



RETAIL FOR LEASE

5240 University Way NE, Seattle, WA 98105



THE OPPORTUNITY

New construction! Ground floor retail space **AVAILABLE NOW** in the Muriel's Landing mixed-use project in a prime north "Ave" location near the University of Washington. 100 high-end BuiltGreen® 4-Star Certified apartments homes above, dense residential and daytime demographics, well-established retail area in a core U-District shopping area.

WCCR

West Coast Commercial Realty

Retail
Commercial
Specialists

Tiffini Connell

(206) 283-5212

www.wccommercialrealty.com

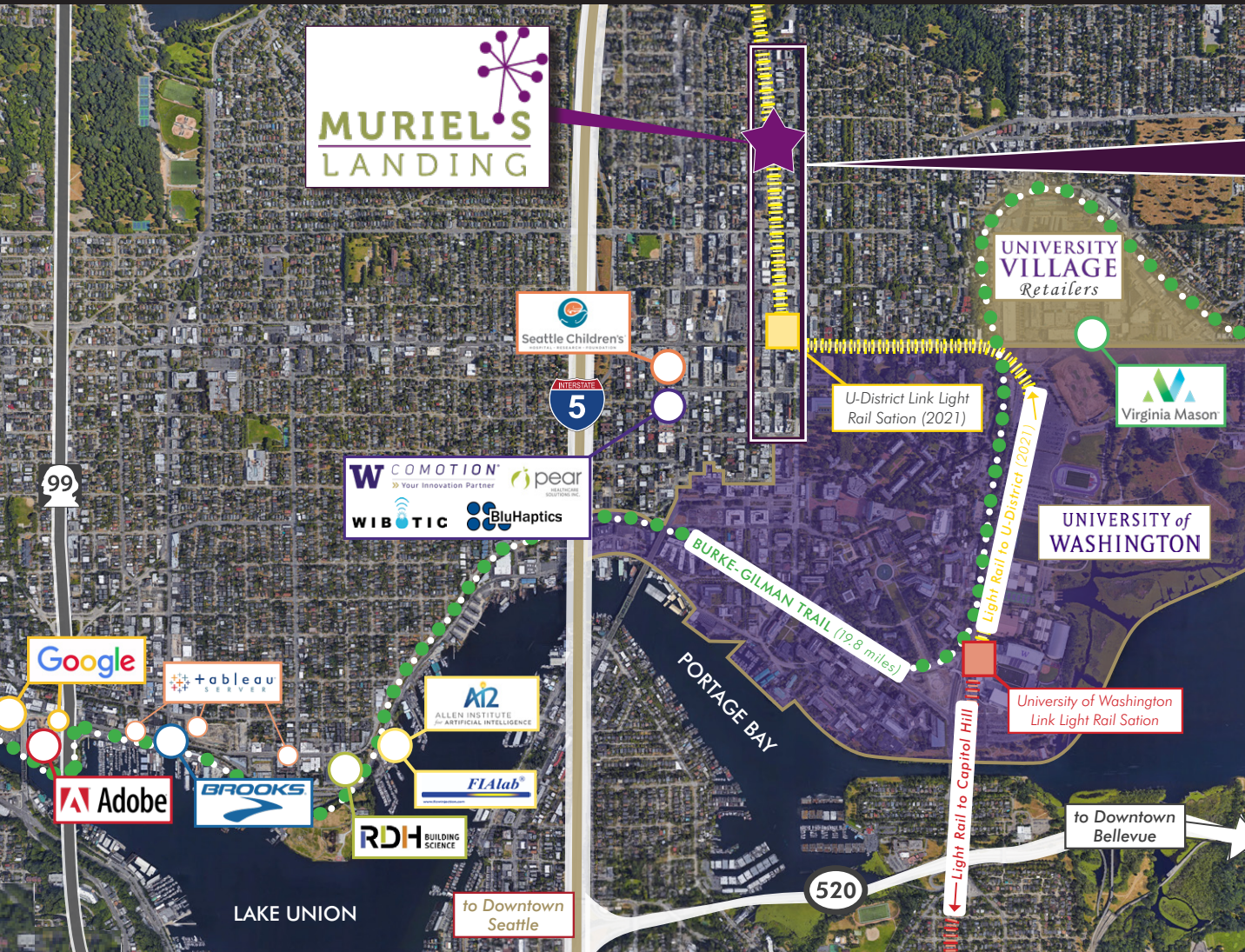


DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject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

MURIEL'S LANDING

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'THE AVE' RETAIL CORRIDOR

Join an established and diverse mix of local and national tenants



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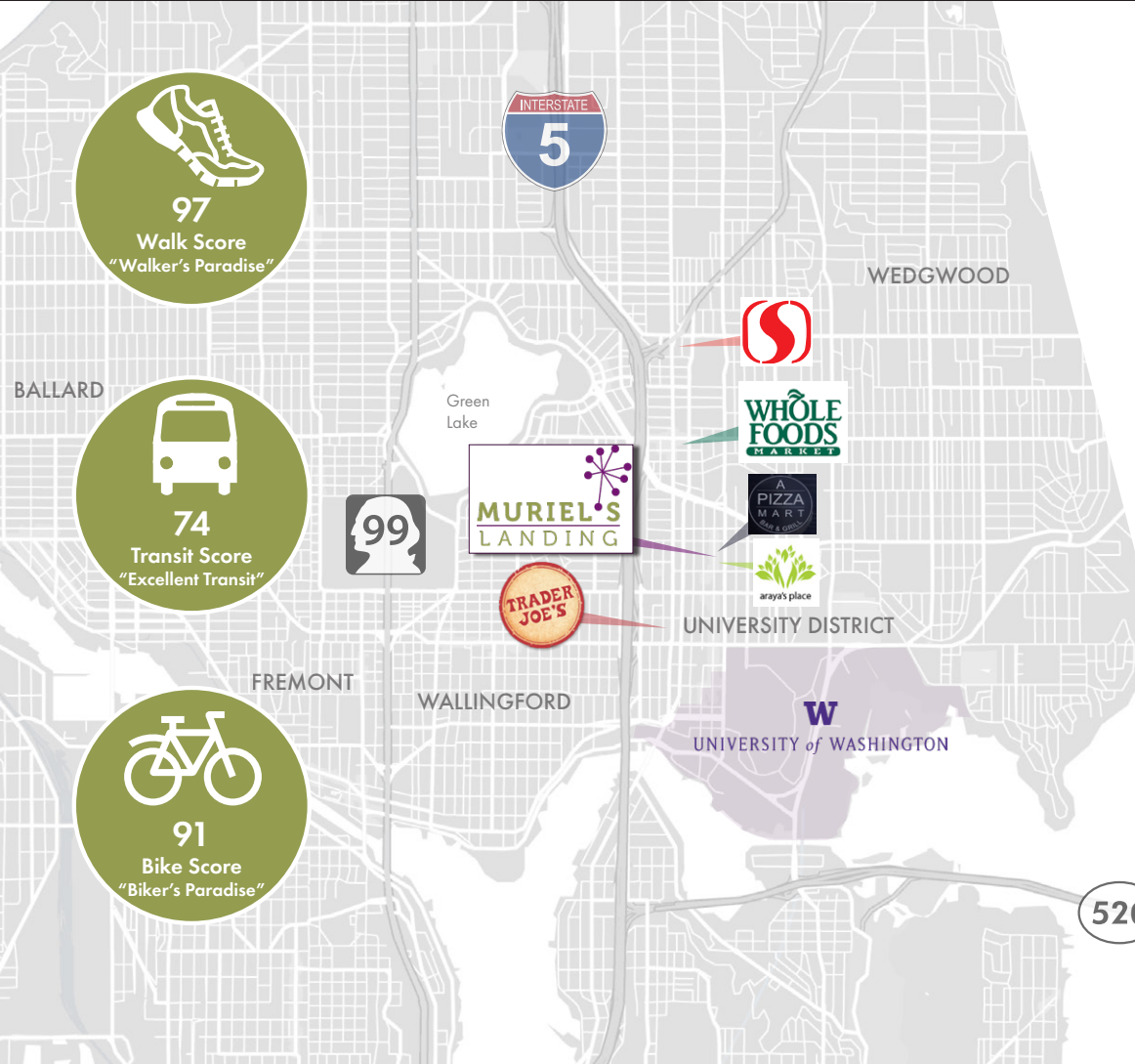
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STRONG DEMOGRAPHICS



TOTAL POPULATION

- 1-Mile: 51,224
- 2-Mile: 121,200
- 3-Mile: 226,088

TOTAL DAYTIME EMPLOYEES

- 1-Mile: 48,345
- 2-Mile: 79,332
- 3-Mile: 128,018

POPULATION DENSITY

- 1-Mile: 16,251.82 / sq. mile
- 2-Mile: 9,613.23 / sq. mile
- 3-Mile: 8,063.37 / sq. mile

AVERAGE HOUSEHOLD INCOME

- 1-Mile: \$103,018
- 2-Mile: \$136,807
- 3-Mile: \$137,364



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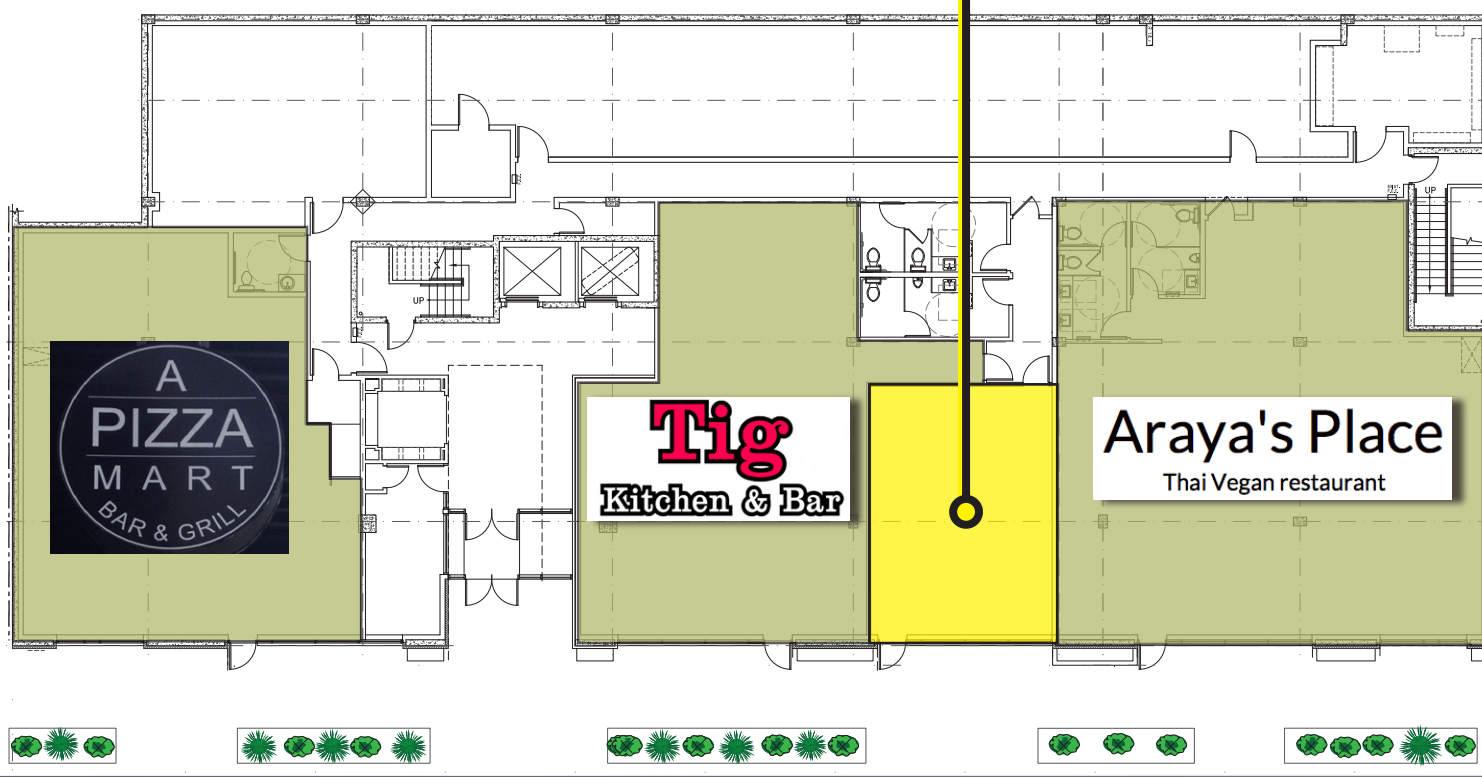
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FLOOR PLAN

800 SF
AVAILABLE



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