

Prime Commercial Development Opportunity

BRETTLYNN REALTY
COMMERCIAL • LUXURY • RESIDENTIAL • INVESTMENT
kw KELLERWILLIAMS. PUGET SOUND
KELLER WILLIAMS. REALTY

14451 Interurban Ave S, Tukwila, WA

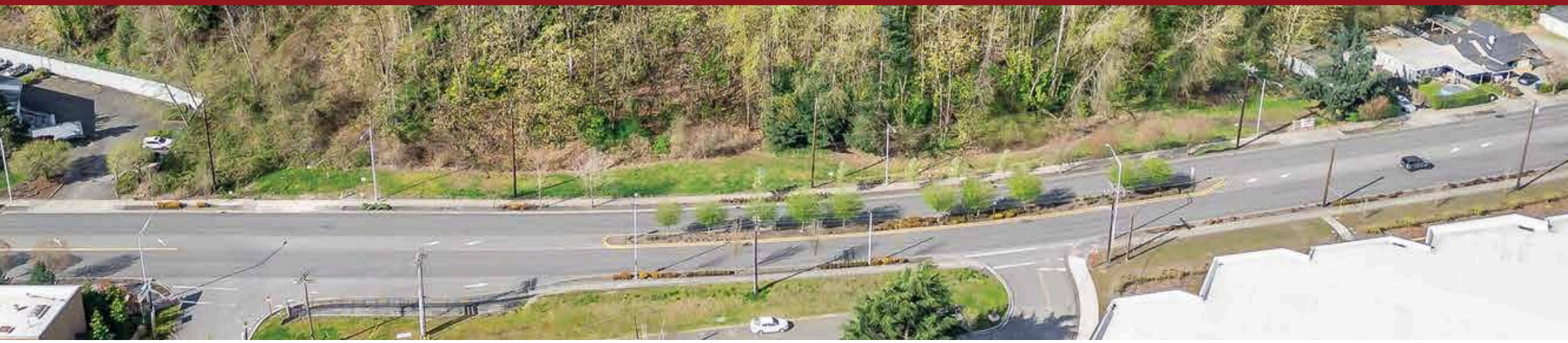
Presented by:
Clay Selz

(661)448-7849
ClaySelz@kw.com

PUGETSOUNDCOMMERCIAL
REAL ESTATE SALES TEAM

KW COMMERCIAL

Prime Commercial Development Opportunity



Summary

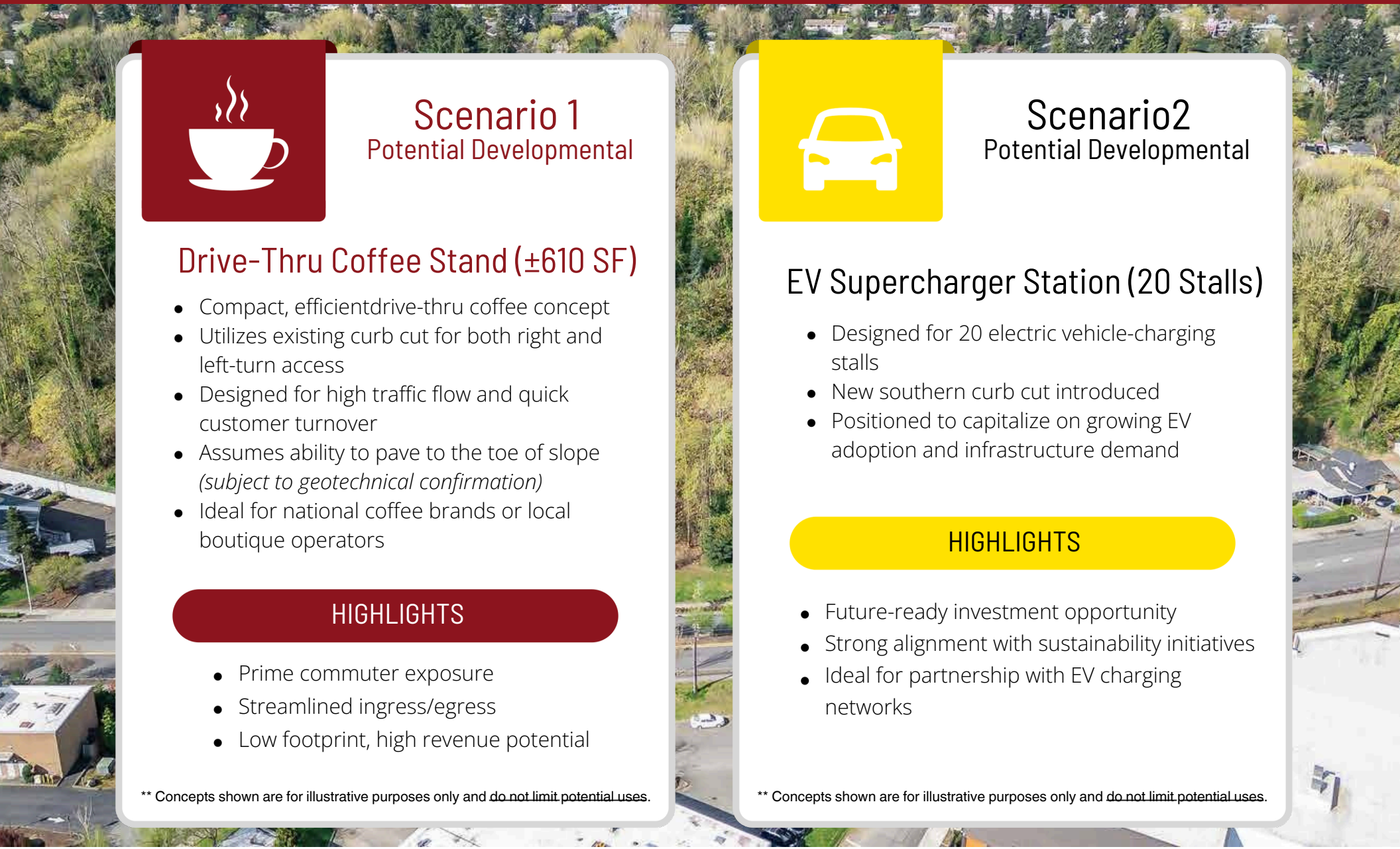
My Puget Sound Commercial is pleased to present **14451 Interurban Ave S, Tukwila**. This is a rare opportunity to acquire a prime commercial development site in a high-traffic, high-visibility corridor. The property spans approximately 152,377 square feet (3.5 Acres) and is zoned RCM (Regional Commercial Mixed-Use), allowing for high-intensity development that supports a blend of retail, commercial services, lodging, entertainment, office, and residential uses. Strategically positioned in a rapidly growing area, this site offers exceptional potential for developers and investors seeking to capitalize on strong visibility, accessibility, and long-term growth.

ADDRESS	14451 Interurban Ave S, Tukwila, WA
SITE (SF)	152,377
SITE (ACRE)	3.50
ZONING	RCM (Regional Commercial Mixed-Use)
HIGHLIGHTS	Potential Developmental Scenarios: 1. Drive-Thru Coffee Stand (±610 SF) 2. EV Supercharger Station (20 Stalls)
	** Concepts shown are for illustrative purposes only and ~~do not limit potential uses~~.
OFFERING PRICE	$ 725,000
PRICE PSF (LAND)	$ 4.83/SF

PUGETSOUNDCOMMERCIAL
REAL ESTATE SALES TEAM

The 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. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. CONSULT YOUR ATTORNEY, ACCOUNTANT OR OTHER PROFESSIONAL ADVISOR.

Unlock the potential of this strategically located Interurban site



Scenario 1
Potential Developmental

Drive-Thru Coffee Stand (±610 SF)

- Compact, efficientdrive-thru coffee concept
- Utilizes existing curb cut for both right and left-turn access
- Designed for high traffic flow and quick customer turnover
- Assumes ability to pave to the toe of slope *(subject to geotechnical confirmation)*
- Ideal for national coffee brands or local boutique operators

HIGHLIGHTS

- Prime commuter exposure
- Streamlined ingress/egress
- Low footprint, high revenue potential

** Concepts shown are for illustrative purposes only and do not limit potential uses.

Scenario2
Potential Developmental

EV Supercharger Station (20 Stalls)

- Designed for 20 electric vehicle-charging stalls
- New southern curb cut introduced
- Positioned to capitalize on growing EV adoption and infrastructure demand

HIGHLIGHTS

- Future-ready investment opportunity
- Strong alignment with sustainability initiatives
- Ideal for partnership with EV charging networks

** Concepts shown are for illustrative purposes only and do not limit potential uses.

kw PUGET SOUND
KELLERWILLIAMS

PUGETSOUNDCOMMERCIAL
REAL ESTATE SALES TEAM

KW COMMERCIAL

14451 Interurban Ave S,
Tukwila, WA



14451 Interurban Ave S,
Tukwila, WA



kw PUGET SOUND

PUGETSOUNDCOMMERCIAL

KW COMMERCIAL

14451 Interurban Ave S,
Tukwila, WA



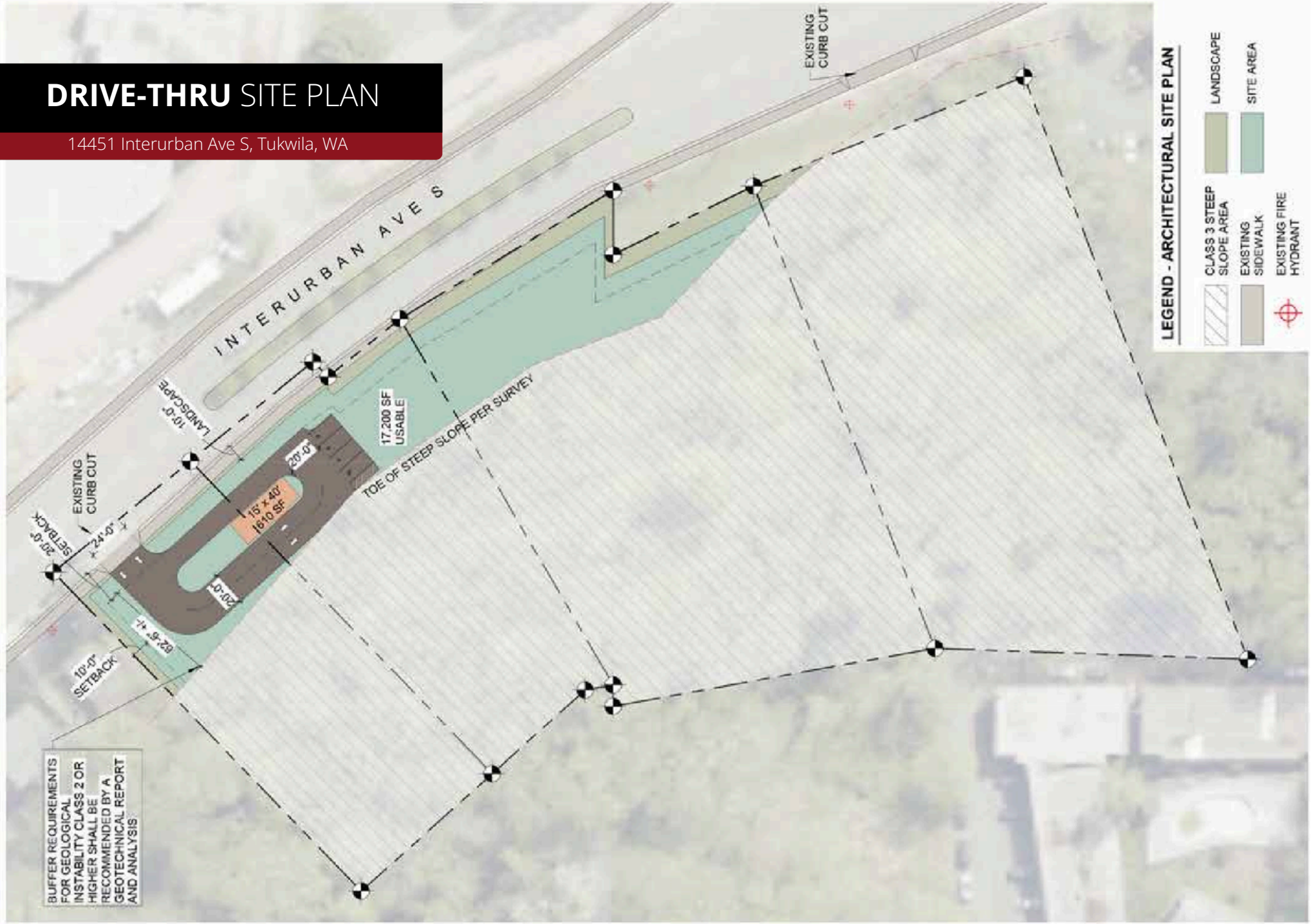
kw PUGET SOUND

PUGETSOUNDCOMMERCIAL

KW COMMERCIAL

DRIVE-THRU SITE PLAN

14451 Interurban Ave S, Tukwila, WA



A35-111 INTERURBAN SITE PLAN - DRIVE-THRU

INTERURBAN SITE | TUKWILA, WA | 03/04/26

0 25' 50' 100'

N

FREIHEIT

EV PARKING SITE PLAN

14451 Interurban Ave S, Tukwila, WA



INTERURBAN SITE PLAN - EV PARKING

INTERURBAN SITE | TUKWILA, WA | 03/04/26

0 25' 50' 100'

N

FREIHEIT

LOCAL MAP

14451 Interurban Ave S, Tukwila, WA



Prime Commercial Development Opportunity

14451 Interurban Ave S, Tukwila, WA

Presented by:

Clay Selz

(661)448-7849

ClaySelz@kw.com