

5101 25TH AVE NE, SEATTLE, WA 98105

# THE CORYDON

RETAIL SPACE AVAILABLE NOW



FOR MORE INFORMATION PLEASE CONTACT:

**TRACY CORNELL**

tracyc@gibraltarusa.com  
206.948.0630

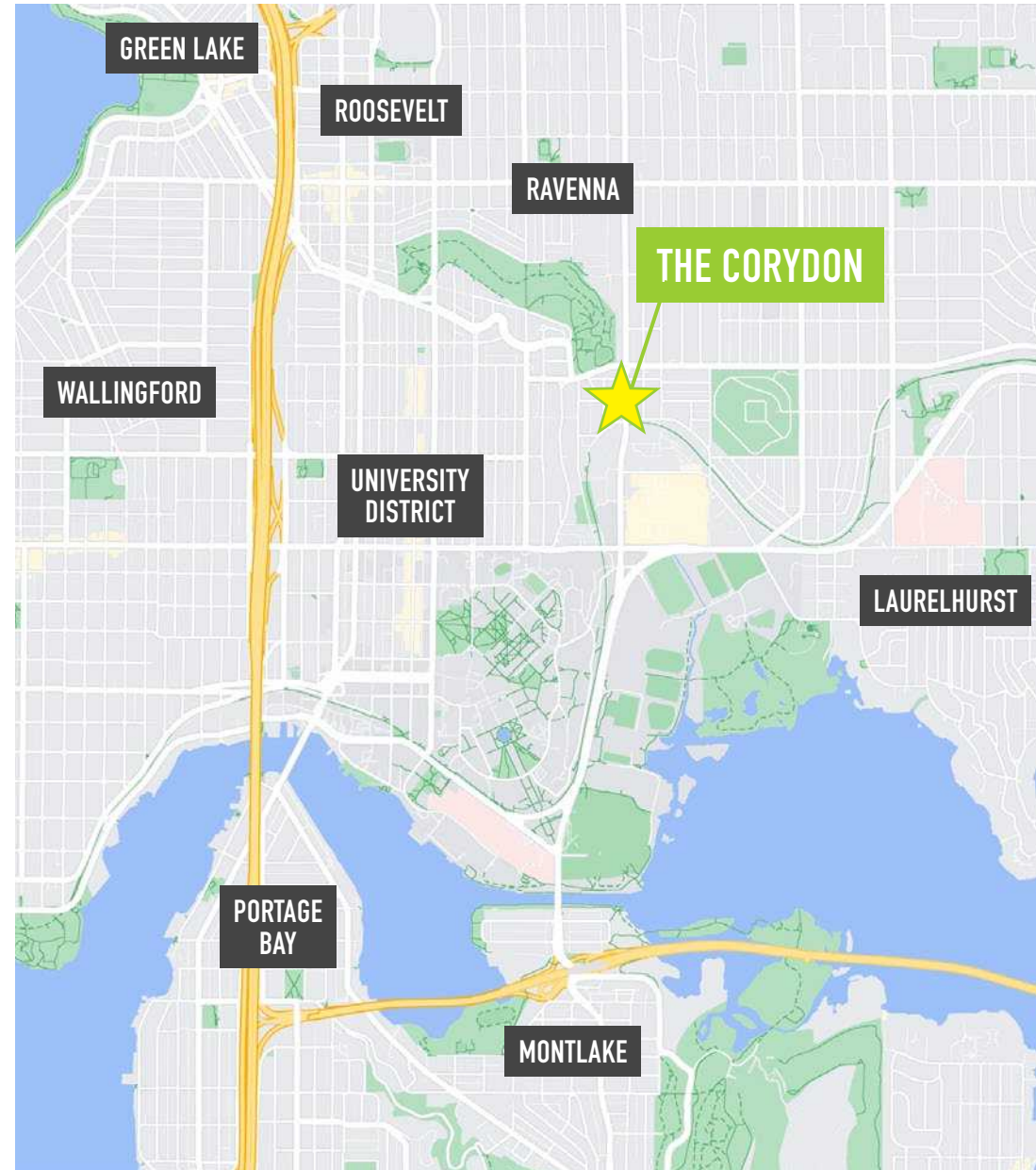
**BRETT FRANK-LOONEY**

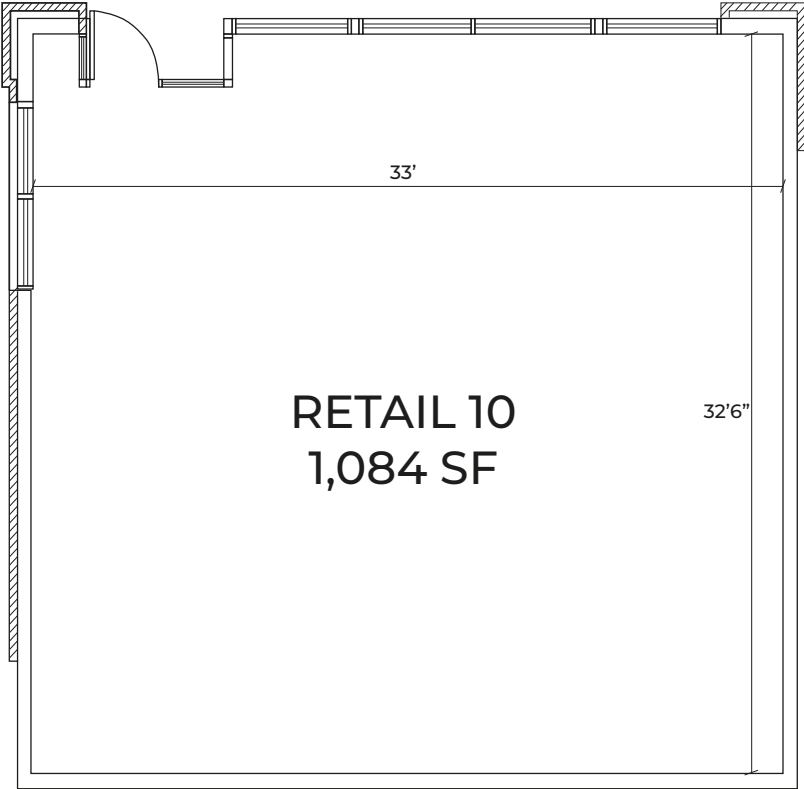
brettff@gibraltarusa.com  
206.913.7417



**THE CORYDON IS IN THE HEART OF THE RAVENNA & LAURELHURST NEIGHBORHOODS. THE AREA IS ANCHORED BY:**

- **The University of Washington - (UW) Campus** is to the south of the site with over 45,000 students registered and over 25,000 employees.
- **University of Washington Medical Center** - Over 30,000 employees.
- **Children's Hospital** - Over 7,800 employees and over 38,000 visits per year.
- **University Village** - A 24-acre premium lifestyle center with tenants such as Crate & Barrel, Apple, Din Tai Fung, Soul Cycle, Pottery Barn, Williams & Sonoma, and Virginia Mason's Pediatric Doctors.
- **Over 14M shoppers per year** to University Village Site is easily accessible to both Interstate-5 (N/S) and Highway 520 (E/W).
- **5 miles to Downtown Seattle** and 5 miles to Bellevue.
- **University of Washington Light Rail Station** - Opened 2016
- **University of Washington Husky Stadium** with 70,083 seats.
- **TOP RATED:** Roosevelt High School and University Prep High School





**AVAILABLE RETAIL**

SUITE	TENANT	SIZE (RSF)	NNN RATE EST. 2023	LEASE RATE
Suite 10	Available	1,084 SF	\$10.05/SF	\$45/PSF



## BUILDING HIGHLIGHTS

Unreserved parking available in the garage, 103 residential units, over 22,000 square feet of retail anchored by Mamma Melina Ristorante

### DEMOGRAPHICS

<b>POPULATION</b>	<b>44,234</b>
<b>HOUSEHOLDS</b>	<b>17,540</b>
<b>MEDIAN HH INCOME</b>	<b>\$66,528</b>

\* 2023 DEMOGRAPHICS BASED ON A 1-MILE RADIUS

**90**

WALK SCORE

**99**

BIKE SCORE

**72**

TRANSIT SCORE

CENTRALLY LOCATED BETWEEN THE RAVENNA,  
LAURELHURST, AND UNIVERSITY DISTRICT NEIGHBORHOODS.





**FOR MORE INFORMATION PLEASE CONTACT:**

**TRACY CORNELL**

tracyc@gibraltarusa.com

206.948.0630

**BRETT FRANK-LOONEY**

brettf@gibraltarusa.com

206.913.7417



This information has been obtained from sources believed reliable. No guarantee, warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and to any special listing conditions, imposed by our principals. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.