

FOR LEASE

507 NORTHGATE

*Prime Retail Space Available Across
from Northgate Station Regional Mall*



507 NE NORTHGATE WAY | SEATTLE, WA 98125

km Kidder
Mathews

507 NORTHGATE

±2,465 SF retail space available for lease in Seattle's Northgate neighborhood, located near numerous amenities and transit options

Located directly across from Northgate Station's major redevelopment and the new NHL Seattle Kraken practice facility

Within walking distance of the new Northgate Light Rail Station; ±10,000 passengers currently board at Northgate Station on an average weekday

Strong daytime and residential population

Other tenants include 24 Hour Fitness, Jimmy John's, & Supercuts

Ample customer parking available

\$38.00/SF

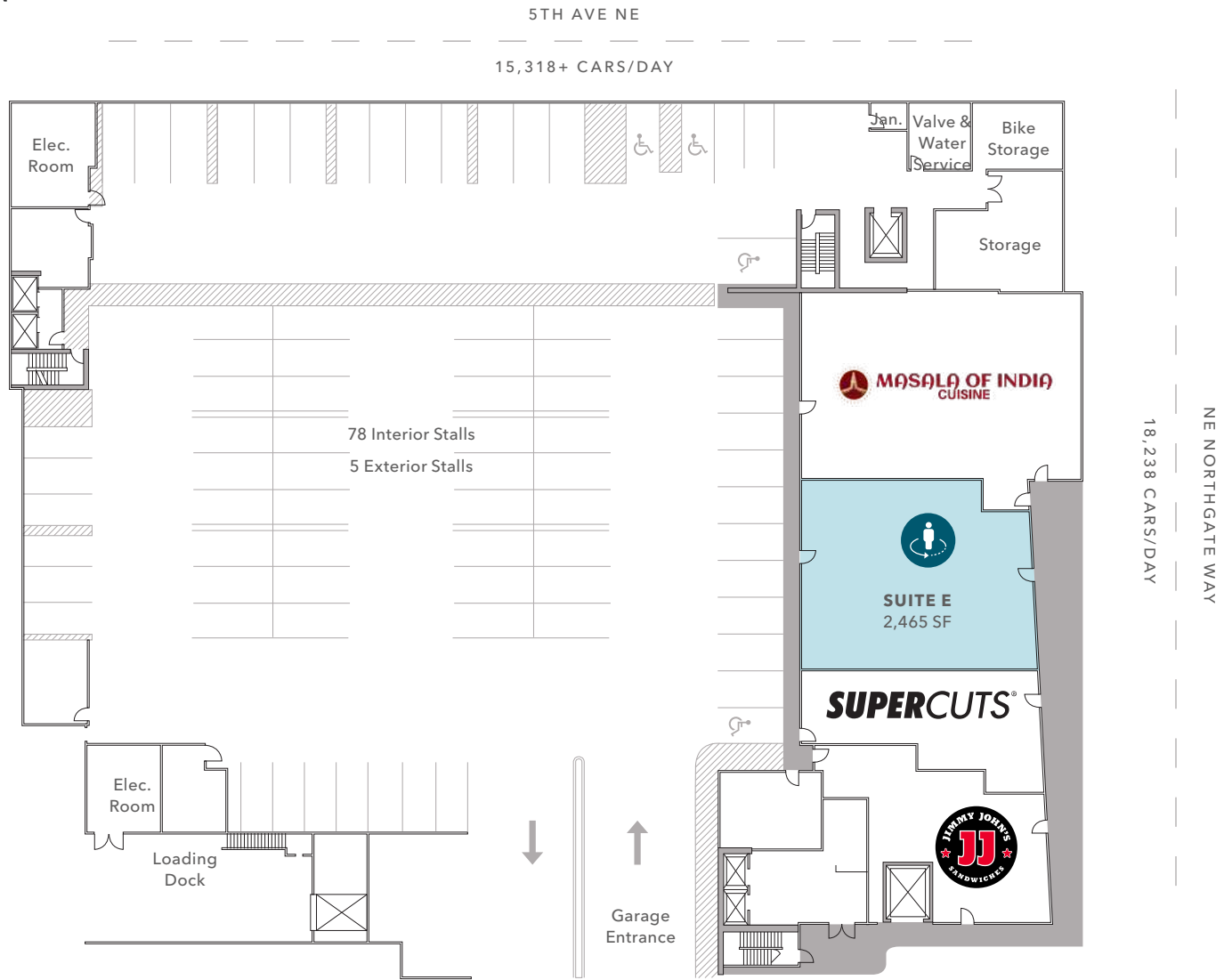
ANNUAL LEASE RATE

\$8.04/SF

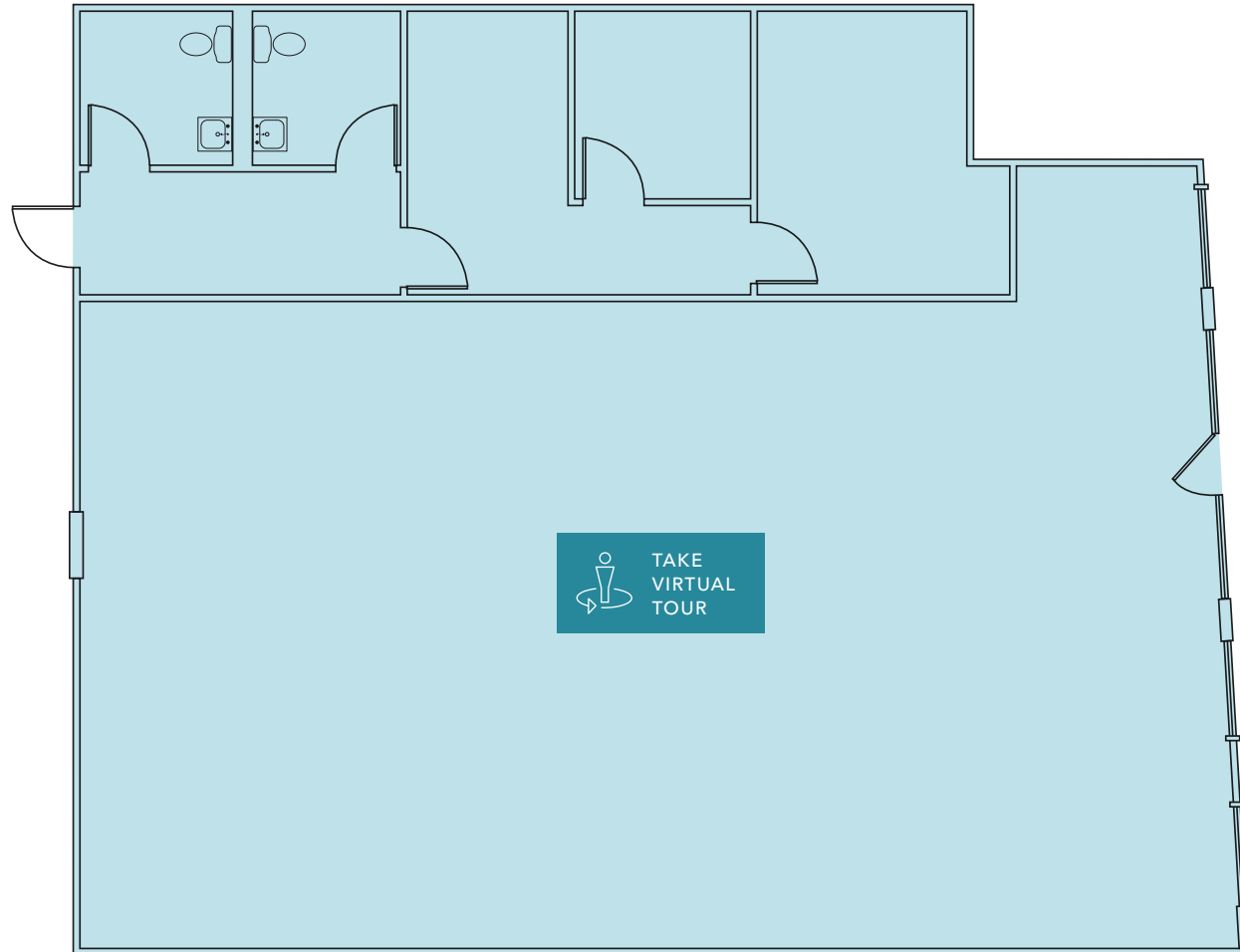
NNN'S (EST. 2024)



SITE PLAN



SUITE E



2,465 SF

AVAILABLE

\$38.00/SF

ANNUAL LEASE RATE

\$8.04/SF

NNN'S (EST. 2024)





DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	24,376	196,436	420,452
2028 PROJECTION	26,435	207,139	447,148
2020 CENSUS	24,619	201,803	427,085
PROJECTED GROWTH 2023 - 2028	2,059	10,703	26,696

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	36.3	37.4	36.7
% FEMALE	50.4%	49.9%	49.9%
% MALE	49.6%	50.1%	50.1%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	11,920	89,987	190,118
2028 PROJECTED	12,862	94,167	201,052
2020 CENSUS	11,517	89,706	186,845
GROWTH 2023 - 2028	943	4,180	10,934
OWNER-OCCUPIED	52.8%	53.9%	53.7%
RENTER-OCCUPIED	47.2%	46.1%	46.3%

INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$134,722	\$177,725	\$187,714
2028 PROJECTED HH INCOME	\$136,339	\$185,901	\$194,365
ANNUAL CHANGE 2023 - 2028	\$1,618	\$8,176	\$6,651

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,492	9,919	23,962
TOTAL EMPLOYEES	9,185	51,742	144,240
WHITE COLLAR WORKERS	11,225	99,371	215,651
BLUE COLLAR WORKERS	4,177	26,951	52,960

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	1.8%	1.7%	1.5%
HIGH SCHOOL DIPLOMA	13.1%	9.9%	9.2%
SOME COLLEGE	17.7%	13.6%	13.2%
ASSOCIATE	7.5%	6.3%	6.3%
BACHELOR'S	35.5%	37.6%	38.1%
GRADUATE	22.1%	29.1%	30.3%

Data Source: ©2023, Sites USA



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*For more information on
this property, please contact*

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