



# OAK TREE VILLAGE

10004 AURORA AVENUE N :: SEATTLE, WASHINGTON 98133

Retail 24/7.

FOR MORE INFORMATION PLEASE CONTACT:

**Constance Wilde**

Vice President

+1 206 292 6135

constance.wilde@cbre.com

NOW AVAILABLE

**CBRE**

# OAK TREE VILLAGE

10004 AURORA AVENUE N :: SEATTLE, WASHINGTON 98133

---

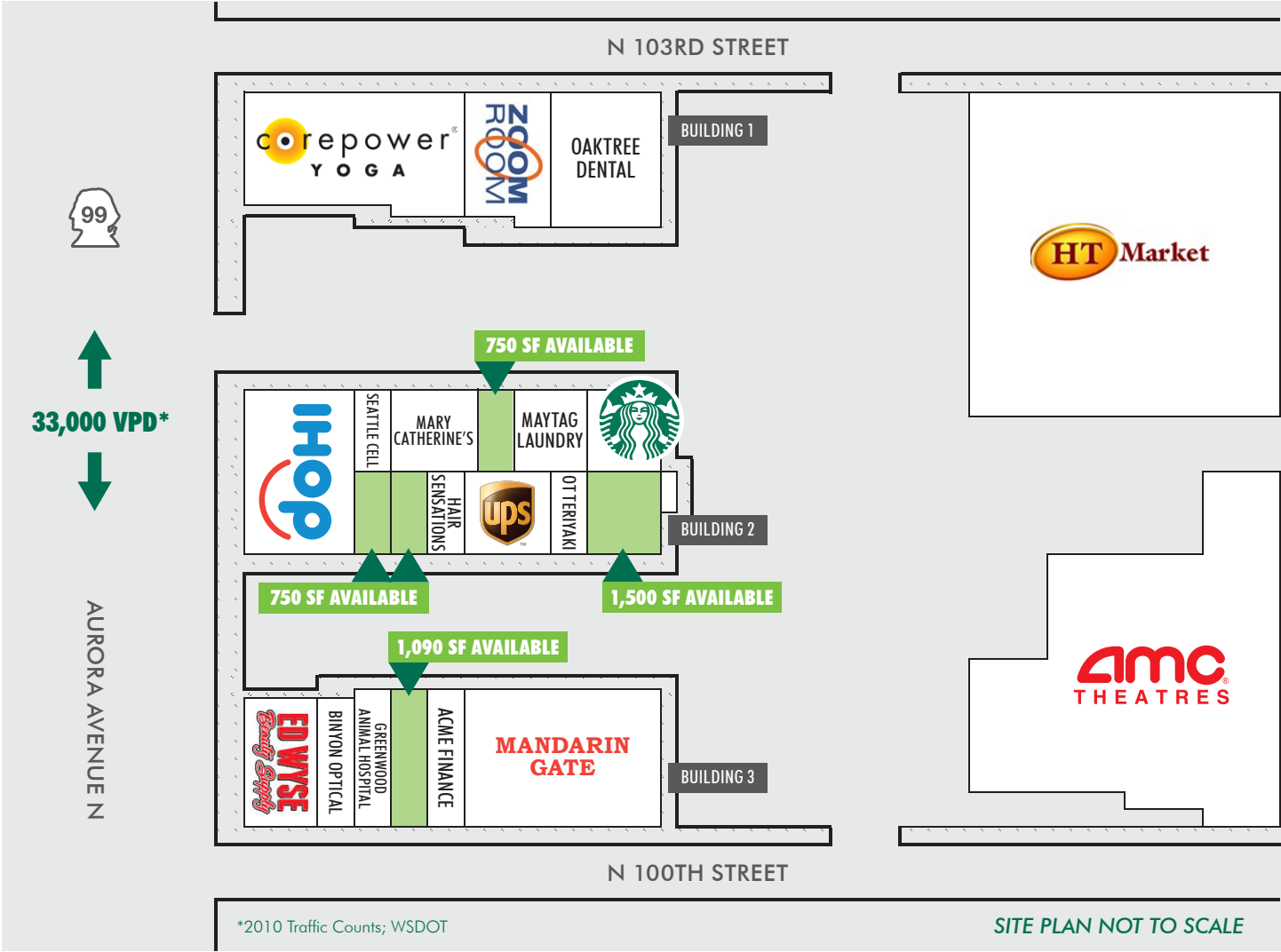


## HIGHLIGHTS

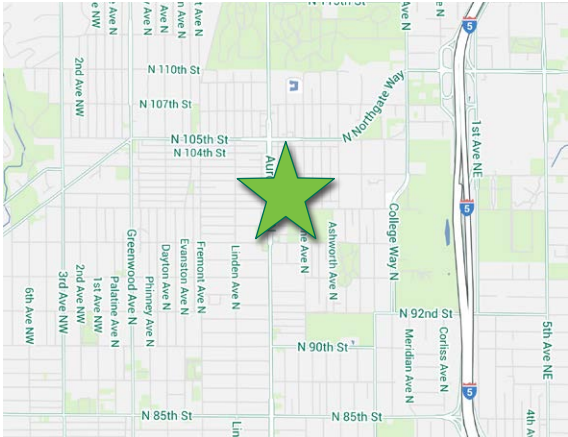
- Located on busy Aurora Avenue with 33,000 vehicles per day
- Benefit from daily traffic generated by the grocery store and evening traffic drawn by the theater
- Outstanding co-tenants include Starbucks, Ed Wyse Beauty Supply, IHOP, and Corepower Yoga
- Close in to downtown Seattle, this neighborhood is becoming a mecca for young families looking for affordable homes
- 75.9% of the adult population within a two mile radius is employed in a white collar occupation
- Gap reports indicate unmet demand in the following categories: restaurants and QSRs, mattress, stationery, home furniture and decor, appliances and electronics, hobby/toys and games



SITE PLAN



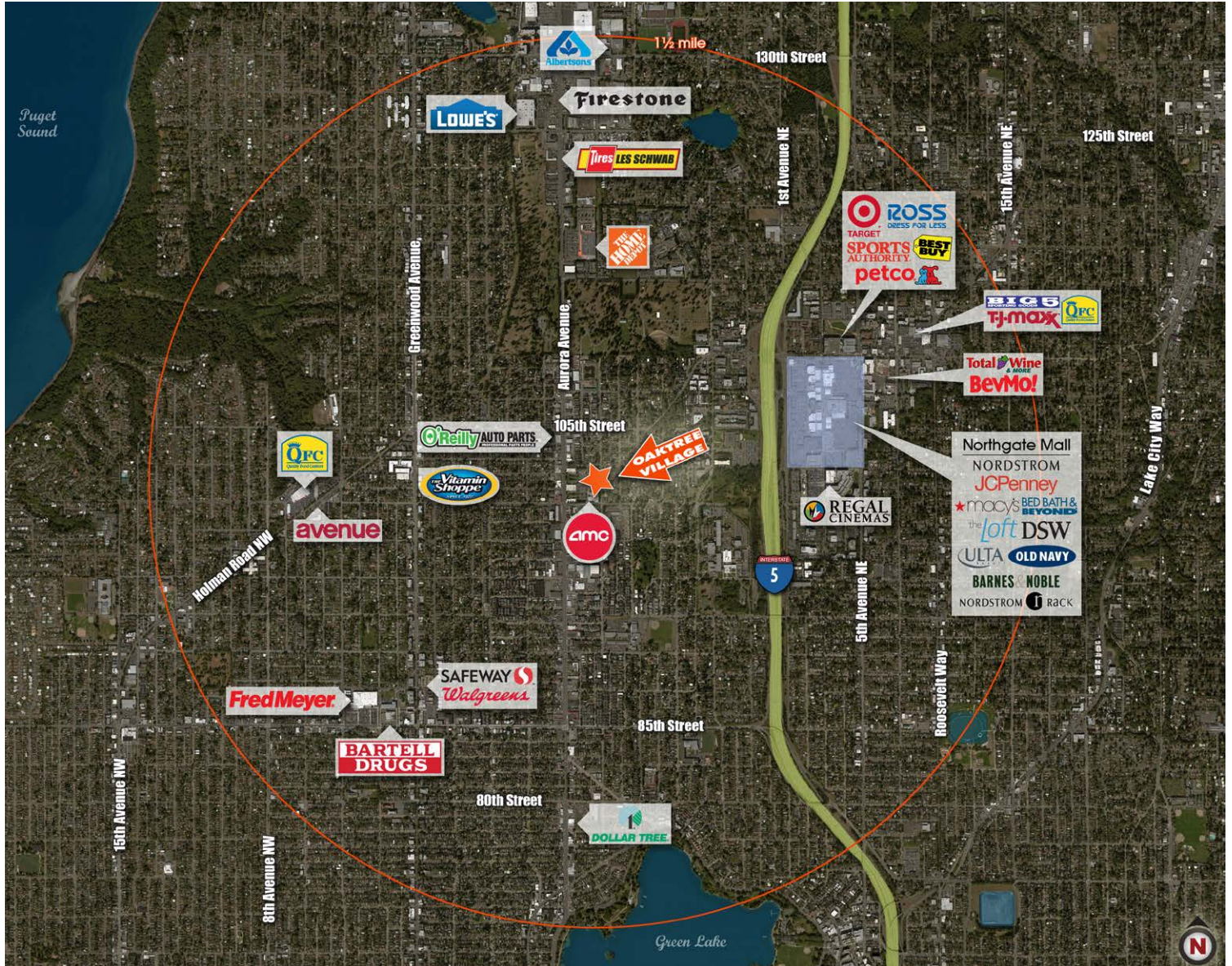
2015 ESTIMATED DEMOGRAPHICS		
	1 mile	3 miles
<b>POPULATION</b>	27,720	205,066
<b>DAYTIME POPULATION</b>	16,340	70,355
<b>HOUSEHOLDS</b>	13,131	94,961
<b>AVG. HH INCOME</b>	\$77,210	\$91,553



# OAK TREE VILLAGE

10004 AURORA AVENUE N :: SEATTLE, WASHINGTON 98133

Retail 24/7.



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**Constance Wilde**  
Vice President  
+1 206 292 6135  
constance.wilde@cbre.com

CBRE, Inc.  
1420 Fifth Avenue  
Suite 1700  
Seattle, WA 98101



© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. ejs 08-05-15