



# *21,154 SF RETAIL* SPACE AVAILABLE IN SEATTLE'S UNIVERSITY DISTRICT

4535 UNIVERSITY WAY NE, SEATTLE, WA 98105

**km** Kidder Mathews

# UNIVERSITY WAY RETAIL



HIGHLY VISIBLE SIGNAGE OPPORTUNITY



ENTRANCE INTERIOR



FIRST FLOOR RETAIL

*21,154 SF prime retail space available, centrally located along bus lines in the heart of the lively University District street retail core.*

ADDRESS	4535 University Way NE Seattle, WA 98105
CAM & TAXES	\$4.73/SF
AVAILABLE SF	21,154 SF
SIGNAGE	Prominent Opportunities
STORIES	2 Stories
CONTACT BROKERS	Negotiable Rate



TAKE VIRTUAL TOUR

**\$200K**

AVG HH INCOME  
3 MILE RADIUS

**256K**

EST POPULATION  
3 MILE RADIUS

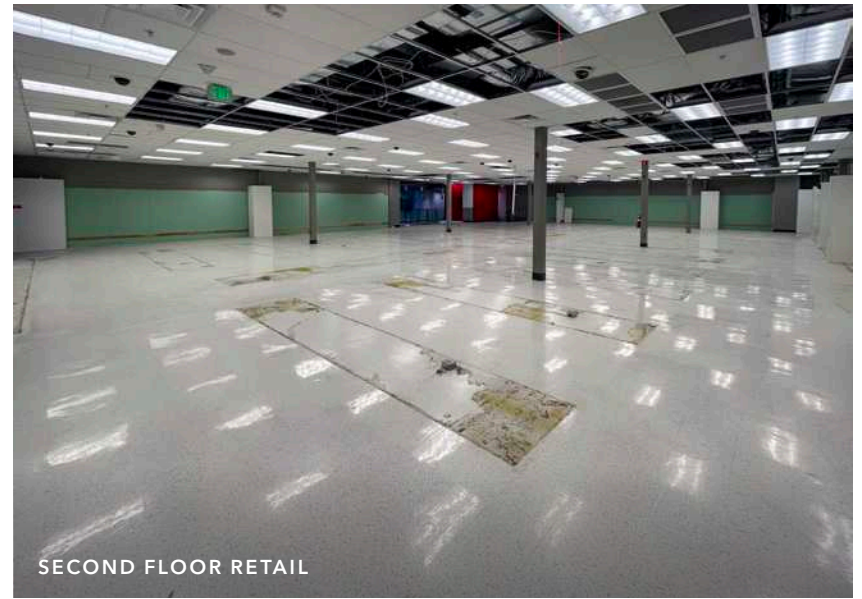
UNIVERSITY WAY RETAIL



STREET LEVEL ENTRANCE



FIRST FLOOR RETAIL



SECOND FLOOR RETAIL

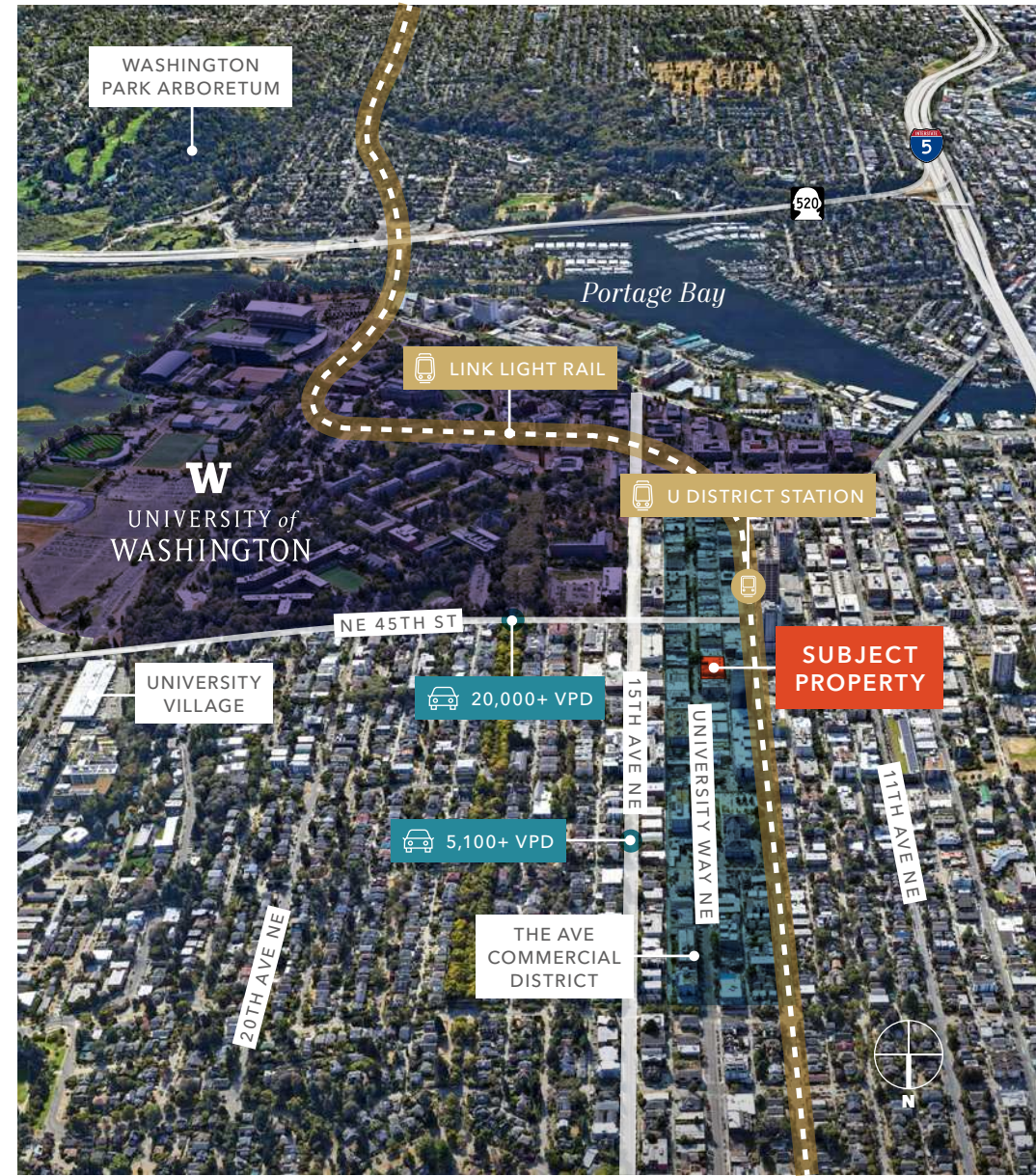
# U DISTRICT IS A HUB OF CULTURE, EDUCATION, AND COMMUNITY

*This vibrant and youthful Seattle neighborhood is known for its late-night dining and shopping, lush parks, and exceptional museums.*

Nestled in the north-central part of Seattle, the University District is a dynamic neighborhood surrounding the University of Washington (UW) campus. The area enjoys a youthful energy, diverse population, and a rich array of dining and retail options.

At the heart of the U District lies the commercial hub affectionately dubbed "The Ave." This bustling district is a melting pot of culinary offerings including restaurants, cafes, and food trucks, complemented by an eclectic shopping scene of independent boutiques and specialty shops. A collection of thrift stores, second-hand bookshops, affordable cafes, art museums, and theaters cater to the diverse needs of the surrounding student population. The Ave is not only a commercial space, but also a community focal point, where regular farmers markets and artisan fairs foster connections between residents and local businesses.

The presence of UW shapes the unique charm of the University District, seamlessly integrating academic, retail, and cultural experiences for its community of residents, students, and visitors.



# UNIVERSITY WAY RETAIL

223,100+ VPD



UNIVERSITY DISTRICT FARMERS MARKET

NE 50TH ST

TRADER JOE'S



SUBJECT PROPERTY



SAFEWAY



UNIVERSITY DISTRICT STREET FAIR

petco

UW TOWER

Coming Soon  
Cane's

NE 45TH ST

WSECU



University Book Store



ROOSEVELT WAY NE

11TH AVE NE

BROOKLYN AVE NE

MART



UW Medicine



15TH AVE NE

W  
UNIVERSITY of  
WASHINGTON

portage bay

NE 42ND ST

THE AVE  
COMMERCIAL  
DISTRICT

Henry

NE 41ST ST



RETAIL SPACE AVAILABLE

KIDDER MATHEWS



# NEARBY AMENITIES

## RESTAURANTS & BARS

- 01 Thai Tom
- 02 Pizza Twist
- 03 BobaLust Bubble Tea
- 04 Costas
- 05 Fantuan Delivery
- 06 Ding Tea Seattle
- 07 Jewel of India
- 08 Memos Mexican
- 09 Jack in the Box
- 10 Arepa Venezualan Kitchen
- 11 Mr. Lu's Seafood & Burgers
- 12 YAN Tea
- 13 Maggi Point
- 14 Sharetea University of WA
- 15 Palmi Korean BBQ
- 16 Oasis Tea Zone
- 17 Panda Noodle Bar
- 18 Raising Cane's (Coming Soon)
- 19 Boona Boona Coffee
- 20 Sultan Gyros Grill
- 21 Chili's South Indian Cuisine
- 22 Cafe Allegro
- 23 Bulldog News & Cafe
- 24 Supreme Pizza
- 25 Tea Republik
- 26 Taste of Xi'an
- 27 UW Seattle Best Tea
- 28 Shawarma King
- 29 Earl's on the Ave
- 30 Sweet Alchemy Ice Creamery
- 31 Cedars of Lebanon
- 32 Bugis
- 33 Pho Shizzle
- 34 Chipotle
- 35 H-Mart Grab & Go
- 36 Poke Bay
- 37 Byrek & Baguette
- 38 MOD Pizza

## RETAIL

- 01 Al's Music Video & Games
- 02 Bank of America
- 03 Joy Mini Mart
- 04 Lucky Vintage
- 05 7-Eleven
- 06 Red Light Vintage & Costume

- 07 University District Goodwill
- 08 Gargoyles Statuary
- 09 Innervations Posters Framing and Records
- 10 HiFi LoFi
- 11 Lucky Dog on the Ave
- 12 Cloudz Vape
- 13 Urban Outfitters
- 14 EZ Copy N Print
- 15 University Book Store
- 16 US Bank
- 17 Shiga's Import Shop
- 18 Crossroads Trading
- 19 H Mart UW
- 20 Magnus Books
- 21 Deep Roots Tattoo & Body Piercing
- 22 Chase Bank
- 23 Pink Gorilla Games
- 24 The Varsity Theatre
- 25 Four Corners Art & Frame

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	52,214	259,280	542,638
2023 ESTIMATED	51,364	256,004	559,489
2028 PROJECTED	56,890	274,260	611,747

## 2023 HOUSEHOLDS

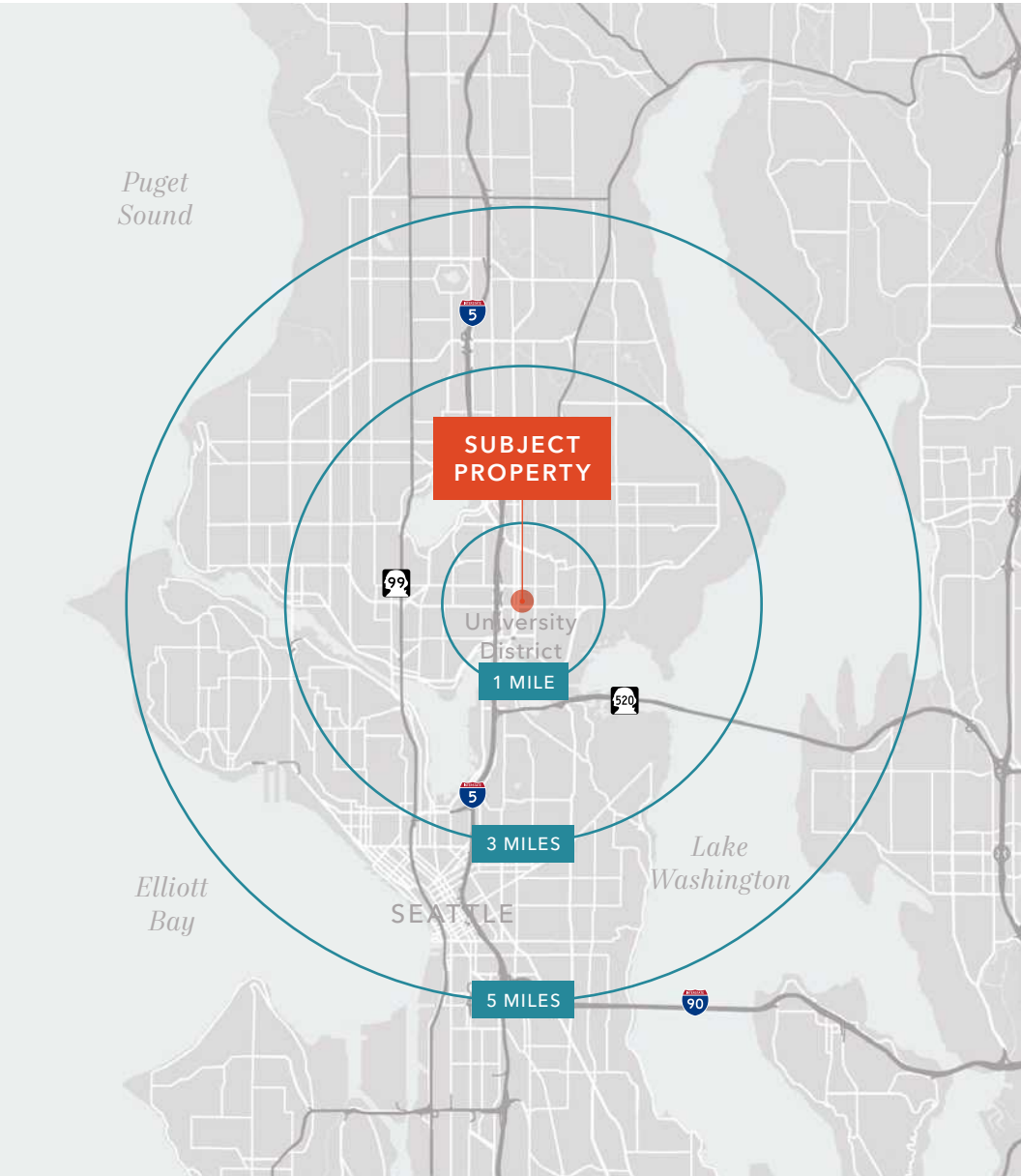
	1 Mile	3 Miles	5 Miles
ESTIMATED HOUSEHOLDS	21,141	123,465	283,682
ESTIMATED AVG INCOME	\$110,289	\$200,773	\$183,949

## 2023 EDUCATION

	1 Mile	3 Miles	5 Miles
HIGH SCHOOL GRADUATE	6.1%	5.9%	7.8%
ANY COLLEGE (SOME OR HIGHER)	91.9%	92.5%	89.1%
COLLEGE DEGREE (BACHELOR+)	73.1%	77.4%	71.8%

## 2023 MONTHLY HOUSEHOLD SPENDING

	1 Mile	3 Miles	5 Miles
TOTAL EXPENDITURE	\$6,168	\$10,007	\$9,323
NON-RETAIL EXPENDITURE	\$3,309	\$5,378	\$5,010
RETAIL EXPENDITURE	\$2,859	\$4,629	\$4,313



# UNIVERSITY WAY RETAIL

*For more information, please contact*

**RYAN JONES**  
Senior Vice President  
425.450.1117  
ryan.jones@kidder.com

**MATT WEISGERBER**  
Senior Associate  
425.450.1122  
matt.weisgerber@kidder.com

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km Kidder Mathews**