

SUNNYDALE APARTMENTS + COMMERCIAL

648 S 152ND ST
BURIEN, WA 98148

LISTING BROKERS:

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**WESTLAKE
ASSOCIATES**

DOWNTOWN SEATTLE

STATE ROUTE 518

SUNNYDALE

8TH AVE S

152ND ST

152ND ST





**SEATAC
AIRPORT**

**MOSHIER
MEMORIAL
PARK**

8TH AVE S

152ND ST

152ND ST

SUNNYDALE

8TH AVE S





**DOWNTOWN
BURIEN**

**HIGHLINE
HIGHSCHOOL**

**MOSHIER
MEMORIAL
PARK**

151ST ST

152ND ST

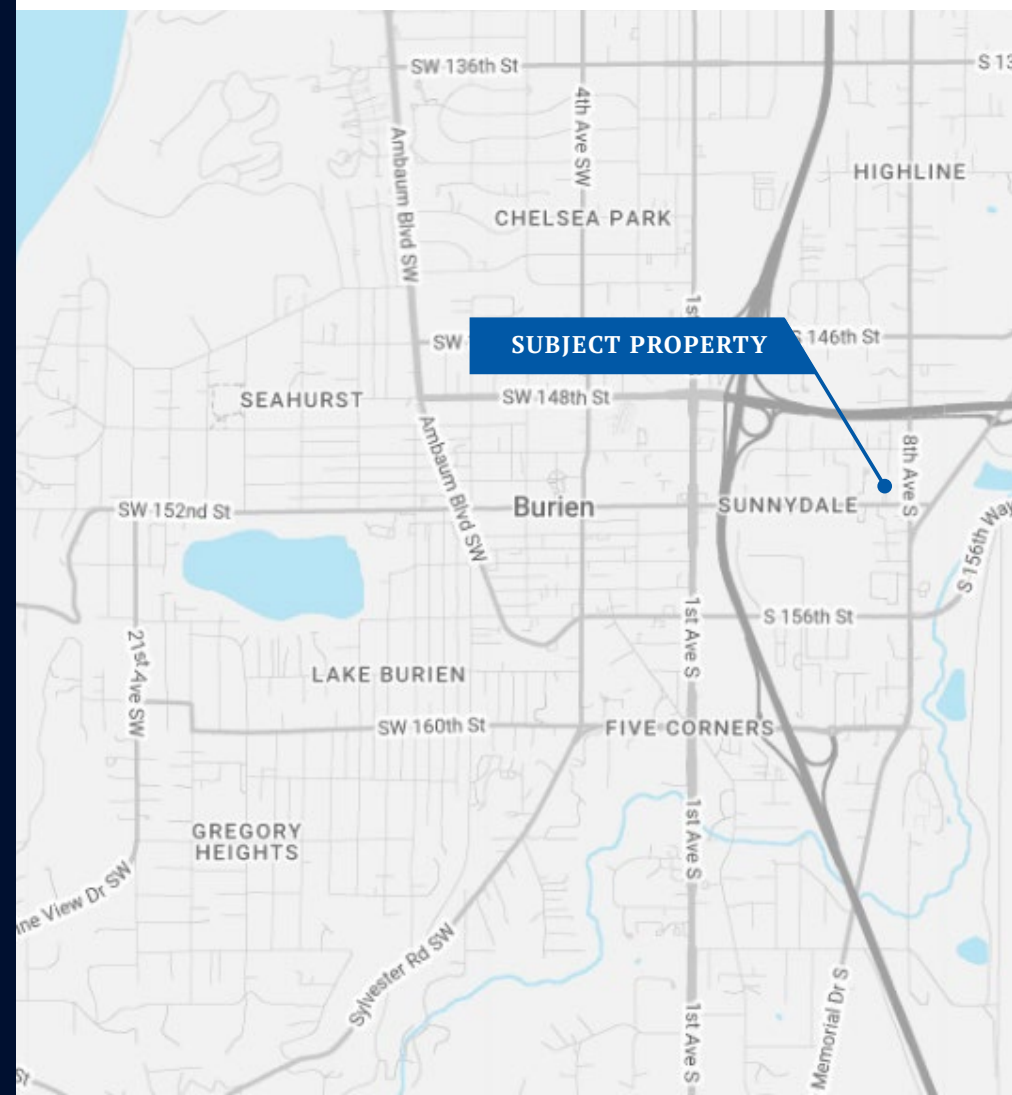
SUNNYDALE



SUNNYDALE APARTMENTS + COMMERCIAL

PRICE: **\$1,300,000**

COUNTY	King
MARKET	Burien
APN#	176060-0348
ZONING	MU-1
LOT SIZE	11,172 SF 0.26 AC
YEAR BUILT	1985
# OF BUILDINGS	1
# OF FLOORS	1
# OF UNITS	6 + 1 Commercial
GROSS BLDG SF	6,635 SF
NET RENTABLE SF	5,531 SF (approx.)
EXTERIOR	Wood
HEAT	Electric Wall
ROOF	Pitched
LAUNDRY	Common
PARKING	Surface, 10 Spaces



INVESTMENT SUMMARY

SUNNYDALE APARTMENTS

Westlake Associates, Inc. is pleased to present the exclusive offering of Sunnydale Apartments, a 6-unit apartment community with 1 large commercial space located at 648 S 152nd St in Burien, Washington.

Sunnydale is a mixed-use property built in 1985 at 648 S 152nd Street in Burien. It comprises six occupied 512-square-foot studio apartments above parking and a 2,459-square-foot ground-floor commercial suite on an 11,172-square-foot MU-1 lot. Based on current zoning and 10 existing meters, the commercial suite may be convertible into additional residential units because it contains individual bathrooms and kitchens (Buyer to verify). With the additional unit income, raising the existing apartments to market rent, a new investor could achieve an attractive 9.45% cash on cash return.

Positioned between Seattle-Tacoma International Airport and downtown Burien, the property offers strategic access approximately 10-12 miles south of downtown Seattle. SR 509 provides a direct connection to Seattle, while SR 518, I-5, and I-405 support efficient regional access to SODO, Georgetown, Tukwila, and the Eastside. The property is also well served by regional transit, including the nearby Tukwila International Boulevard, SeaTac/Airport, and Angle Lake 1 Line light rail stations, together with RapidRide F Line service connecting Burien Transit Center, Tukwila International Boulevard Station, and Southcenter.



INVESTMENT HIGHLIGHTS

- **6.55% Proforma CAP Rate**
- **8.24% Post Reno CAP Rate**
- **1985 Construction**
- **GRM: 10.73 current**
- **Ample Parking**
- **Six Spacious Studios (512 SF)/One larger Commercial Space (2,459 SF)**
- **Potential to Convert Commercial Space into additional units (Buyer to Verify)**
- **Upside in raising below market rents**
- **\$185,714 per unit | \$235 per NRSF | \$116 per lot SF**
- **MU-1 zoning: multifamily, retail, restaurant, professional office**

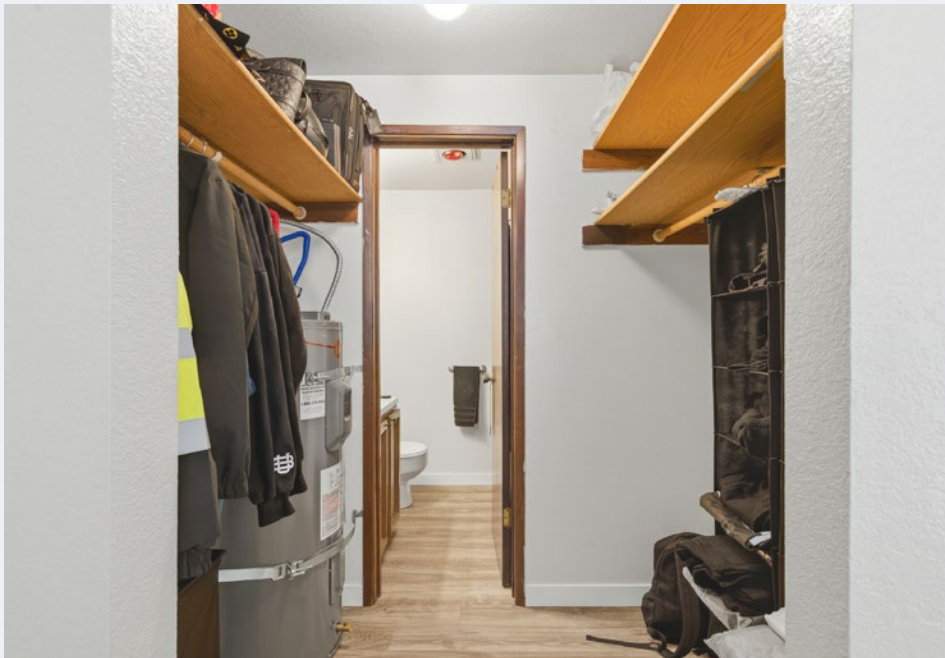
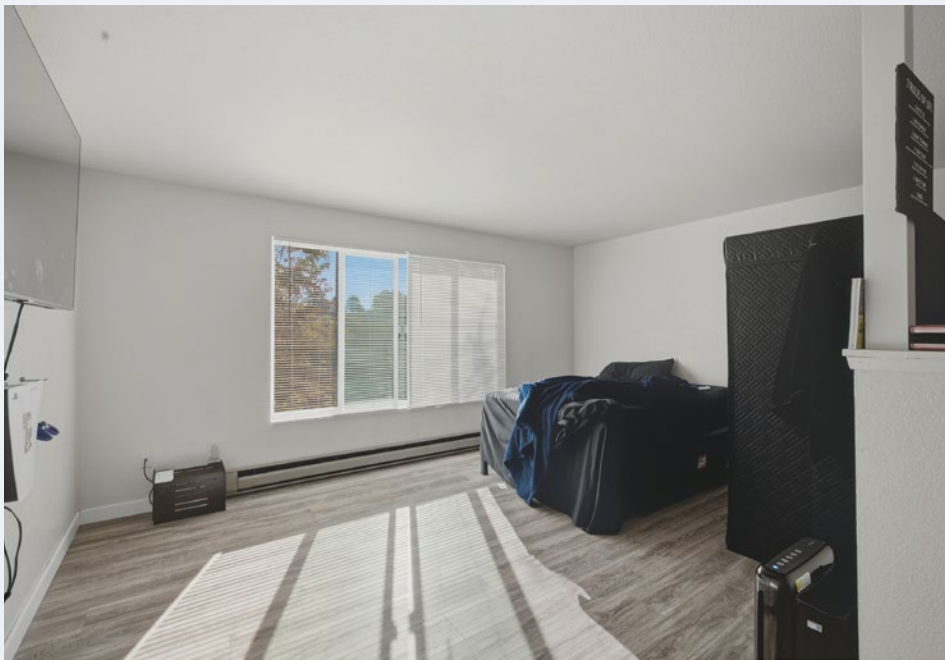


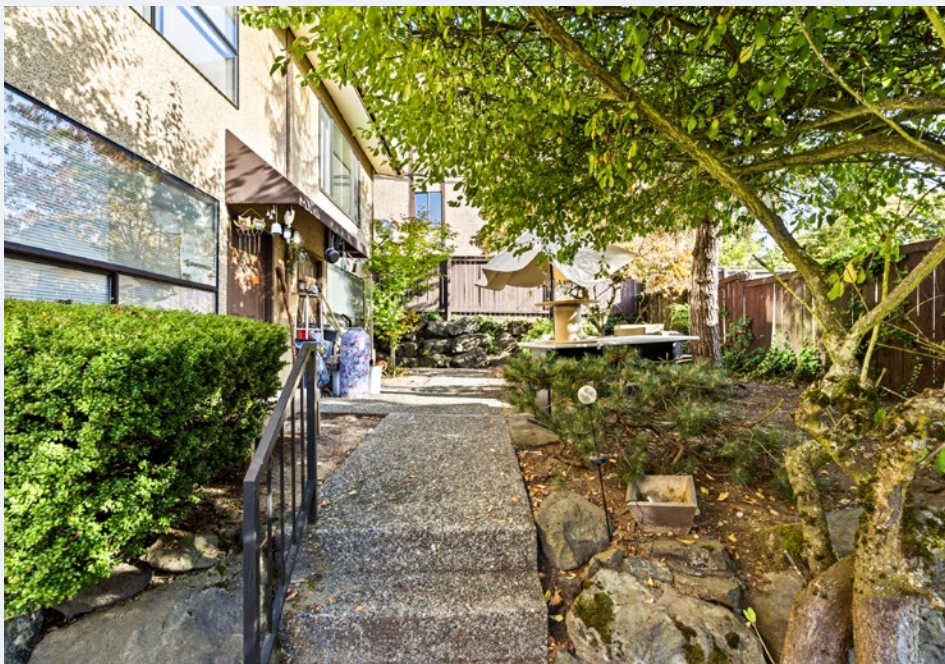
PROPERTY FEATURES

- Built 1985 — two-story wood-frame mixed-use
- 7 units: 6 studios (512 SF avg)
- 1 commercial suite (2,459 SF)
- 6,635 GSF / 5,531 NRSF on 11,172 SF (0.26 acre)
- Zoning: MU-1 Mixed-Use Low
- 10 open surface stalls | electric heat
- 10 Electrical Meters
- Copper Plumbing
- Composition Roof
- Common Laundry Room









FIRST FLOOR



PRELIMINARY ONLY. NOT A SURVEY, NOT FOR CONSTRUCTION, NOT EXACT.
Buyer shall independently verify all dimensions, areas, unit mix, and conditions in this field. These drawings are conceptual and may not match as-built conditions.



RENT ROLL

UNIT SUMMARY MIX

# OF UNITS	UNIT TYPE	AVG SF	CURRENT	MARKET
1	Comm	2,459	\$2,450	\$2,600
6	Studio	512	\$1,195-\$1,295	\$1,350
7 UNITS		5,531 SF	\$10,100	\$12,900

RENT ROLL

UNIT #	UNIT TYPE	SF	CURRENT	PSF	MARKET	PSF
1	Studio	512	\$1,275	\$2.49	\$1,350	\$2.64
2	Studio	512	\$1,295	\$2.53	\$1,350	\$2.64
3	Studio	512	\$1,295	\$2.53	\$1,350	\$2.64
4	Studio	512	\$1,295	\$2.53	\$1,350	\$2.64
5	Studio	512	\$1,295	\$2.53	\$1,350	\$2.64
6	Studio	512	\$1,195	\$2.33	\$1,350	\$2.64
7	Comm	2,459 / 650	\$2,450	\$1.00	\$1,000	\$0.41
8	2BD 1 BA	785	\$0	\$0.00	\$1,800	\$2.29
9	2BD 1 BA	1,024	\$0	\$0.00	\$2,000	\$1.95
7 UNITS		30,043 SF	\$10,100	\$1.38	\$12,900	\$1.76



FINANCIAL SUMMARY

PRICE ANALYSIS

PRICE **\$1,300,000**

Number of Unit:	7
Price per Unit:	\$185,714
Price per Lot SF:	\$235
Price per Net RSF:	\$116
Current GRM:	10.02
Current Cap:	5.85%
ProForma GRM:	7.64
ProForma Cap:	8.24%
Year Built:	1985
Approximate Lot Size:	11,172 SF
Approximate Net RSF:	6,635 SF

PROPOSED FINANCING

First Loan Amount:	\$845,000
Down Payment:	\$455,000
% Down:	35%
Interest Rate:	6.50%
Term:	5 Years
Ammortization:	30 Years
Annual Payment:	\$64,092
Monthly Payment:	\$5,341

INCOME

	CURRENT	PROFORMA
Scheduled Rent Income	\$10,100	\$12,900
+ Parking Income	\$0	\$300
+ Laundry Income	\$136	\$136
+ Utility Reimbursements	\$580	\$850
Scheduled Monthly Income	\$10,816	\$14,186
Annual Scheduled Income	\$129,789	\$170,232

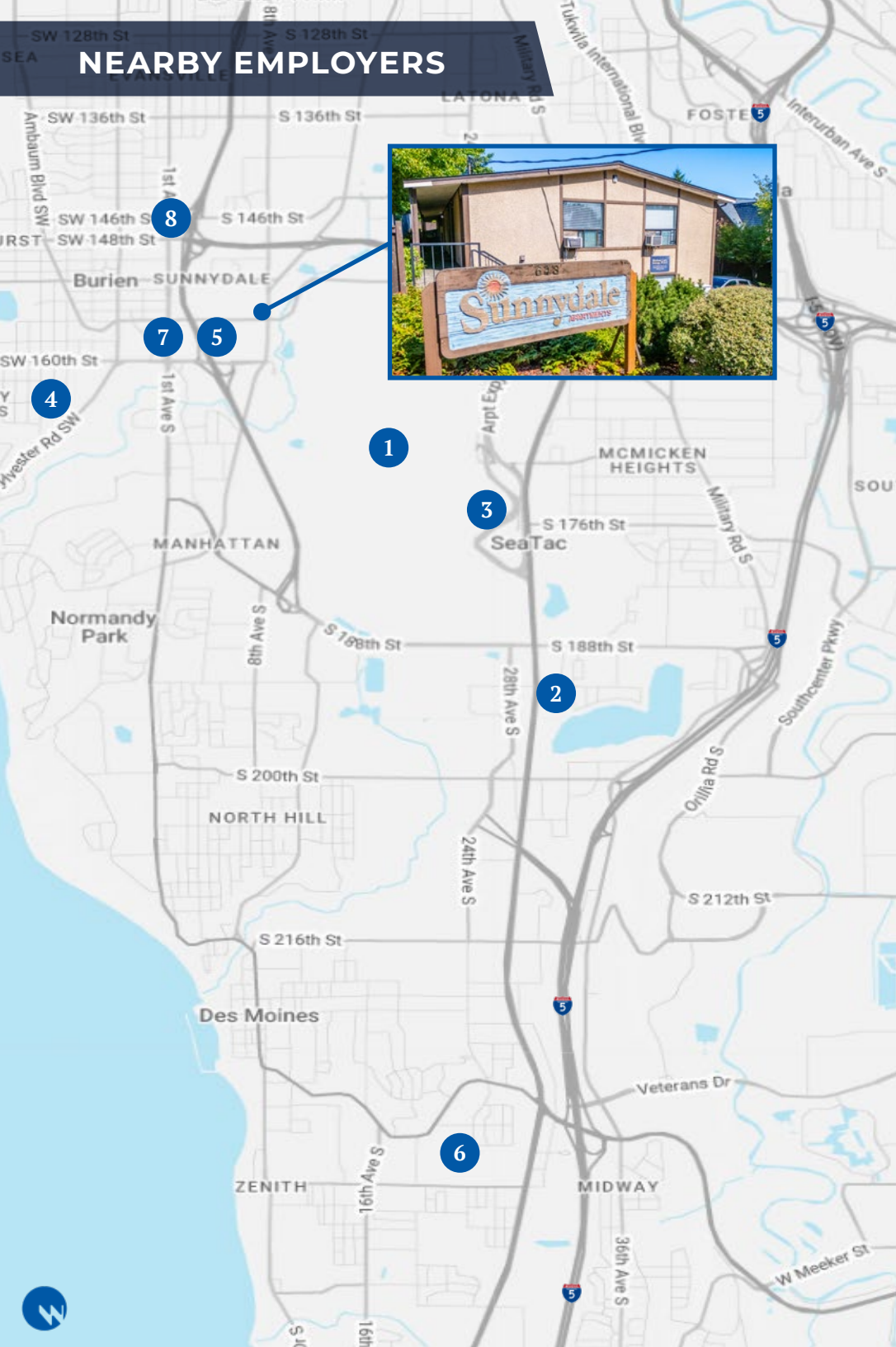
EXPENSES

	CURRENT	PROFORMA
Taxes	\$17,788	\$17,788
Insurance	\$4,991	\$4,991
Utilities W/S/G/E	\$11,385	\$14,638
Maintenance / Repairs	\$6,426	\$10,000
Turnover	\$1,050	\$1,350
Grounds	\$2,647	\$2,647
Administration	\$721	\$721
Fire & Safety Services	\$116	\$116
Reserves	\$2,100	\$2,400
Total Expenses	\$47,224	\$54,651
Expenses per Unit	\$6,746	\$7,807
Expenses per Net RSF	\$8.54	\$9.88

OPERATING DATA

	CURRENT		PROFORMA	
Scheduled Gross Income	\$129,789		\$170,232	
Less Physical Vacancy	-\$6,489	5.00%	-\$8,512	5.00%
Gross Operating Income	\$123,300		\$161,720	
Less Total Expenses	-\$47,224	38.30%	-\$54,651	33.79%
Net Operating Income	\$76,076		\$107,070	
Less Loan Payments	-\$64,092		-\$64,092	
Pre-Tax Cash Flow	\$11,984	2.63%	\$42,978	9.45%
Debt Service Coverage Ratio	1.19		1.67	
Plus Principal Reduction	\$9,445		\$9,445	
Total Return Before Taxes	\$21,429	4.71%	\$52,423	11.52%

NEARBY EMPLOYERS



1	Sea-Tac International Airport ~21,000 on-site jobs (Port of Seattle)	8-10 Min
2	Alaskan Air Group ~31,600 companywide	10-15 Min
3	Delta Air Line Group ~31,600 companywide	8-10 Min
4	St Anne Hospital / VMFH ~800 employees; 159-bed Level III trauma, 24/7 ED	8-10 Min
5	Highline Public Schools 2,000+ staff districtwide; HQ in Burien	5-10 Min
6	Highline College ~725 employees	10-15 Min
7	Burien Toyota ~100 employees	2-5 Min
8	Kaiser Permanente Burien Medical Center ~outpatient clinic for the regional system	2-5 Min

NEARBY GROCERY

DOWNTOWN BURIEN / 152ND CORRIDOR



PCC
1 MI / 5 MIN (APPROX)



TRADER JOE'S
1 MI / 5 MIN (APPROX)



HONG KONG MARKET
1 MI / 5 MIN (APPROX)



GROCERY OUTLET
1 MI / 5 MIN (APPROX)



SAFEWAY
1 MI / 5 MIN (APPROX)



FRED MEYER
1 MI / 5 MIN (APPROX)



SITE AMENITIES & DEMOGRAPHICS



SCHOOLS & SERVICES

- Highline High School
- Starlight Academy & Preschool
- Sylvester Middle School
- Kennedy Catholic High School
- Kalkaal Early Learning
- King County Fire District #2 Station 28
- Moshier Memorial Park
- Des Moines Memorial Park
- St. Anne Hospital



SHOPPING

- Grocery Outlet
- Balkan Market
- PCC Community Markets
- Fred Meyer
- Trader Joes
- Safeway
- H-Mart
- Ace Hardware
- Petsmart
- Hong Kong Market Burien



FOOD & DRINK

- Elliot Bay Brewing
- Broth and Bowls Burien
- Burien Press
- Logan Brewing Company
- Burien Halo Grill
- Tori Sake & Grill
- Bakery Nouveau
- Panda Express
- Kikeys Cafe
- Azteca
- Dairy Queen
- Tacos El Hass
- Huckleberry Square
- El Rinconsito
- The Little Chicken Burgers
- Smarty Pants Garage
- The Tin Room
- Angelo's of Burien

POPULATION

	1-MILE	3-MILE	5-MILE
Total Population	11,570	107,227	229,021
% Growth 2025-2030	1.0%	0.7%	0.8%
Median Age	39.5	40.1	40.1

HOUSEHOLDS & INCOME

	1-MILE	3-MILE	5-MILE
Households	4,801	39,478	85,230
Median HH Income	\$81,364	\$91,448	\$92,811
% Renter Occupied	71.4%	49.9%	48.3%



LOCATION

BURIEN & SEAHURST

Burien is a young, diverse city built from homesteads around Lake Burien and a summer waterfront community on the Puget Sound. With six miles of shoreline and expansive mountain views, the community offers a high quality of life where residents can access acres of public parks, trails, and a restored beach. Housing includes starter homes to high-end homes, condominiums and apartments of all sizes. Burien is the third most walkable city in Washington state. The Beverly Park neighborhood, along with Boulevard Park and Southern Heights, is among the most culturally diverse neighborhoods in Burien, influenced by more recent waves of migration and immigration.

In 1919, a group of Seattle businessmen organized to build the Rainier Golf and Country Club. A few years later, members of the Seattle Jewish community, excluded from Rainier, built their own golf course next door, now known as Glen Acres Golf and Country Club. The early years of The Boeing Company brought an influx of professionals who built stately homes in this neighborhood.

Burien is conveniently located as a central hub. Driving north to Seattle can be accessed in about 12 minutes, east to Sea-Tac Airport in five minutes, and south to Tacoma or east to Bellevue in about 30 minutes. The Burien Transit Center offers public transit connections to across the region, including the Rapid Ride F bus line. This central location combined with transit options allow for convenient access to jobs and entertainment.

Downtown Burien's major arterial boasts wide sidewalks, benches, landscaping and old-fashioned lampposts. Town Square is home to the King County Regional Library and Burien City Hall, as well as a weekly farmers market. Olde Burien, the historic town center, bustles with new boutiques, businesses and restaurants.

Tucked west of downtown Burien and along the Puget Sound, Seahurst is a tranquil, tree-lined residential area with winding streets, hillside views of the water and the Olympic Mountains, and a strong sense of community spirit. Residents describe it as peaceful, family-friendly, dog-friendly, and walkable in parts. Seahurst offers convenient access to Sea-Tac Airport, just 10 minutes away, and 20 to Downtown Seattle.

Seahurst offers a compelling mix of scenic nature, strong community, stylish architecture, and convenient access, making it one of Burien's sought-after neighborhoods. Seahurst Park is a local treasure offering beachfront access, forested trails, and wildlife viewing along 2,000 feet of shoreline. Local favorites like The Bean coffee shop, Bakery Nouveau, and unique boutiques in nearby Old Burien offer a vibrant and cozy scene.



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Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals. Westlake currently has 25 brokers.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 50-year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

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