



FOR LEASE

2236 32nd Avenue W
Seattle, WA 98199



UMPQUA BANK - MAGNOLIA

Steve Erickson | Brennan McClurg

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

2236 32ND AVENUE W:

2,037 SF \$32.00 PSF PLUS NNN

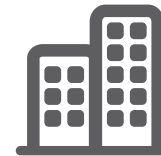
- Center Anchored by Bartell Drugs
- Endcap Space Available Now!
- NNN: \$8.67 PSF
- Visibility on the Corner of W McGraw Street & 32nd Avenue W
- Pylon Signage Available
- 32nd Avenue W is One of the Main Arterials for Traffic Moving from Magnolia to Downtown Seattle, Magnolia Bridge, and Locations Further South



Population



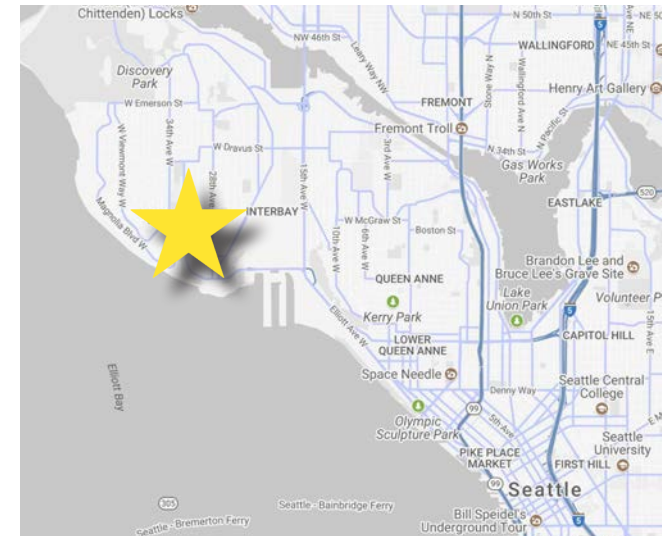
Average HH Income



Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	14,996	\$156,720	4,453
Mile 3	134,562	\$122,536	89,016
Mile 5	397,040	\$111,972	364,896





\$131,405 MHI
in 1 Mile Radius



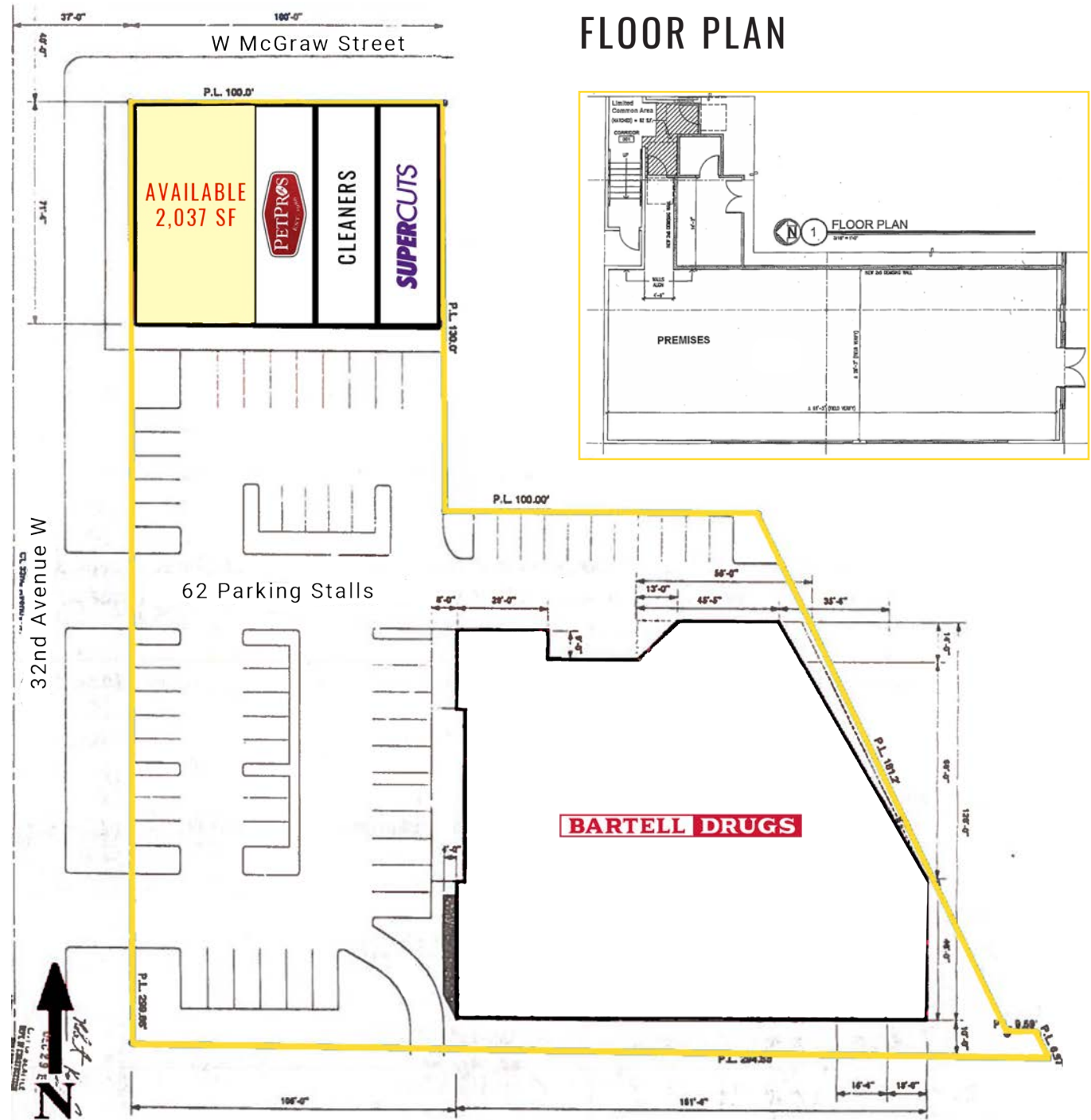
0.2 Miles to
Magnolia Playfield



In the Heart of
Magnolia



Located on the Main
Drive to Downtown





SEATTLE, WA is a multi-faceted city located in the Pacific Northwest. An extremely multicultural influenced by the Pacific Rim in art and architecture, the city offers residents a pace of life that can be either relaxed or fast paced & entrepreneurial. Seattle is home to many successful startup businesses such as Microsoft, Starbucks, Eddie Bauer, Nintendo, Amazon.com, and REI. Water is everywhere and the city's maritime heritage is very noticeable.

KIRKLAND | TACOMA | PORTLAND



RETAIL FOCUSED. RESULTS DRIVEN.

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