



AURORA AVE. RETAIL

13242 Aurora Avenue N
Seattle, Washington

Angela Oliveri

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11621 97th Lane NE, Kirkland, Washington, 98034

PROPERTY SUMMARY

Former T Mobile | Aurora
13242 Aurora Ave. N, Suite 101, Seattle, WA

FORMER T MOBILE | AURORA

Located along busy Aurora Avenue in the Bitter Lake neighborhood of Seattle. Bitter Lake, is the northernmost neighborhood in Seattle about 9 miles from downtown. Bitter Lake serves as a quiet respite from city life, offering a broad range of affordable apartments, condos, townhomes, and houses available for rent in a park-like locale. Residents enjoy access to an array of restaurants, shops, markets, and gyms strewn along Aurora Avenue, the neighborhood's main commercial thoroughfare. Additional shopping and dining options abound at the nearby Northgate Mall. North Seattle College lies just southeast of the neighborhood, making Bitter Lake a convenient choice for many students, faculty, and staff.

Anchored by LA Fitness, the building sits at a lighted intersection of Aurora Ave. N and N 135th, St. full access to center also available on N 130th St. ensuring easy access in the retail core of the area. A new 11.6-acre Costco is proposed adjacent to the property. Additional nearby tenants include Seattle staple Ivar's, KFC, Hobby Lobby, Home Goods, Super Supplements, Amazon Fresh, Starbucks, Burger King, Office Depot, Planet Fitness and many more!

- End Cap Available: 2,550 SF
- Rental Rate: \$40-\$42 PSF
- NNN: TBD
- Join: Jersey Mikes, Pop Pop Thai Street Food, & IRG Physical Therapy
- Pylon Sign Available

3 Mile Radius



POPULATION

157,852



HOUSEHOLDS

71,333



TOTAL NON-RETAIL
ANNUAL CONSUMER

EXPENDITURE

\$3.85B



AVERAGE
HOUSEHOLD INCOME

\$162,628



DAYTIME POPULATION

45,989



HWY 99

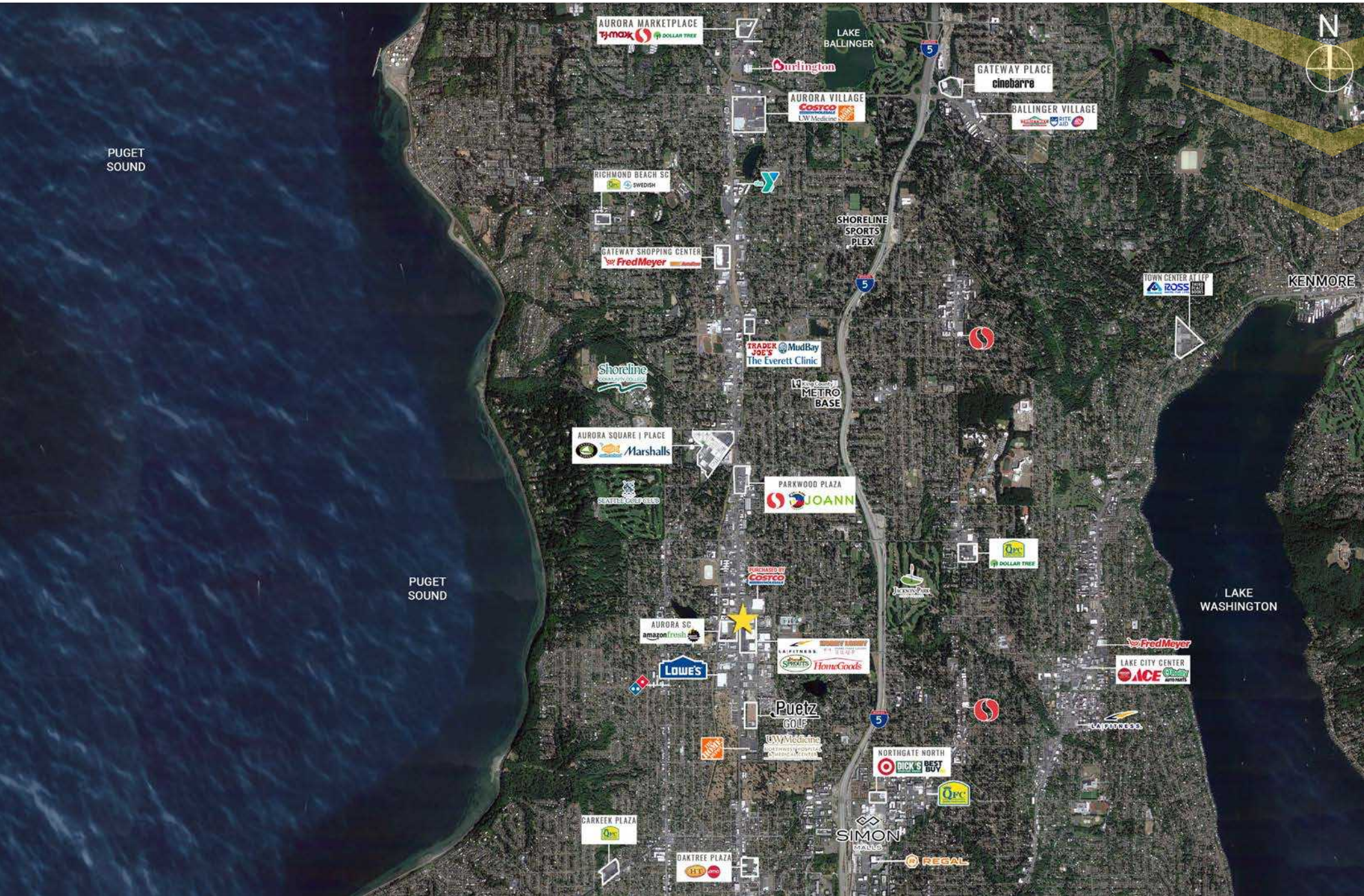
31,535 ADT



PROPERTY SUMMARY

MARKET AERIAL

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13242 Aurora Ave. N, Suite 101, Seattle, WA



PUGET SOUND

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KENMORE

LAKE WASHINGTON

AURORA MARKETPLACE
tjmaxx DOLLAR TREE

LAKE BALLINGER

GATEWAY PLACE
cinemark

AURORA VILLAGE
Costco LW Medicine

BALLINGER VILLAGE

RICHMOND BEACH SC
SWEDISH

SHORELINE SPORTS PLEX

GATEWAY SHOPPING CENTER
Fred Meyer

TOWN CENTER AT LEP
ROSS

TRADER JOE'S
MudBay The Everett Clinic

Shoreline

METRO BASE

AURORA SQUARE | PLACE
Marshalls

PARKWOOD PLAZA
JOANN

DOLLAR TREE

AURORA SC
amazon fresh

HomeGoods

LOWE'S

Puetz GOLF

LAKE CITY CENTER
ACE Hardware

NORTHGATE NORTH
Target

CARKEEK PLAZA

SIMON

DAKTREE PLAZA

REGAL

PROPERTY SUMMARY

MARKET OVERVIEW | SEATTLE

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SEATTLE, WA is a multi-faceted city located in the Pacific Northwest. An extremely multicultural influenced by the Pacific Rim in art and architecture, the city offers residents a pace of life that can be either relaxed or fast paced & entrepreneurial. Seattle is home to many successful startup businesses such as Microsoft, Starbucks, Eddie Bauer, Nintendo, Amazon.com, and REI. Water is everywhere and the city's maritime heritage is very noticeable.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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