

RETAIL FOR LEASE

809-815 NE 45TH ST | SEATTLE, WA



TOMMY AARTS

Associate
206.398.2261
tommy.aarts@kidder.com

DAMIAN SEVILLA

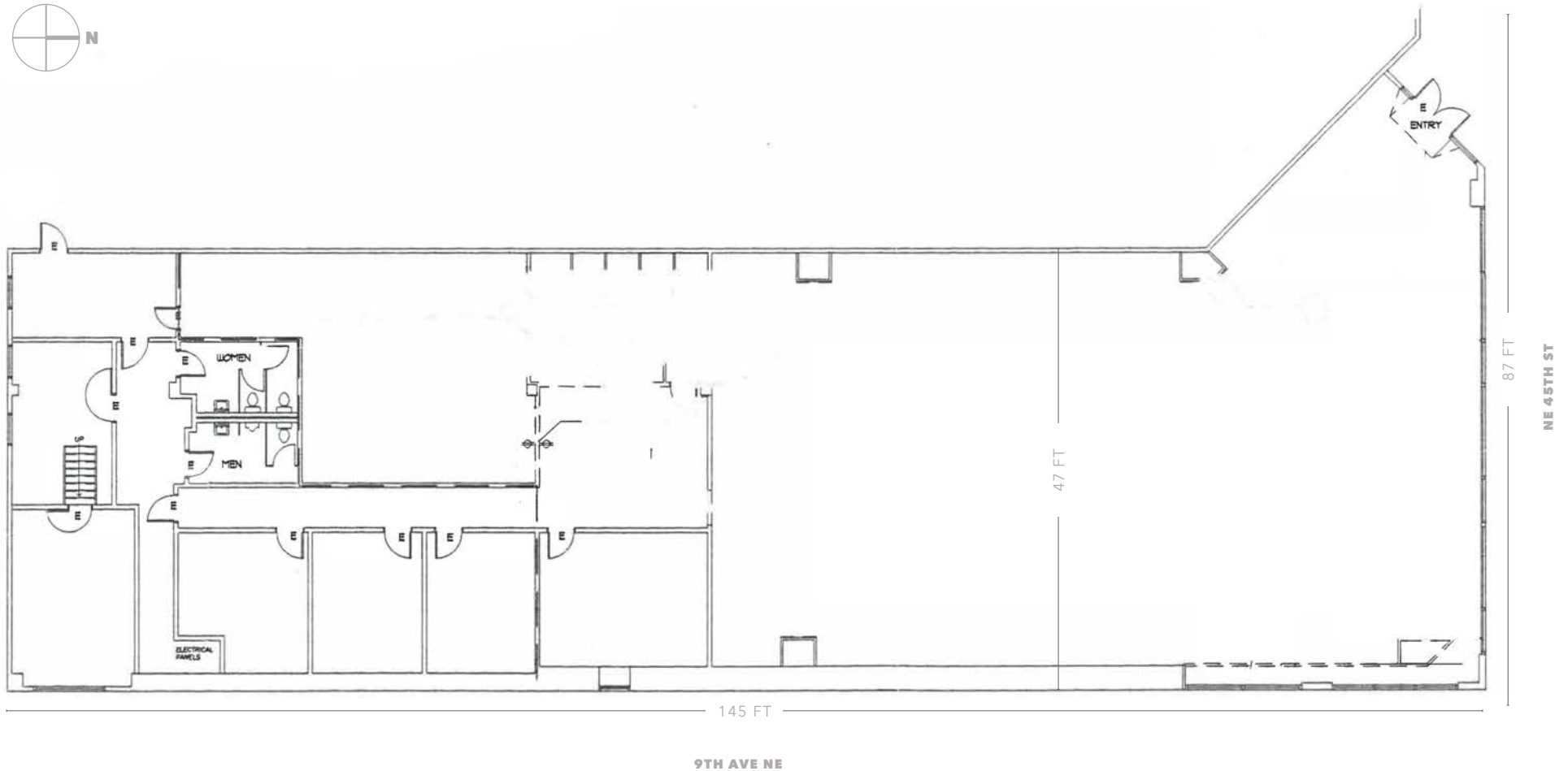
Vice President
206.296.9648
damian.sevilla@kidder.com

JASON MILLER

Vice President
206.296.9649
jason.miller@kidder.com



FLOOR PLAN



FIRST FLOOR

FLOOR LEVEL

8,838 SF

AVAILABLE SF

\$25.00/SF/YR

RATE

\$6.00 NNN/SF/YR. "EST."

NNN'S

FOR LEASE

809-815 NE 45th ST



UNIQUE retail, service office or medical space

FRONTAGE and exposure of nearly 90 feet

CLOSEST ACCESS to the Freeway, multiple transit locations and only blocks away from the Lightrail station

UNEQUALED signage opportunities with two large raised monument signs, building signage

RARE Junior box in city with access to 93 parking spaces across the street

4 BLOCKS from New Light Rail station scheduled to complete Q 4 2021

21 MIN to Westlake Station

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder Mathews

UNIVERSITY DISTRICT

RETAIL SUITE

46,081

UNIVERSITY POPULATION

160,240

DAILY TRAFFIC COUNT

3,509

TOTAL BUSINESSES WITHIN 1 MILE

93

WALK SCORE - WALKER'S PARADISE

87

BIKE SCORE - VERY BIKEABLE

74

TRANSIT SCORE - EXCELLENT TRANSIT



 **160,240**
Daily Traffic Count

809-815 NE 45TH ST

W
UNIVERSITY of
WASHINGTON

FOR LEASE

809-815 NE 45th ST

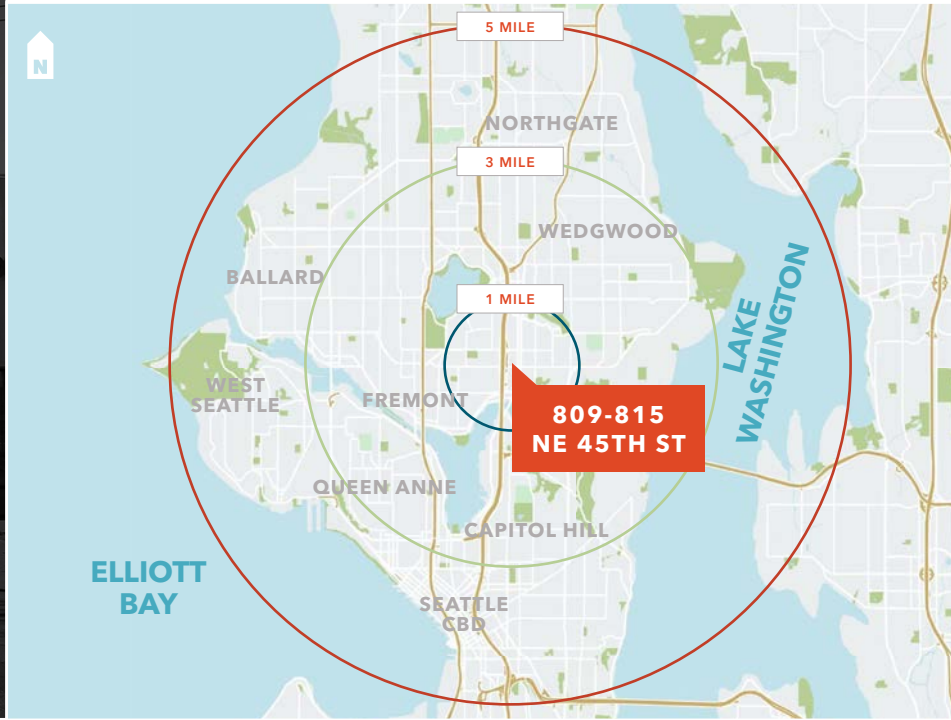
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION			
Estimated Population (2019)	52,183	287,008	551,202
Projected Population (2024)	54,732	304,194	584,371
Census Population (2010)	42,279	231,977	437,382
Projected Annual Growth (2019 - 2024)	2,549 (1.0%)	17,186 (1.2%)	33,169 (1.2%)
Historical Annual Growth (2010 - 2019)	9,904 (2.1%)	55,031 (2.1%)	113,820 (2.3%)

HOUSEHOLDS			
Estimated Households (2019)	20,793	140,017	278,371
Projected Households (2024)	22,289	150,315	298,997
Projected Annual Growth (2019 - 2024)	1,497 (1.4%)	10,299 (1.5%)	20,626 (1.5%)
Historical Annual Change (2000 - 2019)	6,114 (2.2%)	37,483 (1.9%)	84,446 (2.3%)
Estimated Average HH Income (2019)	\$87,044	\$138,916	\$129,336
Projected Average HH Income (2024)	\$96,182	\$154,746	\$143,988

DAYTIME DEMOGRAPHICS			
Total Businesses	3,509	16,794	38,133
Total Employees	49,643	146,286	409,136

52,183	\$87,044	1.0%
ESTIMATED POPULATION	AVERAGE HH INCOME	POPULATION GROWTH



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FOR LEASE

809-815 NE 45th ST

MAIN ROOM



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder Mathews

FOR LEASE

809-815 NE 45th ST

MULTIPLE SIGN LOCATIONS



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder Mathews



EXCLUSIVELY REPRESENTED BY

TOMMY AARTS

Associate

206.398.2261

tommy.aarts@kidder.com

DAMIAN SEVILLA

Vice President

206.296.9648

damian.sevilla@kidder.com

JASON MILLER

Vice President

206.296.9649

jason.miller@kidder.com

