



BRIDGES @11TH

4529-4557 11TH AVENUE NORTHEAST :: SEATTLE, WASHINGTON

FOR MORE INFORMATION PLEASE CONTACT:

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NOW AVAILABLE

CBRE

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FOR LEASE

NEW MIXED-USE DEVELOPMENT

RENT

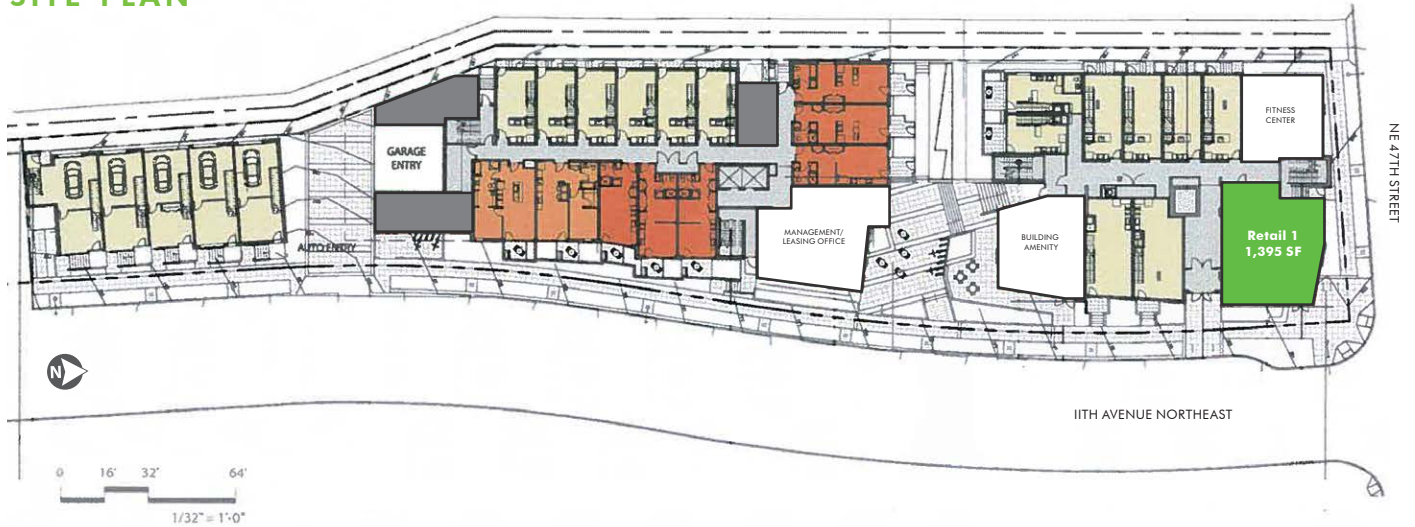
\$30.00 per square foot

HIGHLIGHTS

- One retail space available:
Retail 1 - 1,395 SF on corner of 11th Avenue NE & NE 47th Street
- New mixed-use development in the heart of the University District
- Walking or biking distance to the UW and Children's, and just a few blocks from the Sound Transit light rail station under construction at 45th and Brooklyn
- 184 residential units on site



SITE PLAN



2013 DEMOGRAPHICS (est.)	3 Mile Radius	5 Mile Radius	15 Minute Drive
POPULATION	234,621	455,985	532,182
TOTAL NUMBER OF EMPLOYEES	125,834	413,683	585,333
2018 PROJECTED POPULATION	248,195	485,100	566,930
NUMBER OF HOUSEHOLDS	110,591	222,927	256,637
AVERAGE HOUSEHOLD INCOME	\$97,861	\$90,824	\$89,707
AVG. EFFECTIVE BUYING INCOME	\$82,416	\$76,628	\$75,738

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