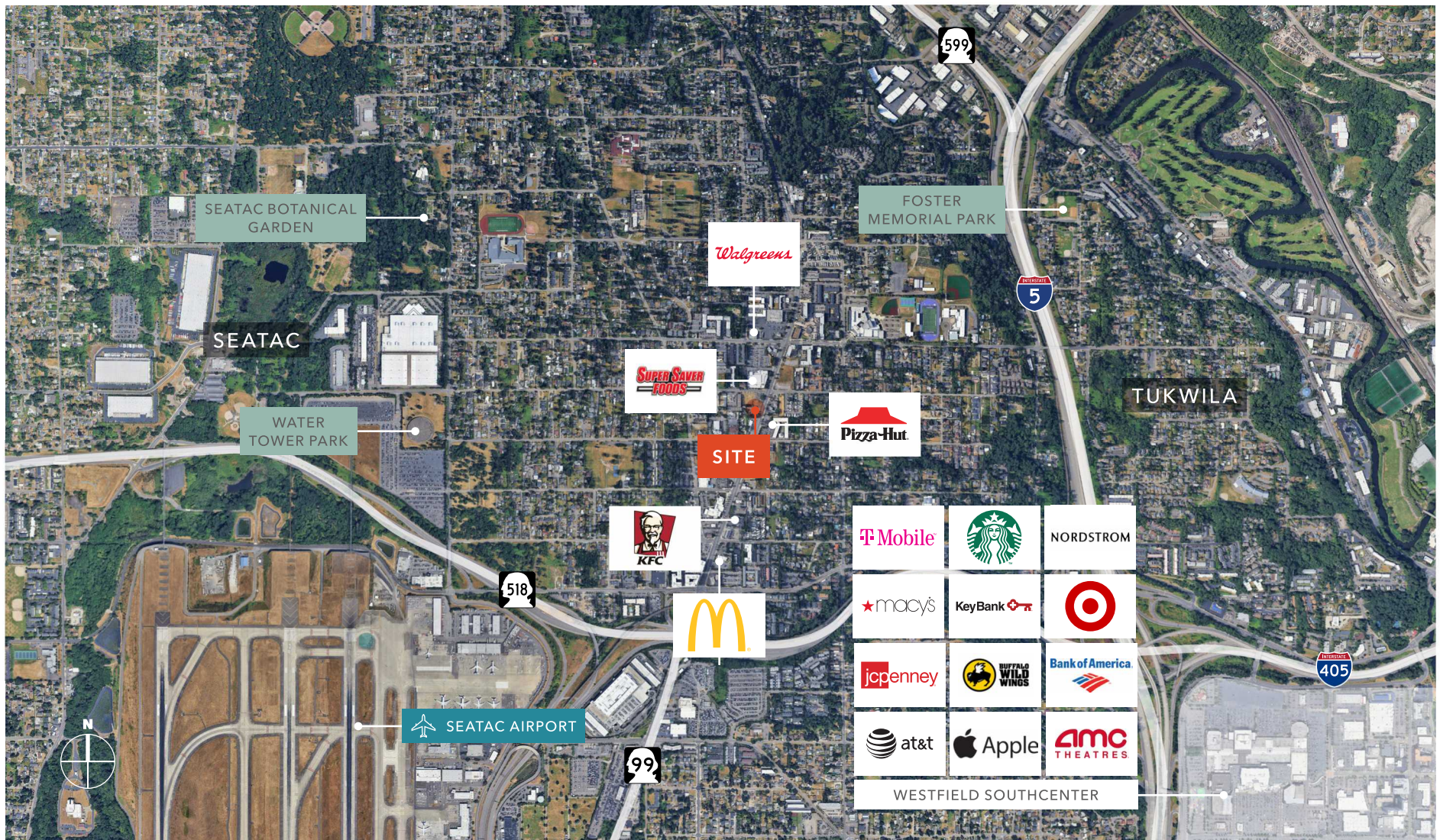
LAND USE DESIGNATIONS	MUO	OP	RCC	NCC	RCA	RMP	C/LI	LI	TUCP	TUCCC
Convention & Exhibition Facilities				P	P	P	P			
Correctional Institutes				U	U					
Cultural Facilities		C	P	P	P	P	P	P	U	U
Fire & Police Stations		C	C	C	C	C	C	P		
Golf Courses				P	P					
Hospitals		C	C	C	C	C	C	C		
Parks, Trails, Community Centers	P44	P44	P44	P44	P44	P44	P44			
Religious Institutions (<750)	C	C	P	P	P	P	P			
Religious Institutions (>750)	C	C	C	C	C	C	C			
Sanitariums				C	C					
Schools (K-12)		C	C	C	C	C	C	P44		
Essential Public Facilities	U	U	U	U	U	U	U			
Landfilling & Excavating	U	U	U	U	U	U	U			
Stables, private	A29	A29								



ADDITIONAL INFORMATION

Section 03

NEIGHBORING SEATAC AMENITIES



DEMOGRAPHICS

POPULATION

	1 Mile	2 Miles	3 Miles
2010 CENSUS	13,380	47,174	106,623
2020 CENSUS	14,389	51,075	119,148
2025 ESTIMATED	14,403	51,444	120,980
2030 PROJECTED	14,013	50,857	119,818

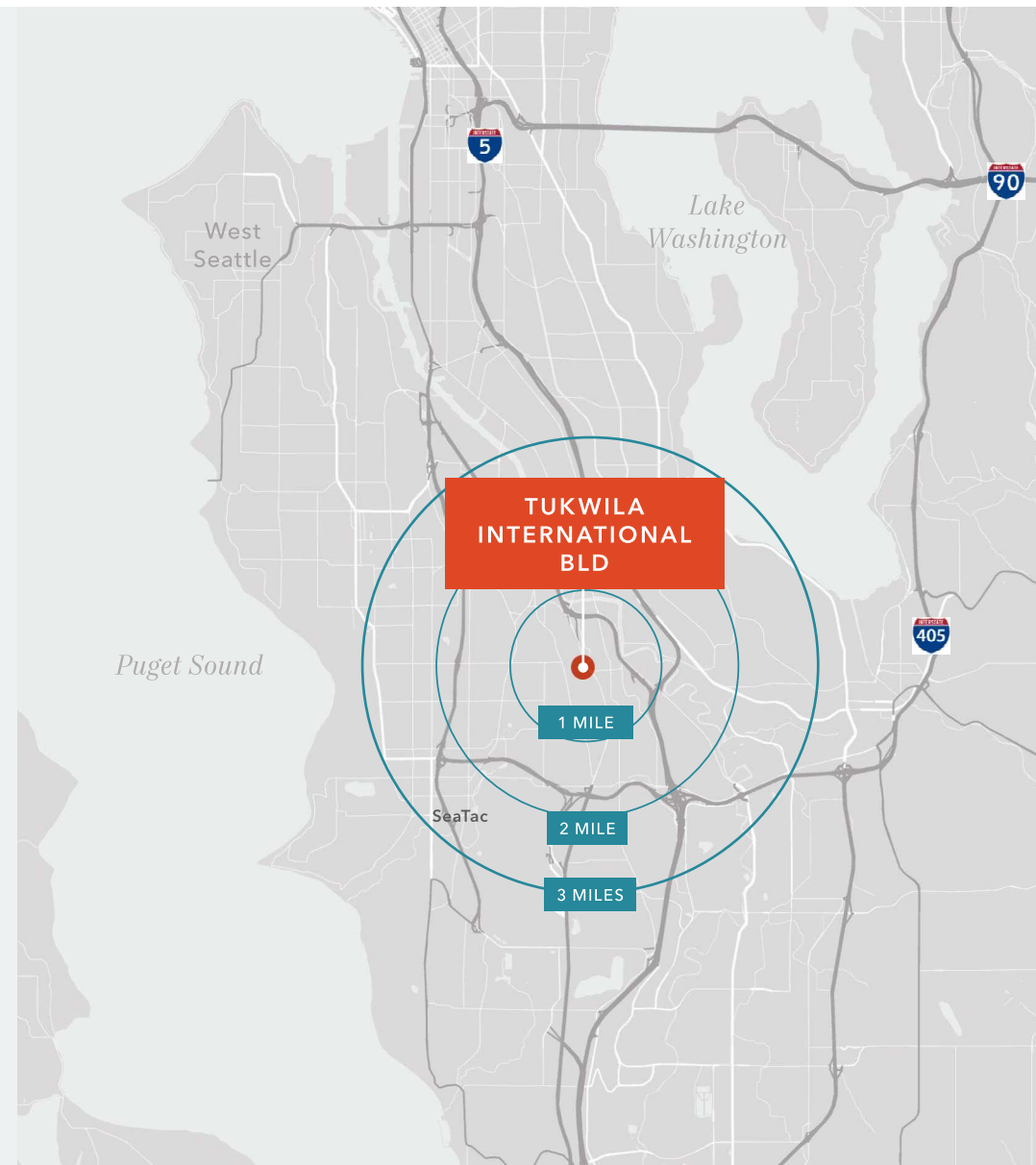
MEDIAN AGE & GENDER

	1 Mile	2 Miles	3 Miles
MEDIAN AGE	35.6	35.5	36.1
FEMALE MEDIAN AGE	35.1	35.5	36.2
MALE MEDIAN AGE	36.1	35.6	36.0

HOUSEHOLD INCOME

	1 Mile	2 Miles	3 Miles
2025 MEDIAN	\$97,286	\$93,870	\$95,832
2030 MEDIAN PROJECTED	\$98,071	\$94,255	\$96,188
2025 AVERAGE	\$118,039	\$120,773	\$125,141
2030 AVERAGE PROJECTED	\$119,142	\$121,429	\$125,881

Data Source: ©2025, Sites USA



*For Additional Information
Contact*

DAVE SPEERS

Executive Vice President
206.296.9626
dave.speers@kidder.com

DAN STUTZ

Executive Vice President
206.228.8855
dan.stutz@kidder.com

KIDDER.COM

