

15820 AMBAUM BLVD SW  
BURIEN, WA 98166

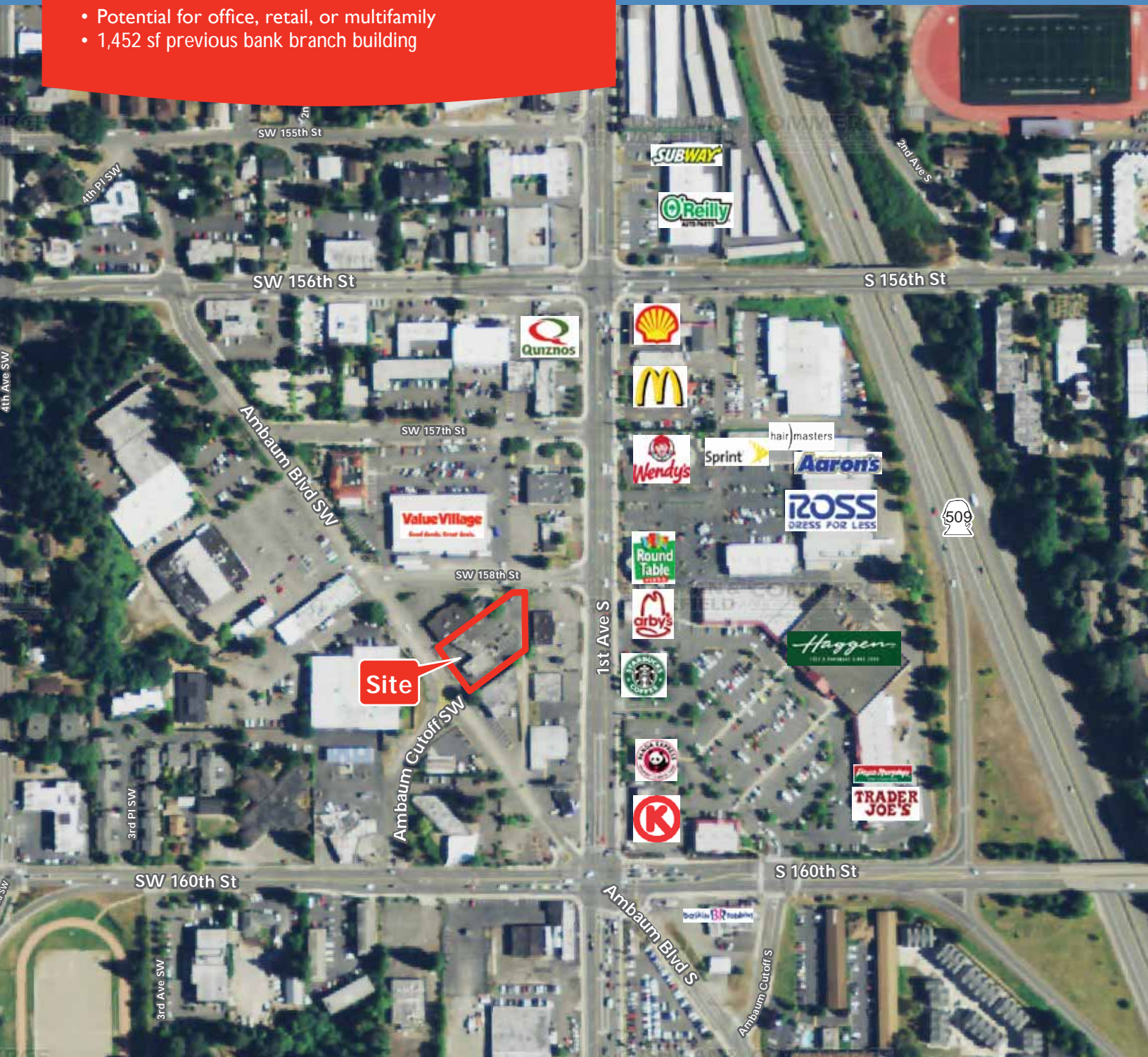


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WAKEFIELD®**

**COMMERCE**  
REAL ESTATE SOLUTIONS • COMRE.COM  
INDEPENDENTLY OWNED AND OPERATED

COMMUNITY COMMERCIAL 2 ZONING  
23,000 SF SITE

- Potential for office, retail, or multifamily
- 1,452 sf previous bank branch building



For more information, please contact:

**EVAN OLSON**  
(206) 521 0242  
evan.olson@comre.com

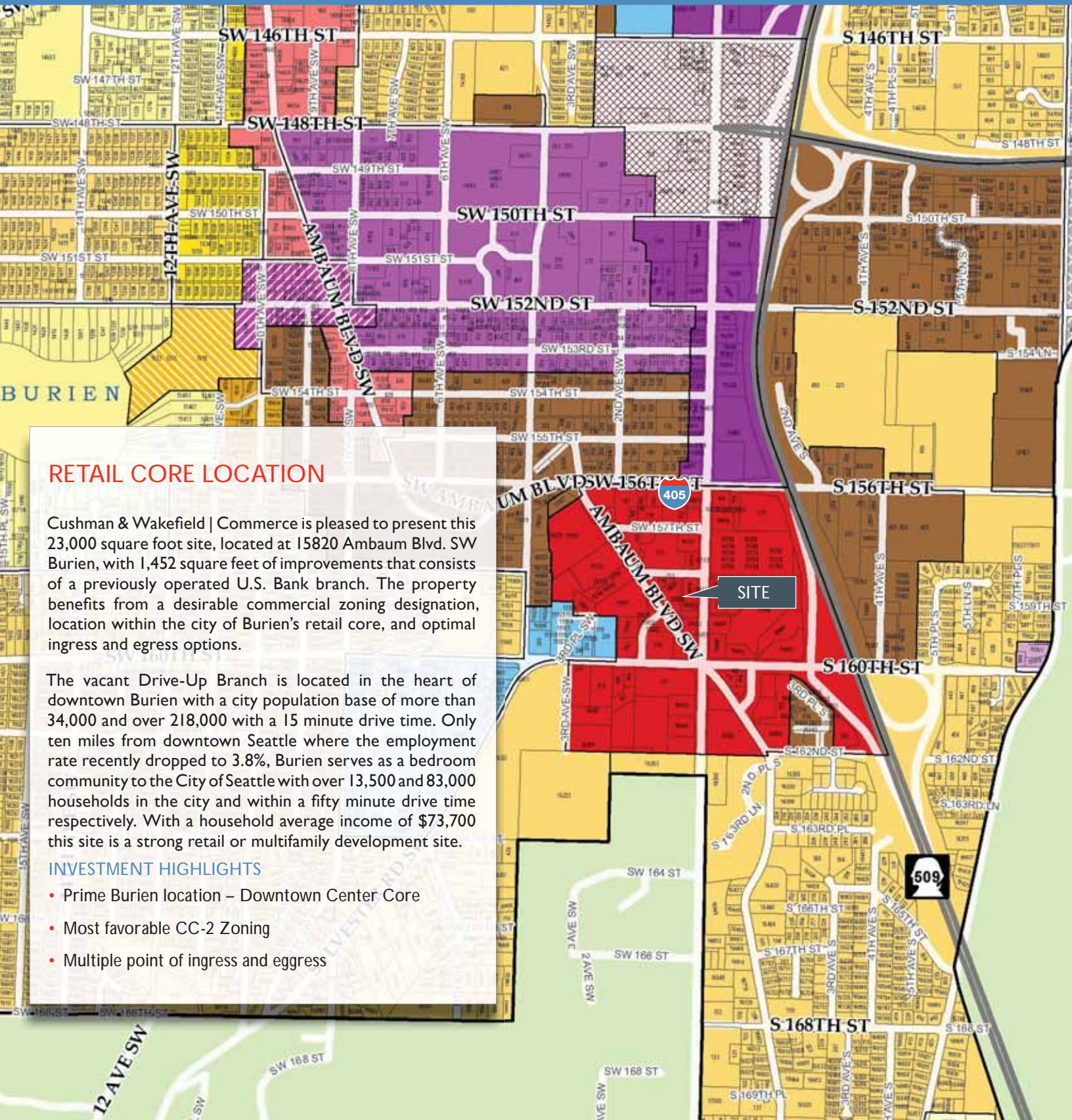
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1420 Fifth Avenue, Suite 2600  
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# 15820 AMBAUM BLVD SW

Burien, Washington 98166

23,000 SF SITE  
FOR SALE



## RETAIL CORE LOCATION

Cushman & Wakefield | Commerce is pleased to present this 23,000 square foot site, located at 15820 Ambaum Blvd. SW Burien, with 1,452 square feet of improvements that consists of a previously operated U.S. Bank branch. The property benefits from a desirable commercial zoning designation, location within the city of Burien's retail core, and optimal ingress and egress options.

The vacant Drive-Up Branch is located in the heart of downtown Burien with a city population base of more than 34,000 and over 218,000 with a 15 minute drive time. Only ten miles from downtown Seattle where the employment rate recently dropped to 3.8%, Burien serves as a bedroom community to the City of Seattle with over 13,500 and 83,000 households in the city and within a fifty minute drive time respectively. With a household average income of \$73,700 this site is a strong retail or multifamily development site.

## INVESTMENT HIGHLIGHTS

- Prime Burien location – Downtown Center Core
- Most favorable CC-2 Zoning
- Multiple point of ingress and egress

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## OFFERING DETAILS

### SUMMARY DATA

Submarket	Southend Puget Sound
Listing Price	\$460,000 (\$20.00 psf land)
County	King
Parcel Number	122100-1000
2014 Assessment	\$548,100
Use Type	Retail (Bank)

### IMPROVEMENTS

Rentable Building	1,452 sf
Construction Type	Wood
Foundation	Reinforced concrete slab
Services	All utilities
Year Built	1980
Parking	12 surface

### LAND

Area	23,000 sf
Zoning	Community Commercial 2 (CC2 - More details attached)
Permitted Uses	Retail, Office, Multi-family residential, Daycare, or Religious facility

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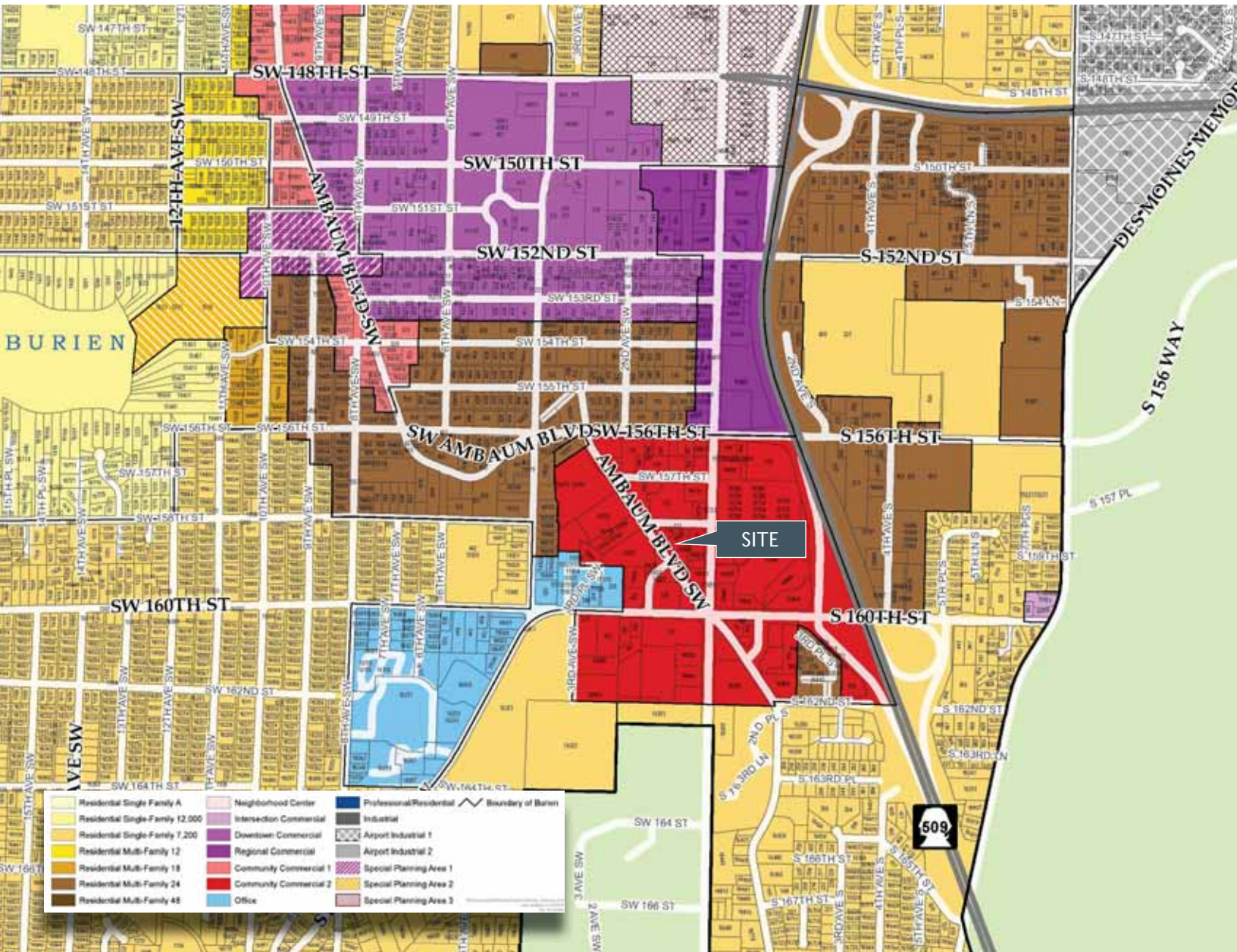
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### CITY OF BURIEEN ZONING

“The Community Commercial (CC) zones implement the Community Commercial Comprehensive Plan designation. To recognize the differences in surrounding neighborhood character and intensity between the designated Community Commercial areas, two CC zones have been established: CC-1 and CC-2. The purpose of these zones is to establish areas for moderate intensity commercial uses that serve the community. The intent is to provide for a variety of goods and services in areas which are designed to encourage pedestrian and transit access, be compatible with adjacent residential neighborhoods, and be consistent with road and utility capacity. The CC-1 zone allows for lower-intensity uses in the Community Commercial-designated areas that are near downtown Burien and along 1st Avenue So. near S. 176th St., that could be compatible with the adjacent single-family and low density multi-family areas.”

The CC-2 zone allows for higher-intensity uses in the Community Commercial-designated area at Five Corners that could be compatible with the adjacent regional commercial, office, high density multi-family, and single-family areas.



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## RECENT COMPARABLE SALES

PHOTO	PROPERTY NAME OR ADDRESS	PURCHASE PRICE	PRICE PER LAND FT	GROSS LAND AREA	ZONING	SELLER / BUYER	COMMENTS
	18670 39th Ave S Seatac, WA 98188	\$120,000	\$12.99	9,239 sf	UL-7200	HSJC Investments  Alwaleed Sidahmed	The land has structures on it that will be demolished in the near future.
SOLD: 6/2014 (581 days on market)							
	1409 SW 107th St Seattle, WA 98146	\$1,260,000	\$19.28	65,340 sf	O	WA State Housing Finance Commission  King County Library Service Center	Property will be the site of a new library.
SOLD: 8/2013 (161 days on market)							
	107-137 SW 160th St Burien, WA 98166	\$1,250,000	\$14.40	86,828 sf	CC2	Golden Spring Real Estate  Washington CVW Pharmacy	Structures will be demolished and site will be used for new CVS store.
SOLD: 3/2014 (610 days on market)							
	708 S 227th St Des Moines, WA 98198	\$160,000	\$17.78	8,999 sf	D-C, Des Moines	City Center at Des Moines  KPR Hospitality Investment	The sale was a bankruptcy.
SOLD: 12/2011 (138 days on market)							
	20842 International Bld Seatac, WA 98198	\$500,000	\$22.51	22,216 sf	CBC	MMMLB LLC  Timberland Inns & Suites	Sale of commercial land, there is no approved plan for the site.
SOLD: 12/2014							
	21920 S Pacific Hwy Des Moines, WA 98198	\$1,000,000	\$20.46	48,883 sf	PRC1	AACW Investments  ACII LLC	There was a proposed multi- family building for the site at one time.
SOLD: 5/2015							
	22837 S Pacific Hwy Des Moines, WA 98198	\$945,000	\$12.33	76,666 sf	PRC1	Central Pacific Financial Corp  GIH Pacific Land Development	Investment sale of 1.76 acres.
SOLD: 5/2015 (434 days on market)							

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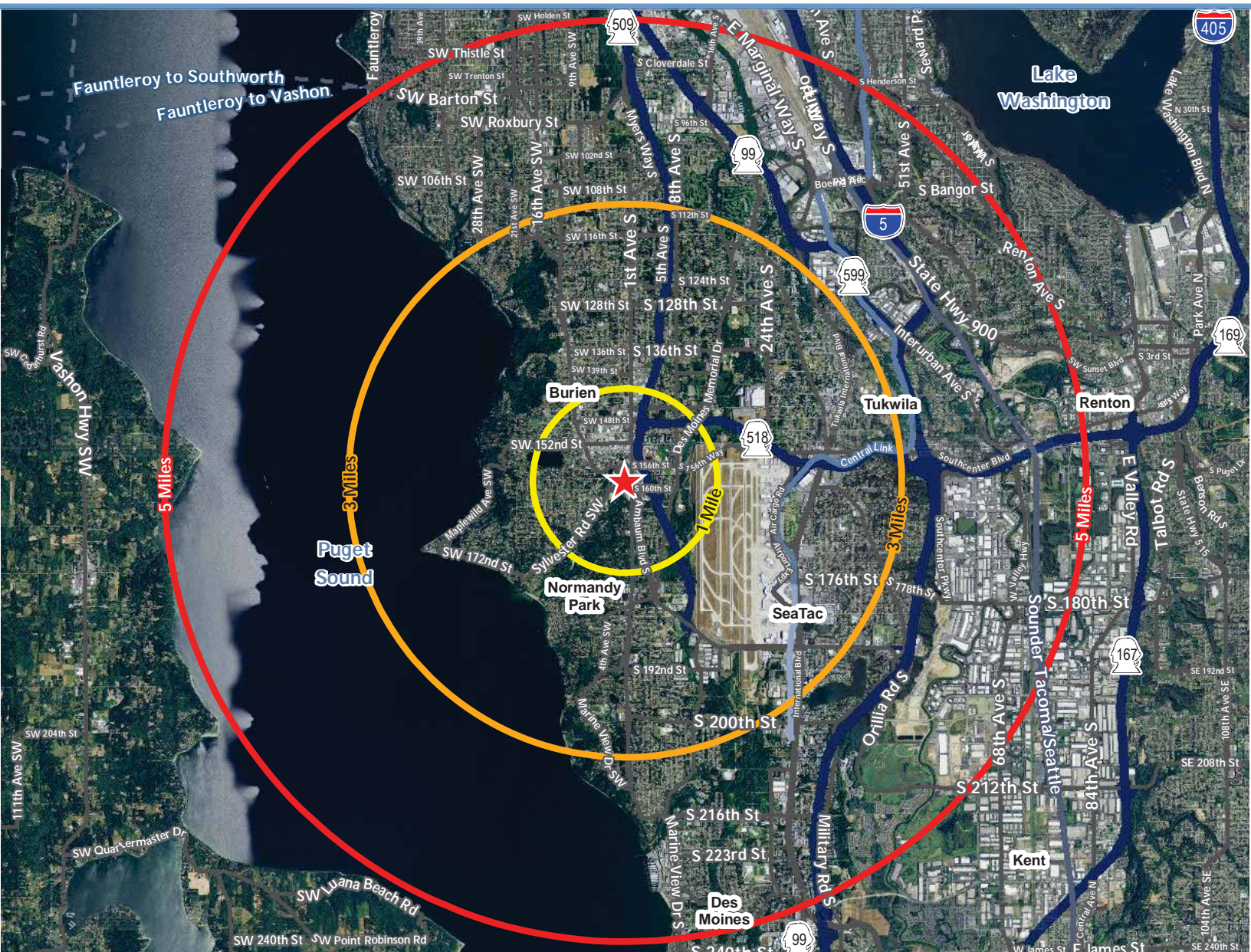
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DEMOGRAPHICS	BURIEN	1 MILE	3 MILES	5 MILES	15 MIN
Population	34,372	12,640	87,907	191,049	218,967
Households	13,570	5,539	32,738	71,914	83,383
Average Household Size	2.51	2.27	2.66	2.62	2.59
Trends: 2015-2020					
Population	0.99%	1.09%	1.16%	1.34%	1.34%
Households	1.03%	1.00%	1.07%	1.28%	1.29%
Median Household Income	3.22%	2.96%	2.57%	2.68%	2.69%
Households by Income					
Average Household Income	\$73,700	\$64,631	\$70,374	\$70,365	\$69,248

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## CONFIDENTIALITY & CONDITIONS

Commerce Real Estate Solutions, LLC ("Agent") has been exclusively retained to offer to qualified investors an opportunity to purchase 15820 Ambaum Blvd SW, located in Burien, Washington, (the "Property"). This Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this document.

Any offering materials provided are done so solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with

respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price, or other terms prior to sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations there-under have been satisfied or waived.

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