



## 3025/3035 1st Avenue

Seattle, Washington 98121

### Property Features

- Three spaces available:
  - Street-Level Retail: 5,119 RSF
  - Lower-Level 3035 Warehouse: 5,072 RSF
  - Lower-Level 3025 Warehouse: 6,635 RSF  
*(both Warehouse spaces can be combined for a total of 11,707 SF)*
- Total leaseable area: 16,826 RSF
- Prime corner location with limited dedicated parking stalls
- Showroom with high ceilings
- Desirable Belltown / Lower Queen Anne location
- Excellent visibility to 1st Avenue and Denny Way
- Spaces can be leased together or separately
- Grade & dock loading in warehouse with ceiling height 9'9" - 14'
- Available with 30 days notice - 3025 warehouse available now
- Please do not disturb current tenant
- Zoning: DMC-75-Downtown
- Retail \$17.50/RSF, Warehouse \$8.00/RSF
- 2019 NNN = approximately \$4.00/RSF



For more information:

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Retail For Lease

# 3025/3035 1st Avenue



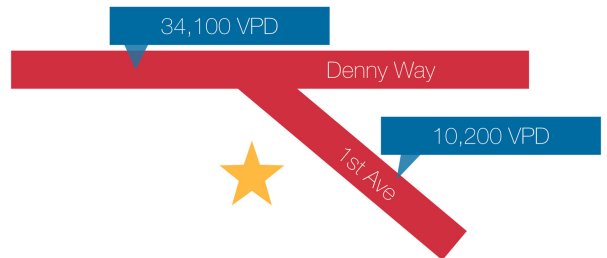
Walk Score: 94  
Walker's Paradise



Transit Score: 80  
Excellent Transit



Bike Score: 71  
Very Bikeable



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600 108th Avenue NE, Suite 340

Bellevue, WA 98004

+1 425 586 5600

[nai-psp.com](http://nai-psp.com)

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Warehouse For Lease

3025/3035 1st Avenue



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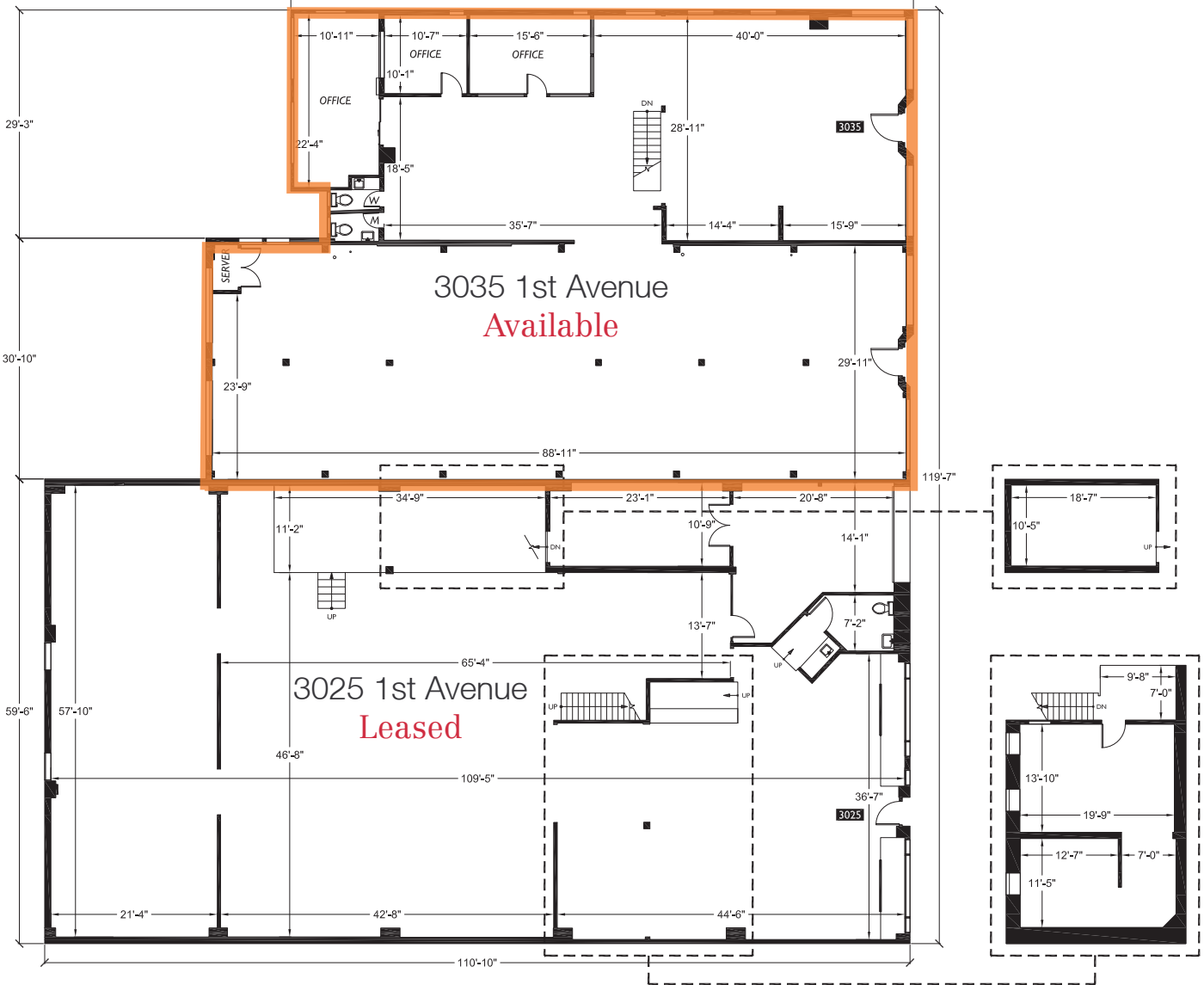
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Retail Space For Lease

# 3025/3035 1st Avenue

Retail 5,119 RSF



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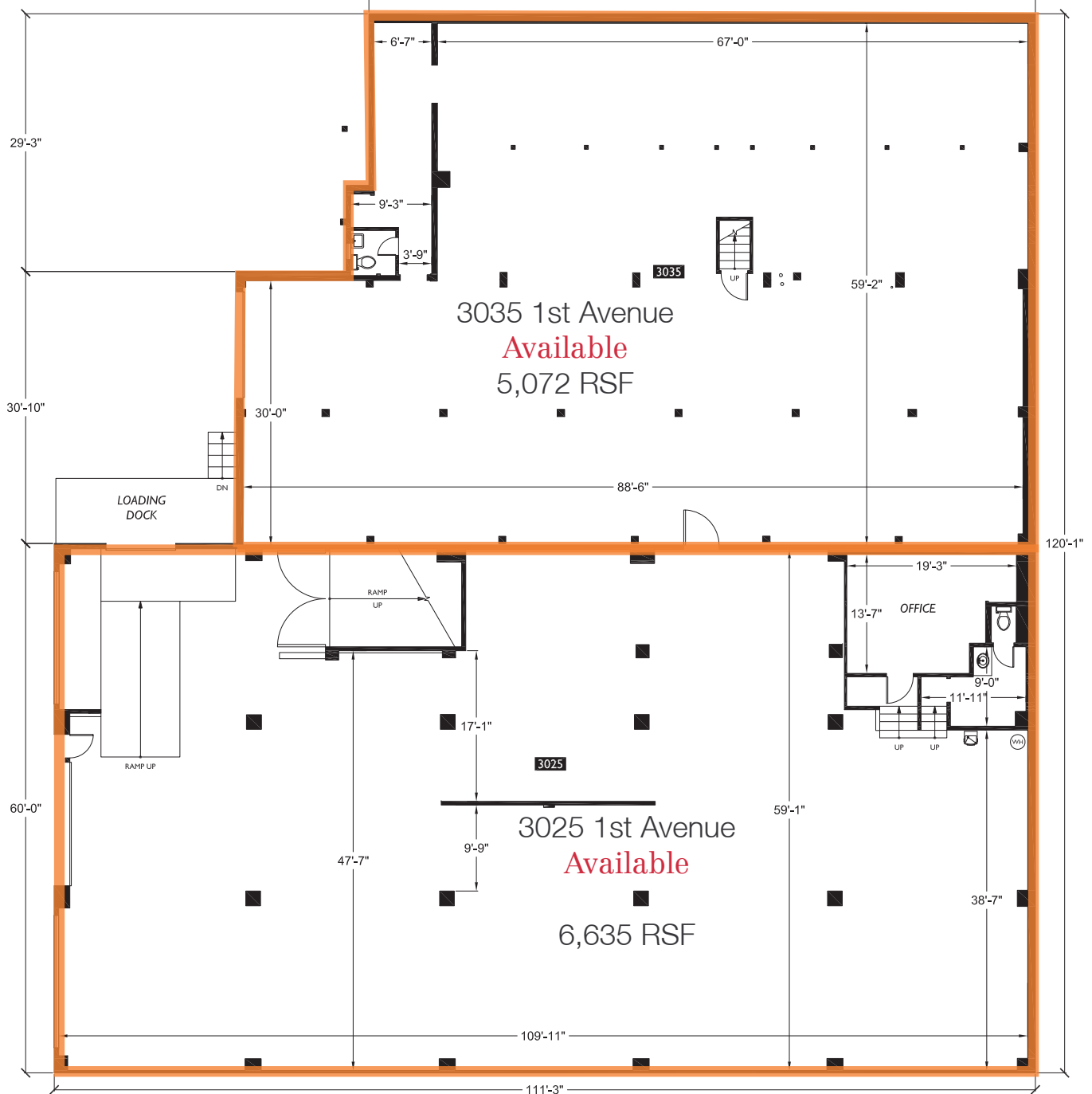
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Warehouse Space For Lease

# 3025/3035 1st Avenue

**Warehouse** 11,707 RSF

*(Both spaces can be combined or leased separately)*

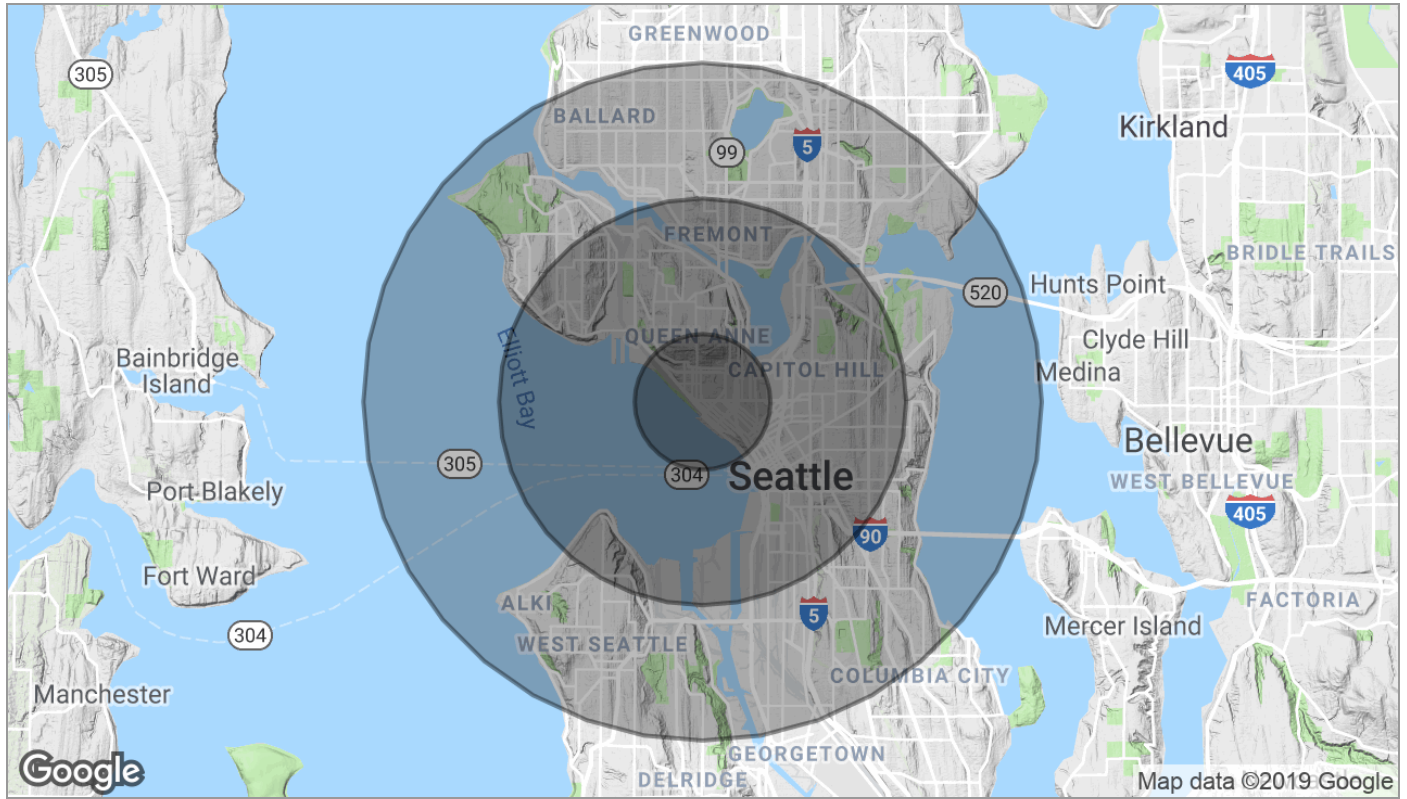


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# Demographics



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL POPULATION	22,849	169,738	427,928
MEDIAN AGE	34.4	35.0	35.3
MEDIAN AGE (MALE)	34.9	35.7	35.5
MEDIAN AGE (FEMALE)	33.6	34.5	35.0
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL HOUSEHOLDS	16,558	100,679	216,199
# OF PERSONS PER HH	1.4	1.7	2.0
AVERAGE HH INCOME	\$74,366	\$77,363	\$82,519
AVERAGE HOUSE VALUE	\$526,972	\$583,423	\$572,842

\* Demographic data derived from 2010 US Census



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