



**WALLACE**  
PROPERTIES

330 112th Ave NE, Suite 200  
Bellevue, WA 98004  
425-455-9976  
www.wallaceproperties.com

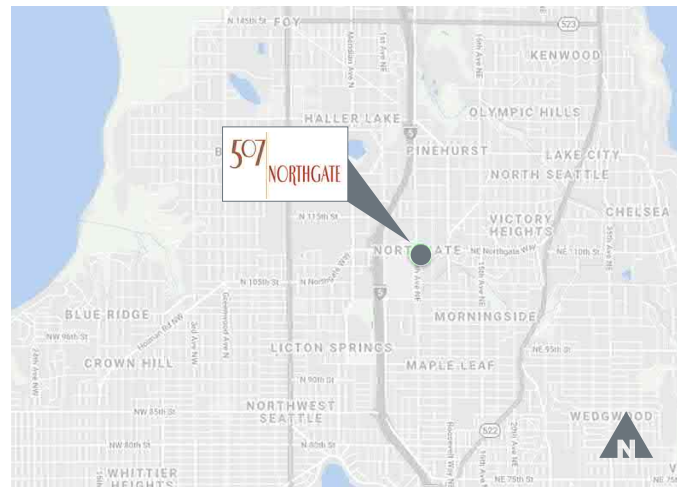
# 507 NORTHGATE

Retail Space Available | 507 NE Northgate Way | Seattle, WA 98125



## NORTHGATE WAY RETAIL LOCATED IN 24 HOUR FITNESS BUILDING

- Suite E | Approximately 2,465 SF
- Rental Rate: Call for rates
- Estimated NNN: \$7.06
- Located directly across from Northgate Mall's major redevelopment site and new NHL practice facility
- Walking distance to Northgate Light Rail Station
- 32,649 vehicles per day on Northgate Way
- Strong daytime and residential population
- Tenants include 24 Hour Fitness, Supercuts and Jimmy John's
- Great parking located on same level as retail, 3/1,000



Demographics	1 mile	3 mile	5 mile
2022 Population:	25,354	201,087	424,779
2022 Households:	10,674	79,374	163,133
2022 Average HHI:	\$101,656	\$129,992	\$134,561
2022 Daytime Population:	9,836	44,136	144,638

For more information, please contact:

Christine Hanhart  
425.233.1875  
chanhart@wallaceproperties.com

# 507 NORTHGATE

507 NE Northgate Way | Seattle, WA 98125

## Neighboring Retail Tenants



### LOCATION ADVANTAGE

507 Northgate is located in the heart of Seattle's thriving Northgate Market Area. The project is directly across from Northgate Mall which is undergoing a major conversion into a mixed-use hub with the addition of residential, retail, office buildings, and the Seattle Kraken's NHL practice facility.

The long-awaited Northgate Light Rail Station is estimated to open in August 2021 which Sound Transit estimates serving 41,000 – 49,000 daily riders within the first year of opening.

The major conversion of Northgate Mall and the addition of the Northgate Light Rail Station will enhance what is already a thriving market that makes 507 Northgate a premier location for retailers and service providers.

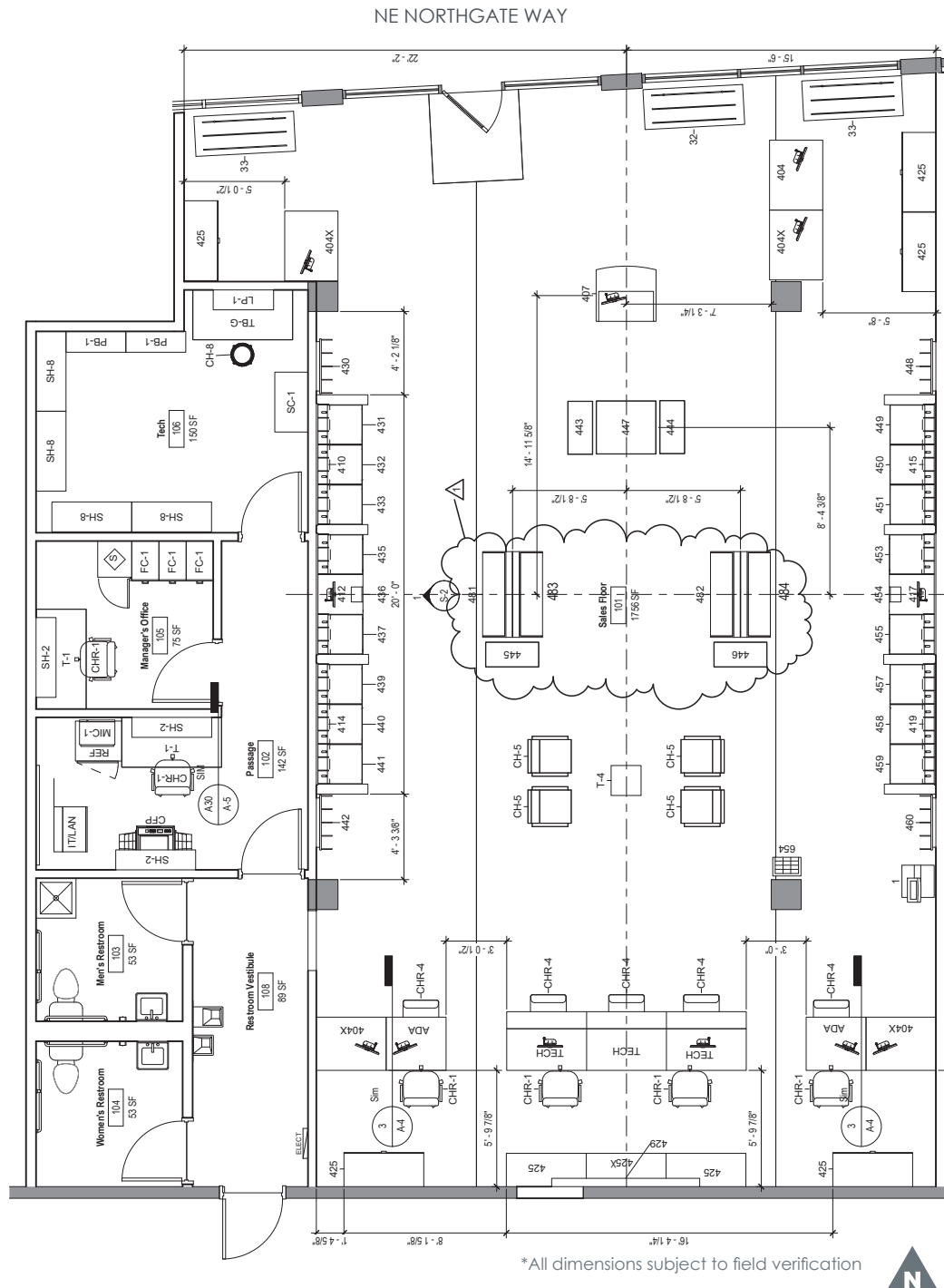
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Space Plan | Suite E: Approximately 2,465 SF



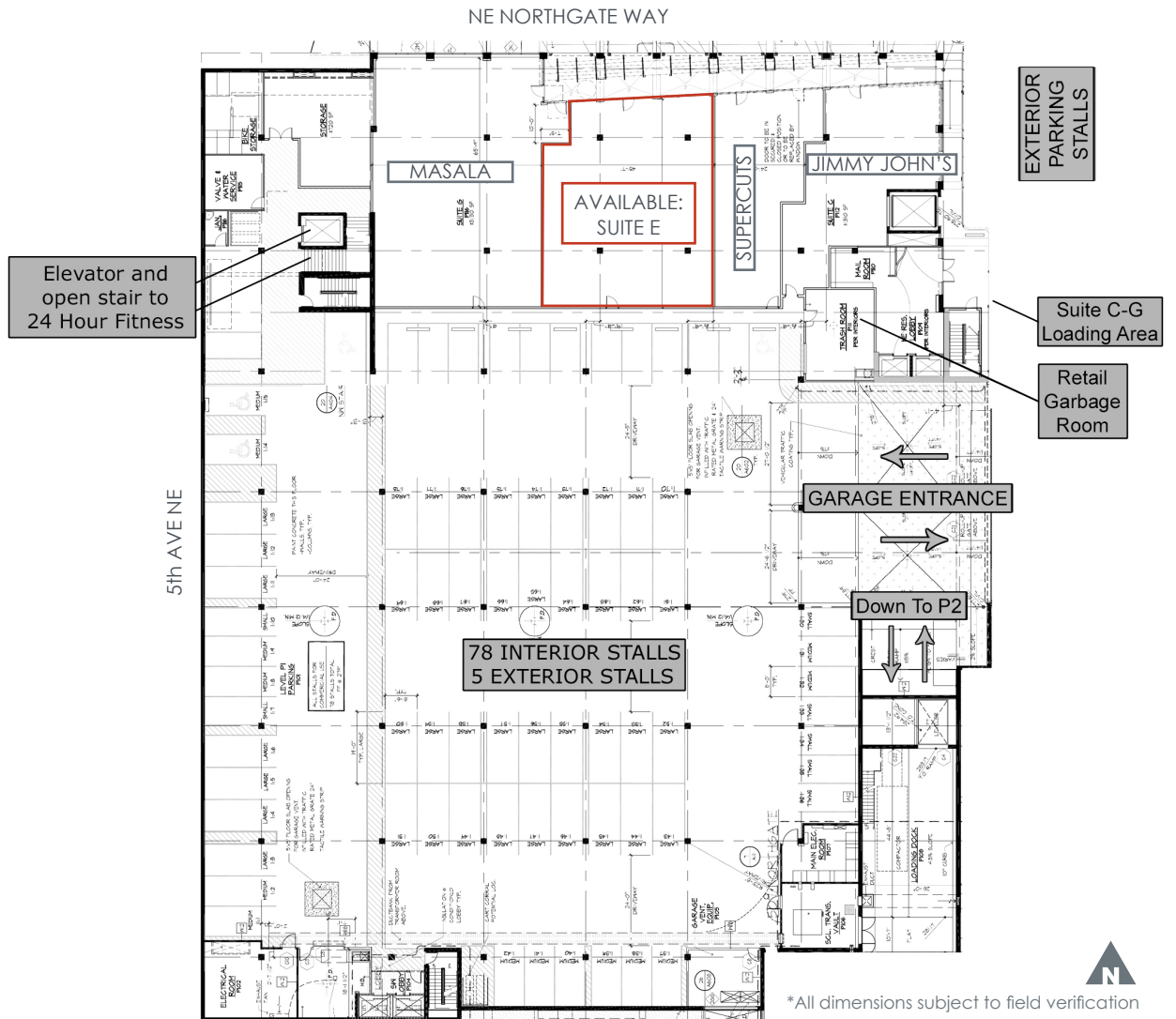
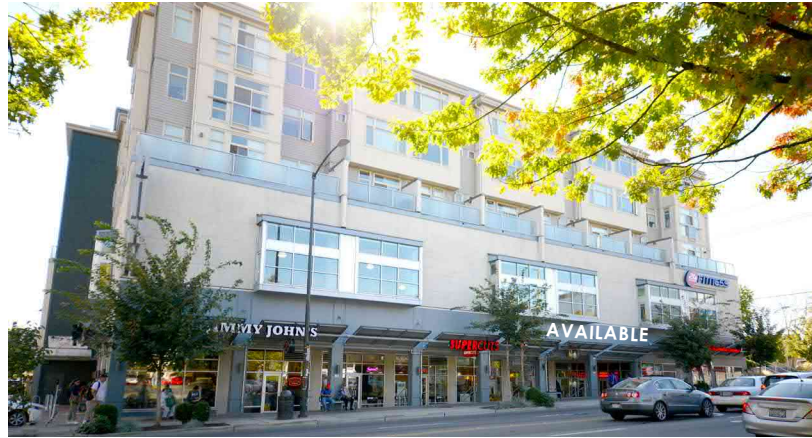
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Site Plan | Suite E: Approximately 2,465 SF



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# 507 NORTHGATE

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## Location Facts & Demographics



### CITY, STATE

**Seattle, WA**

### POPULATION

**83,397**

### AVG. HH SIZE

**2.24**

### MEDIAN HH INCOME

**\$70,117**

### HOME OWNERSHIP

**18,467**

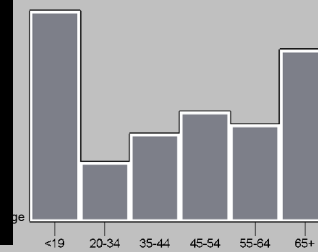
**19,790**

### GENDER & AGE

**49.18 %**



**50.82 %**



### RACE & ETHNICITY

White: **58.56 %**

Asian: **15.94 %**

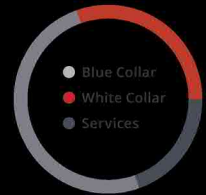
Native American: **0.41 %**

Pacific Islanders: **0.45 %**

African-American: **7.03 %**

Hispanic: **8.79 %**

Two or More Races: **8.82 %**



**56.28 %**

Employed

**1.79 %**

Unemployed

### EDUCATION

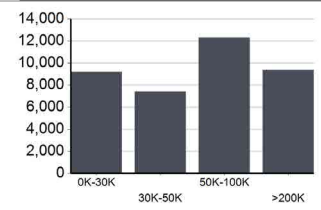
High School Grad: **16.49 %**

Some College: **21.79 %**

Associates: **7.64 %**

Bachelors: **52.20 %**

### INCOME BY HOUSEHOLD



### HH SPENDING



**\$18,318**



**\$6,673**



**\$6,997**



**\$3,038**



**\$1,656**



**\$1,422**



**\$258**



**\$398**

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