

FOR LEASE

LIV U DISTRICT RETAIL

4717

BROOKLYN AVENUE NE

Seattle, WA 98105



www.cbre.com/seattle

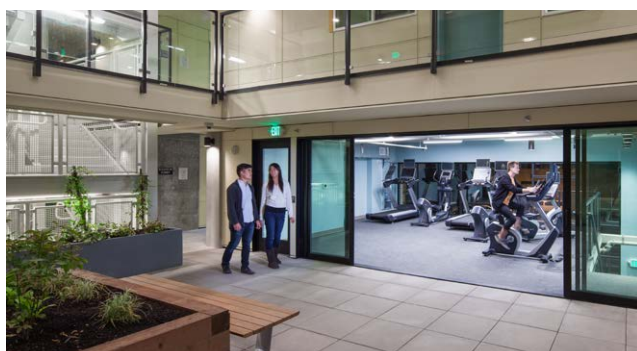
CBRE

FOR LEASE - ± 2,400 SF LIV U DISTRICT RETAIL



PROPERTY HIGHLIGHTS

- + Prominent retail space available in LIV, a new mixed-use luxury student housing development located in the heart of the University District
- + Conveniently located one block from the new University District light rail station
- + Surrounded by numerous new apartment developments and an eclectic mix of urban shopping, bars and restaurants as well as the popular weekly farmer's market
- + Project houses 200 students—100% leased up and open
- + Space can be vented for restaurant use

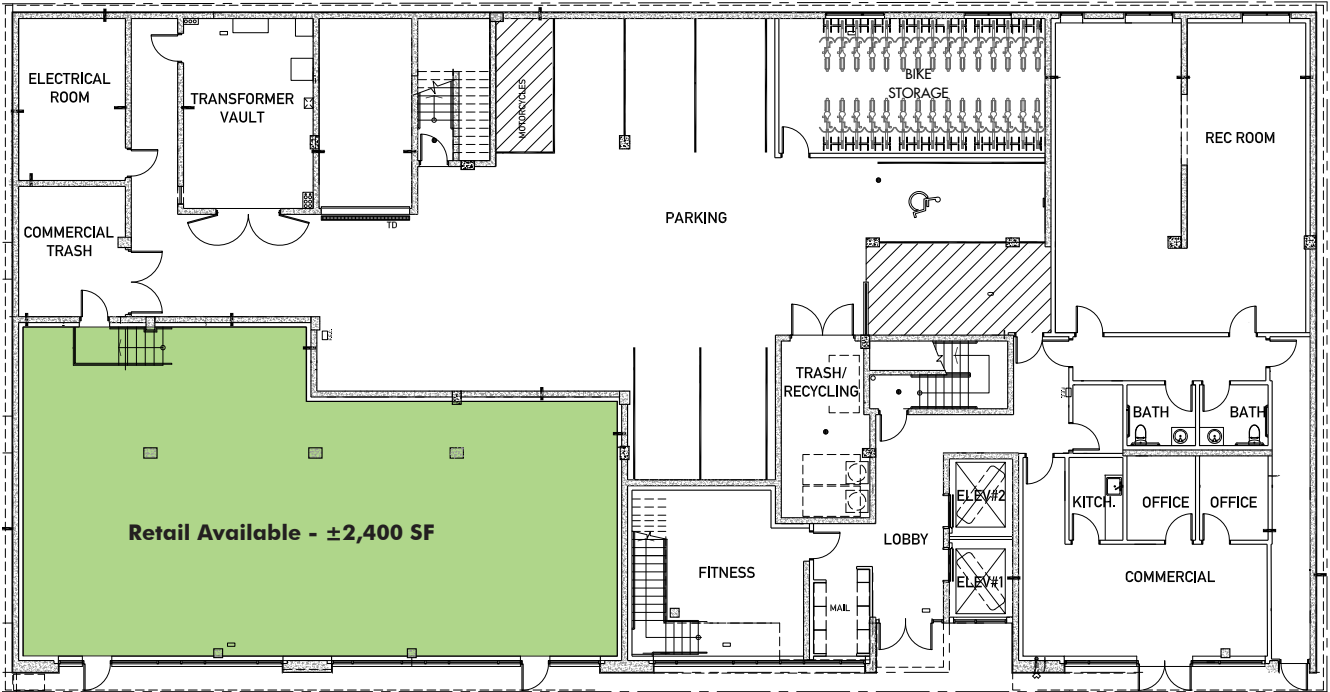


2015 DEMOGRAPHICS

Demographics (est.)	1 Mile	2 Mile	3 Mile
2015 Population	44,243	112,965	231,538
Daytime Population	31,740	62,334	120,782
2020 Population	46,835	119,446	245,326
2015 Number Of Households	16,740	49,358	107,638
Median Household Income	\$41,719	\$66,263	\$71,551



FLOOR PLAN

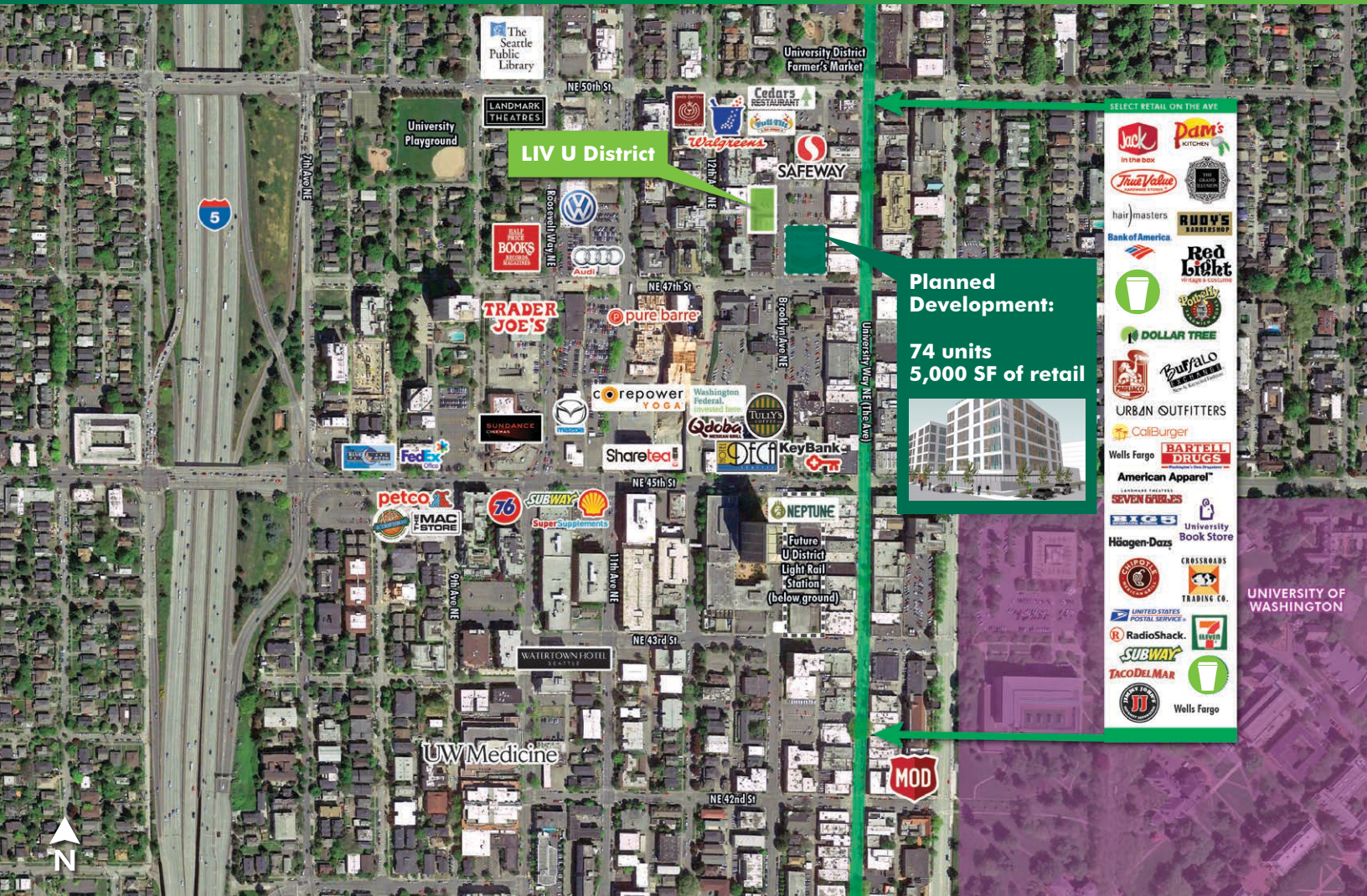


BROOKLYN AVE NE



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BROOKLYN AVENUE NE
Seattle, WA 98105



LIV U District

Planned
Development:
74 units
5,000 SF of retail



- SELECT RETAIL ON THE AVE
- Jack in the Box
 - Pam's Kitchen
 - Fruit Value
 - hair masters
 - Bank of America
 - Red light
 - DOLLAR TREE
 - Buffalo Wild Wings
 - URBAN OUTFITTERS
 - CallBurger
 - Wells Fargo
 - AMERICAN APPAREL
 - SEVEN ELEVEN
 - University Book Store
 - Häagen-Dazs
 - CROSSROADS
 - TRADING CO.
 - UNIVERSITY OF WASHINGTON
 - UNITED STATES POSTAL SERVICE
 - RadioShack
 - 7-Eleven
 - SUBWAY
 - TACODELMAR
 - Wells Fargo



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