

FOR LEASE

Oak Tree Village

10004 AURORA AVENUE N, SEATTLE, WA 98133

RETAIL



PROPERTY HIGHLIGHTS

- + Located on busy Aurora Avenue with 37,000 vehicles per day*
- + Benefit from evening traffic drawn by the AMC theater recently remodeled
- + Outstanding co-tenants include Wing Stop, Ed Wyse Beauty Supply, IHOP and UPS store
- + Close in to downtown Seattle, the surrounding neighborhoods are a mecca for young families looking for affordable homes
- + 82.3% of the adult population within a 10 minute drive time is employed in a white collar occupation**
- + Highly educated population with 66.5% bachelors or graduate/professional degree and average household incomes of \$131,512**
- + Convenient to the densely populated surrounding neighborhoods on a busy arterial.**
- + 4,900 SF yoga studio space is divisible with the smallest GLA approximately 3,500 SF

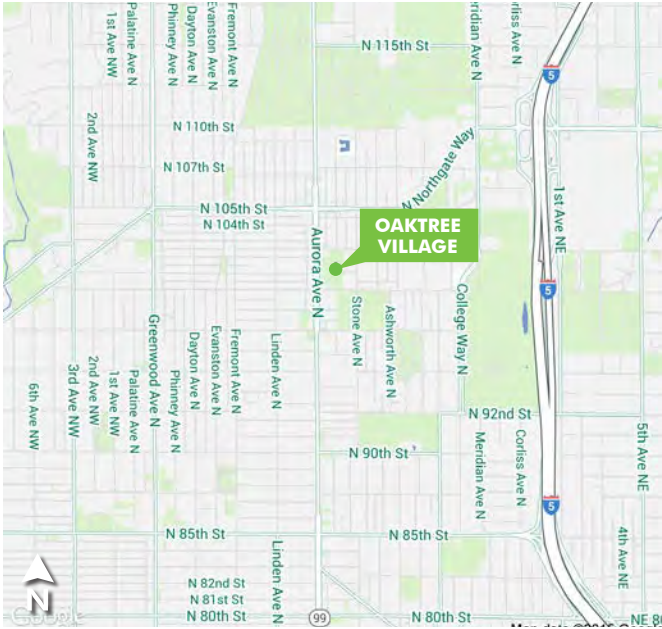
*Source: Costar 2018

**Source: ESRI 2020

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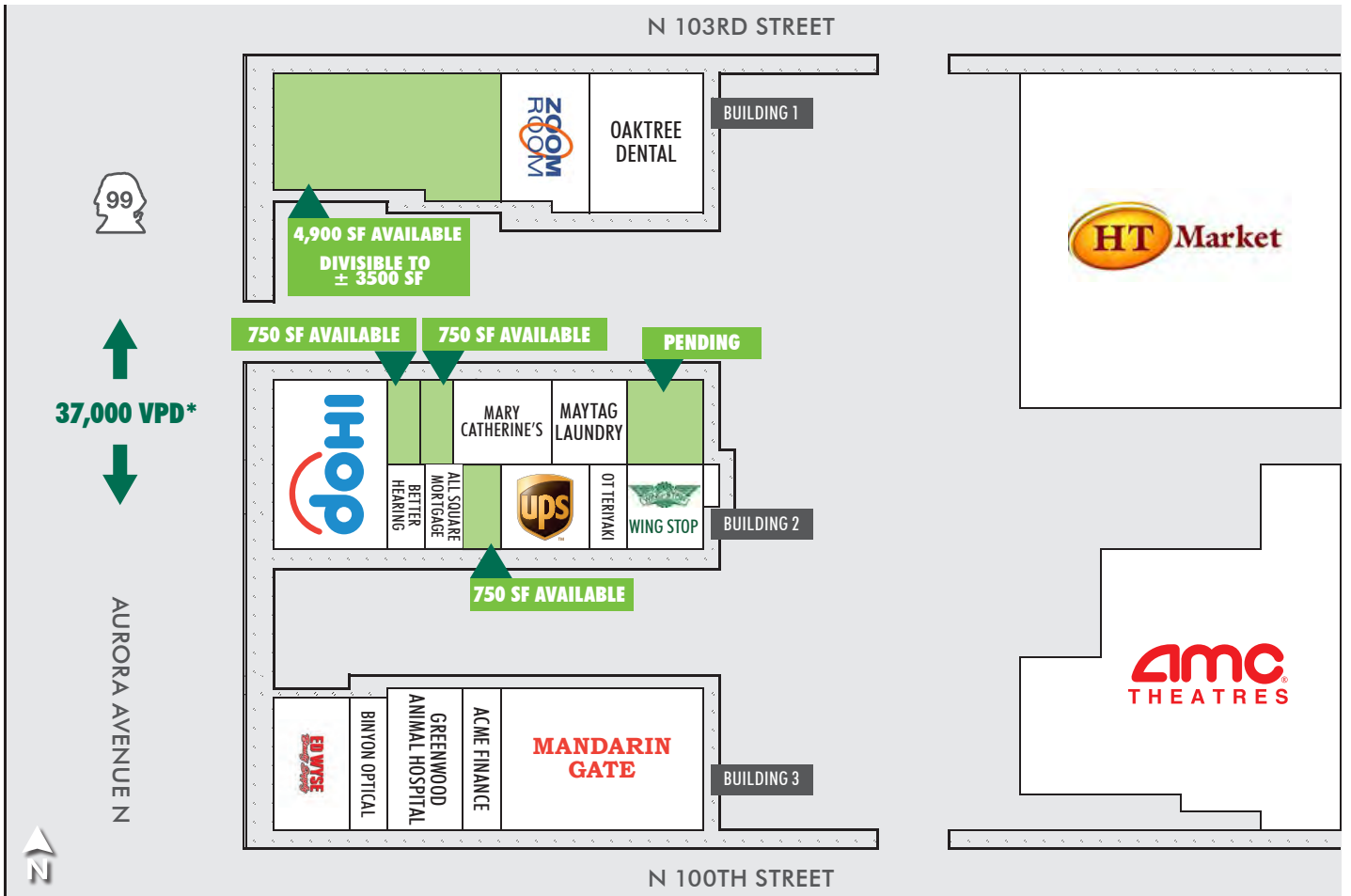
DEMOGRAPHICS

2020 Demographics

Drive Times	5 Minutes	7 Minutes	10 Minutes
Population	58,607	120,838	270,274
Daytime population	56,401	111,156	251,846
Avg. Household Income	\$115,106	\$128,667	\$131,512

Source: ERSI 2020

 SITE PLAN



*Source: Costar 2018

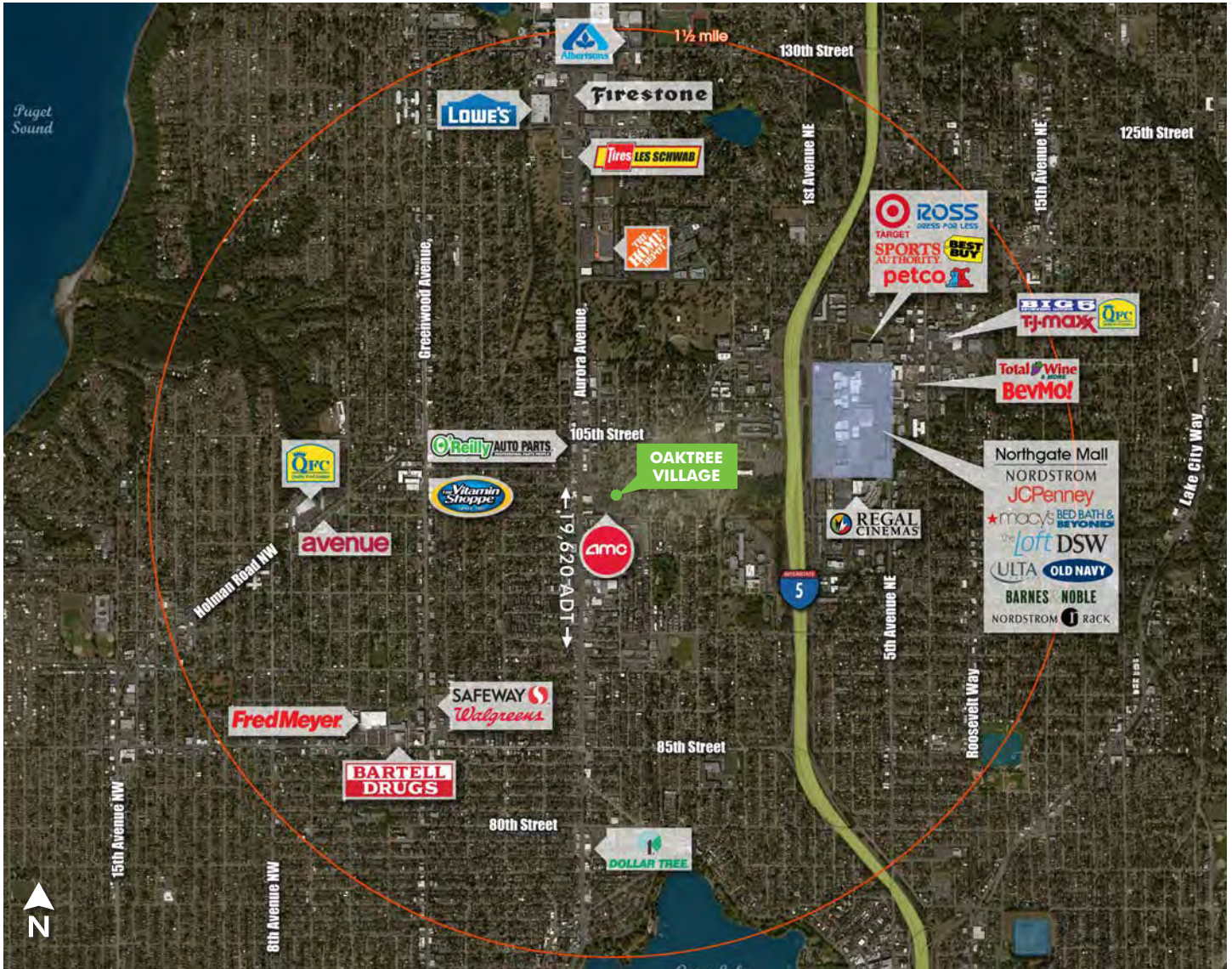


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CONTACT US

Constance Wilde

Vice President
+1 206 292 6235
constance.wilde@cbre.com

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

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