



FOR SALE  
OR LEASE

# Lake City BMW / Ducati

8100 LAKE CITY WAY, SEATTLE, WA



20,000 SF Corner Building With Great  
Exposure & Access

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**Kidder  
Mathews**

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## Features

New CI-55 (M) zoning

Existing building  $\pm$  20,000 SF

Near Roosevelt Light Rail station  
(coming 2021)

Easy I-5 access

Corner parcel / 14,610 SF

Multifamily, retail, office, mini storage and  
many other uses

Great exposure and access

1.5 miles to Northgate Mall area

For Sale - \$3,987,000

For Lease - \$23,100/month, NNN

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# NEIGHBORHOOD AMENITIES

## EAT + DRINK

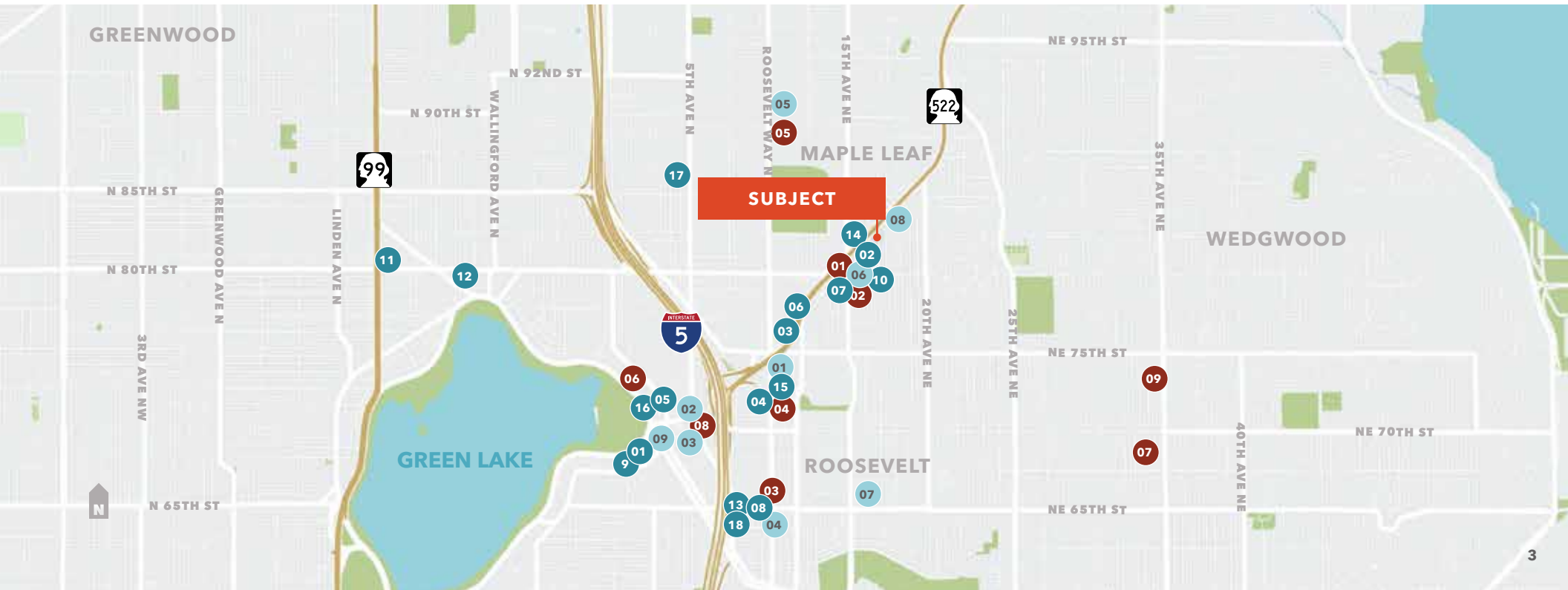
- |    |                              |    |                            |
|----|------------------------------|----|----------------------------|
| 1  | Retreat Cafe                 | 11 | Pho Than Brothers          |
| 2  | Pagliacci Pizza              | 12 | Duke's Seafood and Chowder |
| 3  | Mojito                       | 13 | Wayward Vegan Cafe         |
| 4  | Brunello Ristorante Italiano | 14 | Cooper's Alehouse          |
| 5  | Rosita's Mexican Grill       | 15 | Starbucks                  |
| 6  | Rooster's Espresso           | 16 | Mykonos Greek Grill        |
| 7  | Subway                       | 17 | Kona Kitchen               |
| 8  | Starbucks                    | 18 | Sunlight Cafe              |
| 9  | Peet's Coffee                |    |                            |
| 10 | The Shambles                 |    |                            |

## GROCERY + SHOPPING

- |   |                        |
|---|------------------------|
| 1 | Safeway                |
| 2 | PCC Community Markets  |
| 3 | Bartell Drugs          |
| 4 | Whole Foods Market     |
| 5 | Maple Leaf Hardware    |
| 6 | All the Best Pet Care  |
| 7 | Third Place Books      |
| 8 | 7-Eleven               |
| 9 | Greg's Greenlake Cycle |

## COMMUNITY + SERVICES

- |   |                                  |
|---|----------------------------------|
| 1 | GLO Cleaners                     |
| 2 | Maple Leaf Dental                |
| 3 | Shefayoga                        |
| 4 | Swedish Greenlake Primary Care   |
| 5 | The Little Gym of Maple Leaf     |
| 6 | Green Lake Branch Public Library |
| 7 | Northeast Branch Public Library  |
| 8 | Northwest CrossFit               |
| 9 | Orangetheory Fitness             |



# AREA DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2019	32,089	247,181	499,377
2024	34,348	263,325	532,774
Annual Growth Projection	1.4%	1.3%	1.3%

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2019	14,937	111,905	244,673
2024	16,065	120,143	262,789
Annual Growth Projection	1.5%	1.4%	1.8%

## HOUSEHOLD INCOME (2019)

	1 Mile	3 Miles	5 Miles
Average	\$126,776	\$118,291	\$125,390
Median	\$106,189	\$98,554	\$99,304

## HOUSEHOLDS OCCUPIED

	1 Mile	3 Miles	5 Miles
Renter	7,047	58,257	137,420
Owner	7,890	53,648	107,253

