

FOR SUBLEASE

# Medical Space Sublease - Lake City

3050 NE 127TH STREET | SEATTLE 98125

RETAIL

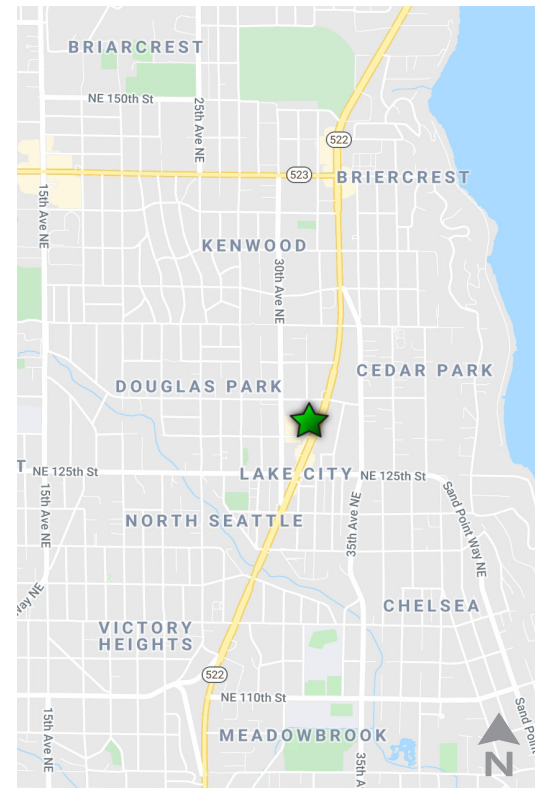
PRIME LOCATION ON LAKE CITY WAY!



## PROPERTY HIGHLIGHTS

- + 3,590 SF
- + \$25 PSF + NNN
- + High visibility end cap, adjacent to Chipotle
- + Center anchored by Grocery Outlet, ACE Hardware, and O'Reilly Auto Parts
- + Monument signage
- + Abundant surface parking
- + Traffic count 38,148 VPD on Lake City Way NE\*
- + Currently built-out for medical use (former Immediate Clinic)
- + Sublease through 8/31/23 - longer term is possible

\*(Source: CoStar 2018)



## Key Demographics

	1 Mile	3 Miles
2019 Households - Current Year Estimate	10,876	64,322
2019 Population - Current Year Estimate	23,877	146,927
2019 Average Household Income	\$101,776	\$120,499

Source: ERSI

3050 NE 127TH STREET, SEATTLE, WA 98125

[www.cbre.us/seattle](http://www.cbre.us/seattle)





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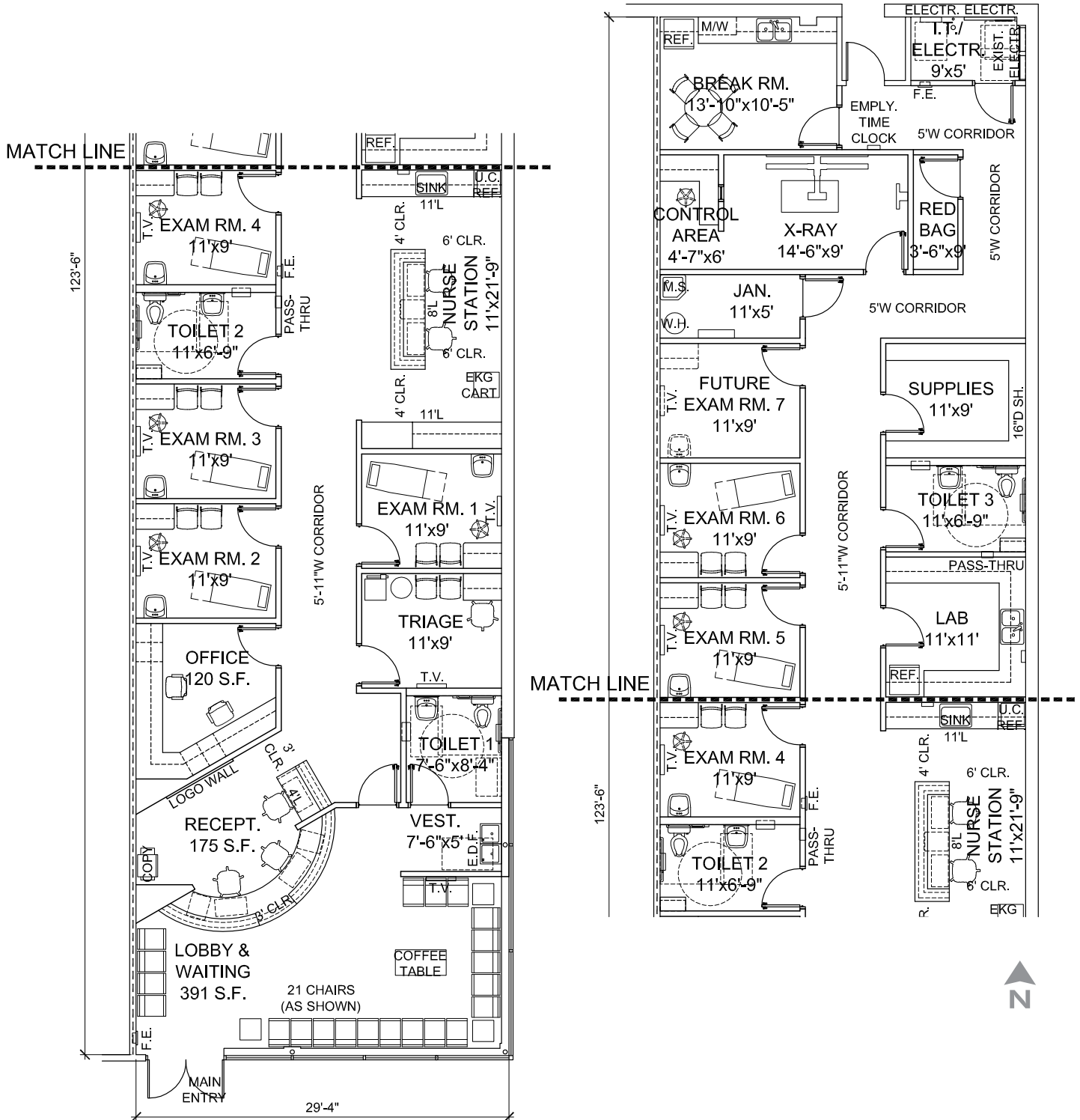
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## FLOOR PLAN



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## DEMOGRAPHICS

	1 Mile	3 Mile
<b>Population</b>		
2019 Population - Current Year Estimate	23,877	146,927
2024 Population - Five Year Projection	25,437	155,728
2010 Population - Census	21,345	132,536
2000 Population - Census	20,064	127,455
2010-2019 Annual Population Growth Rate	1.22%	1.12%
2018-2024 Annual Population Growth Rate	1.27%	1.17%
<b>Households</b>		
2019 Households - Current Year Estimate	10,876	64,322
2024 Households - Five Year Projection	11,566	97,975
2010 Households - Census	9,747	58,428
2000 Households - Census	8,900	55,529
2010-2019 Annual Household Growth Rate	1.19%	1.04%
2019-2024 Annual Household Growth Rate	1.24%	1.11%
2019 Average Household Size	2.18	2.25
<b>Household Income</b>		
2019 Average Household Income	\$101,776	\$120,499
2024 Average Household Income	\$120,175	\$140,090
2019 Median Household Income	\$73,861	\$86,894
2024 Median Household Income	\$86,508	\$103,547
2019 Per Capita Income	\$46,474	\$52,759
2024 Per Capita Income	\$54,769	\$61,151

Source: ERSI

## CONTACT US

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