



Sears Building

Westfield Southcenter

301 Southcenter Mall Tukwila, WA 98188

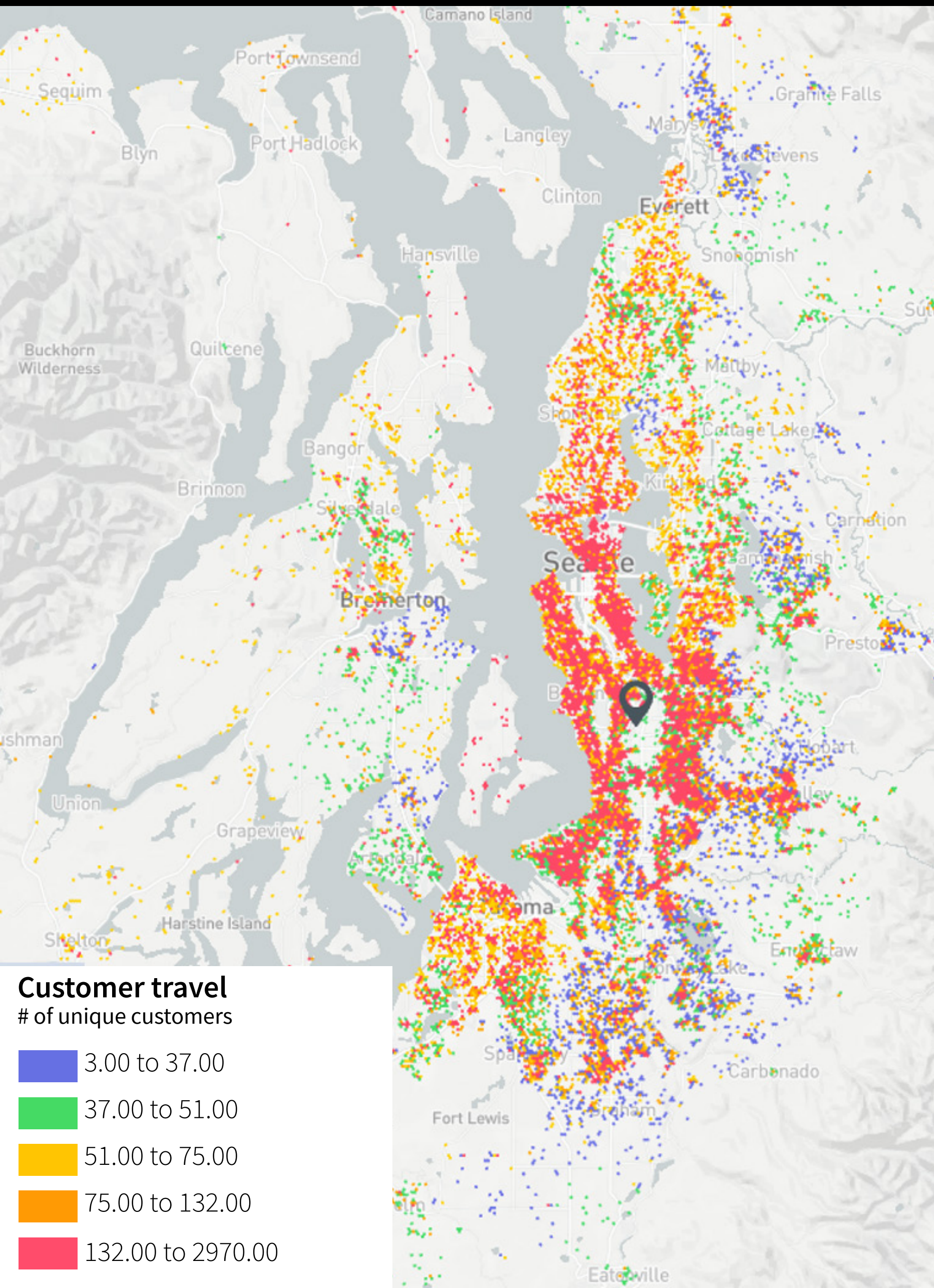


Available SF: 169,416 SF (56,472 SF floorplate)
Lot Size: 1.73 Acres
Building Size: 169,416 SF

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Sears - Westfield Southcenter



Westfield Southcenter Mall is the destination for dining, shopping and entertainment in the Pacific Northwest. The Sears building is available for lease and can be demised or leased as a whole. Located at the junction of the state's two most heavily traveled highways (I-5 and I-405), Sears has freeway visibility, adjacent grade parking and a direct connection to a covered parking garage. The building opens directly into the mall on both the first and second levels.



246 shops

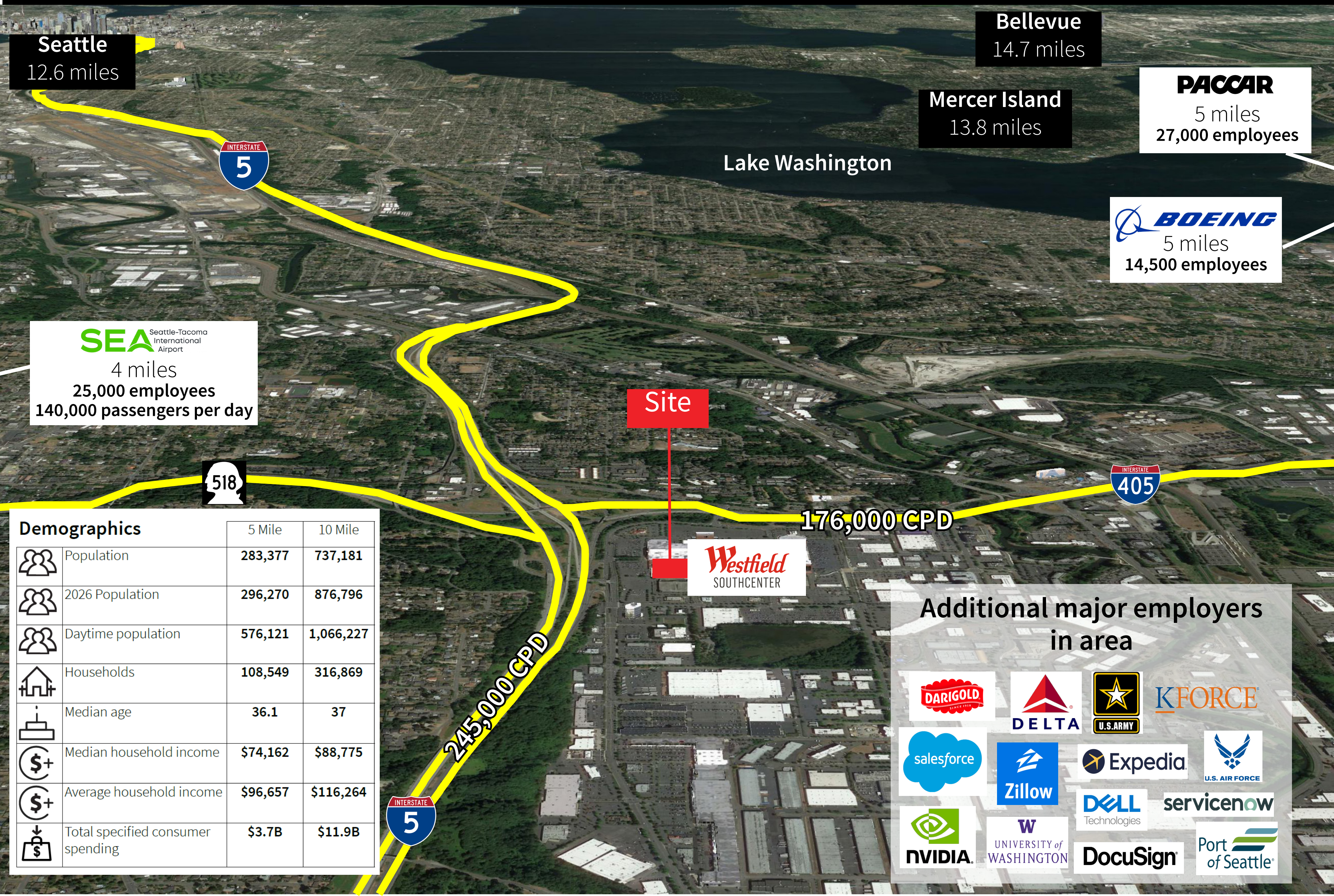


12m visitors annually



Over 150 tenants

Sears - Westfield Southcenter



Demographics		5 Mile	10 Mile
	Population	283,377	737,181
	2026 Population	296,270	876,796
	Daytime population	576,121	1,066,227
	Households	108,549	316,869
	Median age	36.1	37
	Median household income	\$74,162	\$88,775
	Average household income	\$96,657	\$116,264
	Total specified consumer spending	\$3.7B	\$11.9B

Additional major employers in area

Sears - Westfield Southcenter



Total Wine & More
Office DEPOT
BARNES & NOBLE

DOLLAR TREE
STARBUCKS
TARGET

Michaels
BEST BUY
OLD NAVY
Red Robin
Applebee's
DICK'S SPORTING GOODS
Burlington
Famous Dave's

iFLY
LOWE'S
Bowlero
LA FITNESS

Westfield
SOUTHCENTER

Site

BUFFALO WILD WINGS

Bahama Breeze
ISLAND GRILLE

Klickitat Dr S
38,000 CPD

INTERSTATE
405

61st Ave S NW
176,184 CPD

Tukwila Pky
145,488 CPD

★macy's
NORDSTROM
JCPenney
H&M
The Cheesecake Factory
Jersey Mike's SUBS
Apple
amc
QDOBA MEXICAN EATS
Mizu
Olive Garden
Jamba Juice
Duke's SEAFOOD & CHOWDER
Jollibee
BURGER KING
Simply THAI RESTAURANT
BJ's RESTAURANT BREWHOUSE
OUTBACK STEAKHOUSE

Sears - Westfield Southcenter



- Anchor stores: **Nordstrom, Macy's, JCPenney, Sears**
- **1.7 million SF** regional mall
- **15 restaurants** located onsite
- **Round 1 Bowling** and **AMC theater** located onsite

Property highlights:

- Exciting opportunity to backfill the Sears building at the #1 shopping destination in the state of Washington
- Exceptional traffic flow, access and visibility
- The site is located in one of the top trade areas, with easy freeway access from I-5 and I-405
- Direct parking access in covered garage

Description:

The property is ranked #1 within regional malls in Washington. With exceptional traffic flow, access and visibility, adjacency to SeaTac airport and situated halfway between Seattle and Tacoma markets, it draws from an area that reaches from Portland to the south up to Vancouver BC to the north. The building presents an opportunity that can accommodate a large range of tenants, uses, and size ranges. Strong national tenants at Southcenter include Apple, Lululemon, Michael Kors, Cheesecake Factory, Round 1, AMC Theaters, Din Tai Fung and many more.

Sears - Westfield Southcenter



Northeast view



Northwest view



Southwest view



Southeast view

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