

PRIME RETAIL SPACE & DRIVE THRU

FOR LEASE

AVAILABLE APRIL 1, 2019



SHORELINE RETAIL BUILDING

17518 15TH AVE NE, SHORELINE, WA 98155

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 JSH | PROPERTIES, INC.

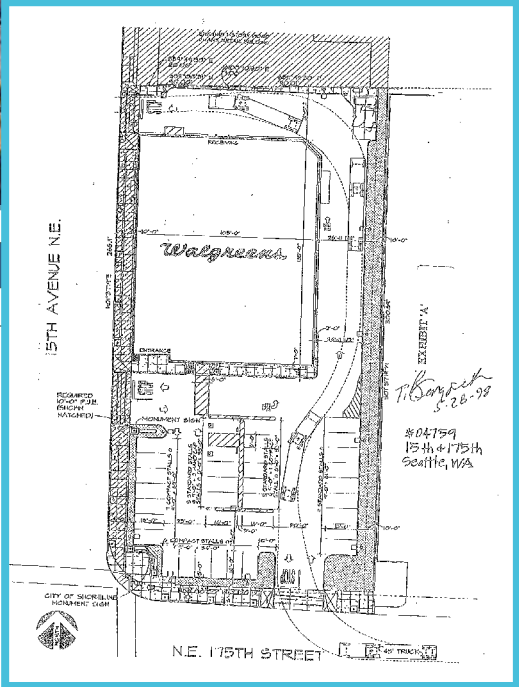
325 166TH AVENUE NE, SUITE F-260 | REDMOND, WA 98052
425.455.0500 | WWW.JSHPROPERTIES.COM



RSF	BASE RENT	NNN
13,905 SF	\$23/SF	TENANT PAYS DIRECTLY

Great opportunity to be a part of North City's Shoreline neighborhood development.

- » 13,905 SF building with drive thru available
- » Daily Traffic: 15,683 VPD on 15th Avenue NE / 13,684 VPD on NE 175th St
- » Parking stalls: Total 32 (29 standard, 2 ADA, 1 EV)
- » Lot Size: 44,548 SF
- » Across from Safeway with Fuel Station and Starbucks
- » High visibility location at the intersection of 15th Ave NE and NE 175th Street in North City
- » New apartment development under construction on 15th Avenue NE with 243 units
- » Quick access to I-5, Highway 99 and Highway 522



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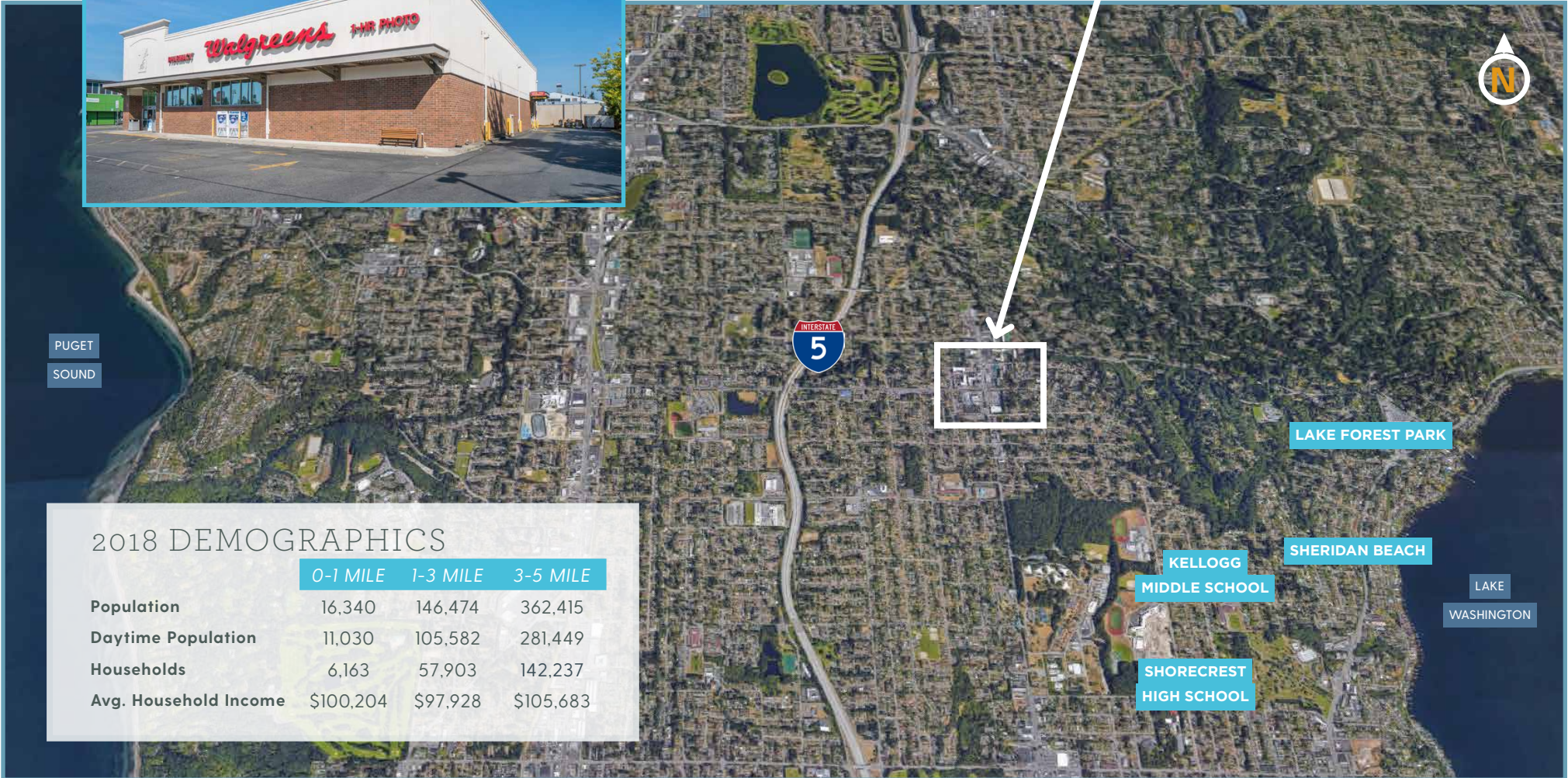
15,683
VEHICLES PER DAY



46%
Bachelor's and/or
Graduate/Prof. Degree



**Top 3
Segments**
City Lights
Pleasantville
Golden Years



PUGET
SOUND

2018 DEMOGRAPHICS

	0-1 MILE	1-3 MILE	3-5 MILE
Population	16,340	146,474	362,415
Daytime Population	11,030	105,582	281,449
Households	6,163	57,903	142,237
Avg. Household Income	\$100,204	\$97,928	\$105,683