

HEMLOCK

RETAIL FOR LEASE

8704 Greenwood Avenue North
Seattle, Washington 98103

PRIME RETAIL OPPORTUNITY IN STRONG, ESTABLISHED AND FAST-GROWING NORTH SEATTLE NEIGHBORHOOD

Prime, high-exposure retail opportunity in the heart of Greenwood's business district and community hub. Join other strong national and community retailers in anchoring this well-established, diverse, popular and fast-growing North Seattle neighborhood. Area draws customers from Crown Hill, Phinney Ridge, Whittier Heights, Green Lake, North Ballard and Blue Ridge neighborhoods. High incomes, high traffic, high visibility.



297 APARTMENT BUILDING WITH PRIME GROUND FLOOR RETAIL SPACE *BREAKING GROUND FALL 2020*



DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

Tiffini Connell

(206) 283-5212

www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

Retail
Office
Investment

DEMOGRAPHIC PROFILES

High-Income Couples with Children.

Six-figure salaried couples with children who live an active, community focused life in an in-city neighborhood.

Highly educated professionals working in finance, medical, creative and high-tech fields.

High-Income Urban Singles.

Highly educated professionals, many with advanced degrees.

They draw a strong salary and have reasonable living expenses while living a socially conscious, active lifestyle in an urban neighborhood. Many also telecommute.

47% of the immediate trade area population is between the ages of 20 – 40

74% of the immediate trade area population has a Bachelor's Degree or Higher

49% of the immediate trade area population has an annual income of \$100,000 or higher



WALK SCORE
95
"Walker's Paradise"



BIKE SCORE
83
"Very Bikeable"

DEMOGRAPHICS

TOTAL POPULATION

1-Mile: 35,027

2-Mile: 114,768

TOTAL EMPLOYEES

1-Mile: 7,643

2-Mile: 32,391

AVERAGE HOUSEHOLD INCOME

1-Mile: \$114,512

2-Mile: \$128,549

AVERAGE HOUSEHOLD SIZE

1-Mile: 2.10

2-Mile: 2.03

POPULATION MEDIAN AGE

1-Mile: 35.6

2-Mile: 36.4

TRAFFIC COUNTS

37,827 ADV

at the intersection of NW 85th
& Greenwood Ave N

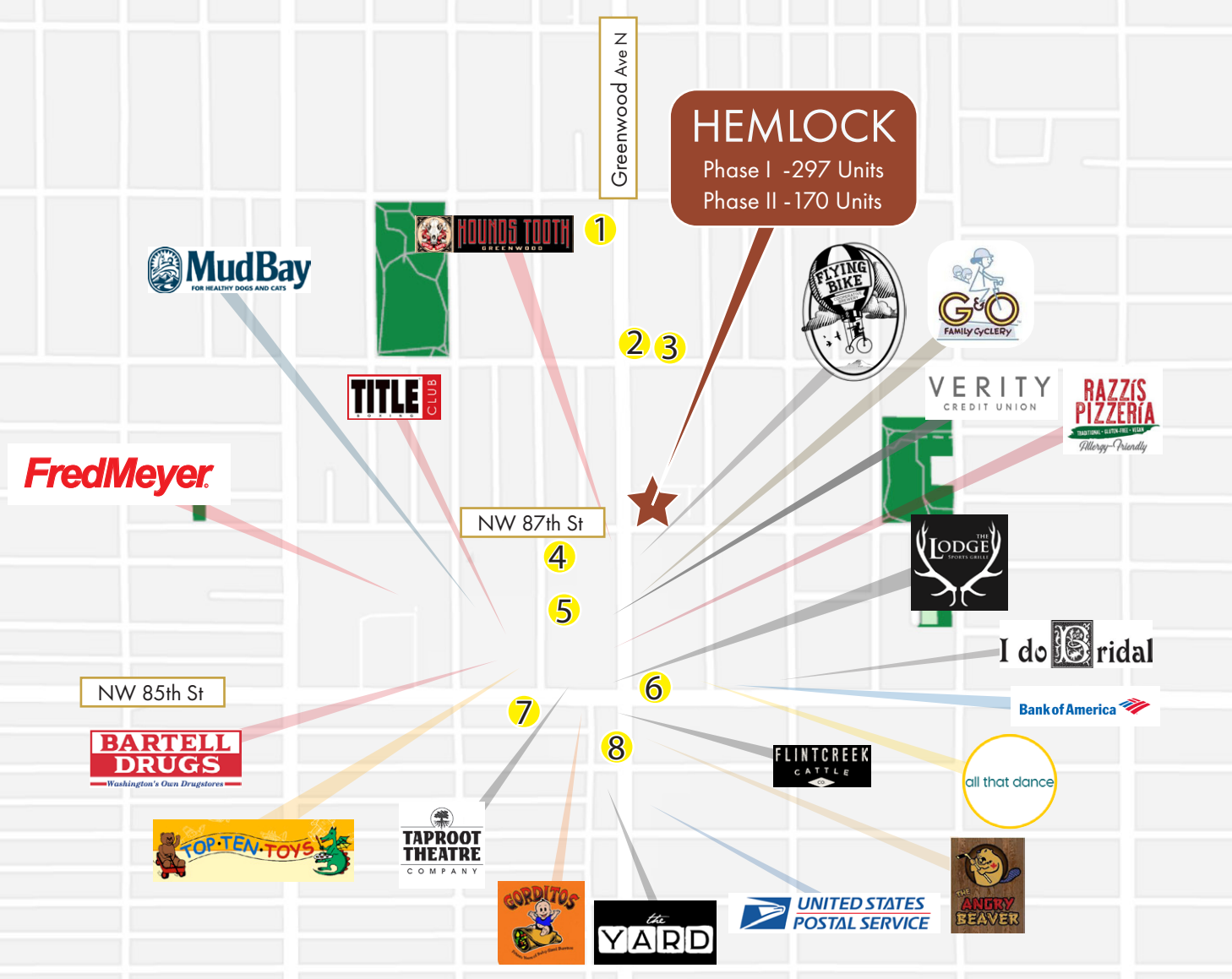
9,433 ADV

along Greenwood Ave N

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APARTMENTS RECENTLY CONSTRUCTED OR IN THE PIPELINE	
1	78 Units
2	37 Units
3	28 Units
4	48 Units
5	141 Units
6	203 Units
7	23 Units
8	72 Units



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12,402 SF AVAILABLE

