

OFFICE OR RETAIL
SPACE FOR LEASE

GUINEVERE APARTMENTS

522 N 85th St / Seattle, WA 98103

SMALL SPACE AVAILABILITY IN GREENWOOD

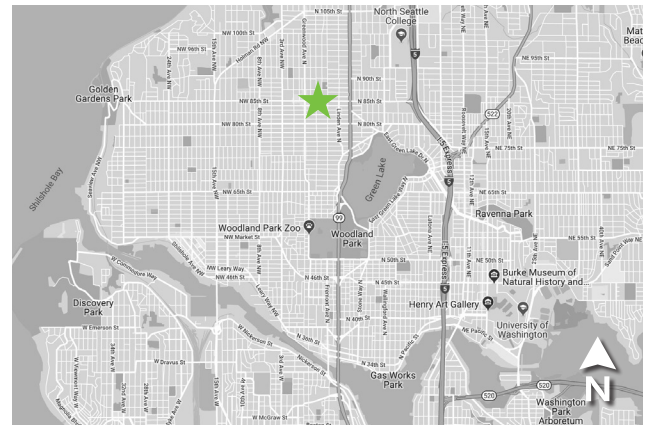
SUITE A

- + Approximately 674 SF
- + Rate: \$27 PSF Modified Gross
- + Access to shared, common area restrooms
- + Ideal for professional service or office use
- + Building co-tenants: Monkey Grind Espresso and IRG Physical Therapy

2019 KEY DEMOGRAPHICS (1-MILE)*

- + Avg Household Income \$118,316
- + Population 34,492
- + Households 15,101
- + Traffic counts on N 85th Street 21,977 VPD (2018)

*Source: Ersi



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DEMOGRAPHICS

		1 Mile	3 Miles	5 Miles
Population	2019 Population - Current Year Estimate	34,187	245,247	436,933
	2024 Population - Five Year Projection	36,175	263,335	469,536
	2010-2019 Annual Population Growth Rate	1.10%	1.71%	1.63%
	2019-2024 Annual Population Growth Rate	1.14%	1.43%	1.45%
Households	2019 Households - Current Year Estimate	15,672	111,662	203,077
	2024 Households - Five Year Projection	16,491	120,054	218,759
	2010 Households - Census	14,366	96,904	174,823
	2010-2019 Annual Household Growth Rate	0.95%	1.54%	1.63%
	2019-2024 Annual Household Growth Rate	1.02%	1.46%	1.50%
	2019 Average Household Size	2.16	2.09	2.06
Household Income	2019 Average Household Income	\$127,852	\$123,751	\$134,492
	2024 Average Household Income	\$149,233	\$143,644	\$154,574
	2019 Median Household Income	\$101,688	\$88,681	\$94,927
	2024 Median Household Income	\$114,825	\$105,953	\$110,447
Housing Units	2019 Housing Units	16,352	118,016	216,334
	2019 Vacant Housing Units	680	6,354	13,257
	2019 Occupied Housing Units	15,672	111,662	203,076
	2019 Owner Occupied Housing Units	8,512	51,131	94,985
	2019 Renter Occupied Housing Units	7,160	60,531	108,091
Education	2019 Population 25 and Over	25,942	173,482	316,580
	HS and Associates Degrees	7,489	50,108	89,575
	Bachelor's Degree or Higher	17,799	119,009	218,255
Place of Work	2019 Businesses	1,189	10,010	17,808
	2019 Employees	7,451	85,139	195,938

Source: Esri



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