



# EMPIRE WAY SHOPPING CENTER

6032-6040 Martin Luther King Jr. Way S  
Seattle, Washington 98118

# LISTING SUMMARY

Empire Way Shopping Center  
6032-6040 MLK Jr. Way S, Seattle, WA

## EMPIRE WAY SHOPPING CENTER

Situated at the heart of a premier center serving various vibrant Seattle neighborhoods, including Mt. Baker, Columbia City, Seward Park, Beacon Hill, and Rainier Valley, this location benefits from a busy signalized intersection. It's also strategically anchored along one of the highest-traffic routes in Seattle, connecting the southern neighborhoods to Downtown, making it an ideal choice for businesses looking to tap into a dynamic and well-connected market.

- Newly Built out Turn Key Grocery Store with Type 1 Hood: 23,625 SF
- Available: 12,960 SF
- Long Term Lease Available
- Call for Rates
- Huge Pylon Sign Availability
- 200+ Parking Stalls
- Join: Canton Noodle House, Thanh Thao Restaurant, Clean Machine Laundromat, Happy Lemon Bubble Tea, Tony's Bakery, & Joy Palace Restaurant.



MLK JR SW  
17,066 ADT



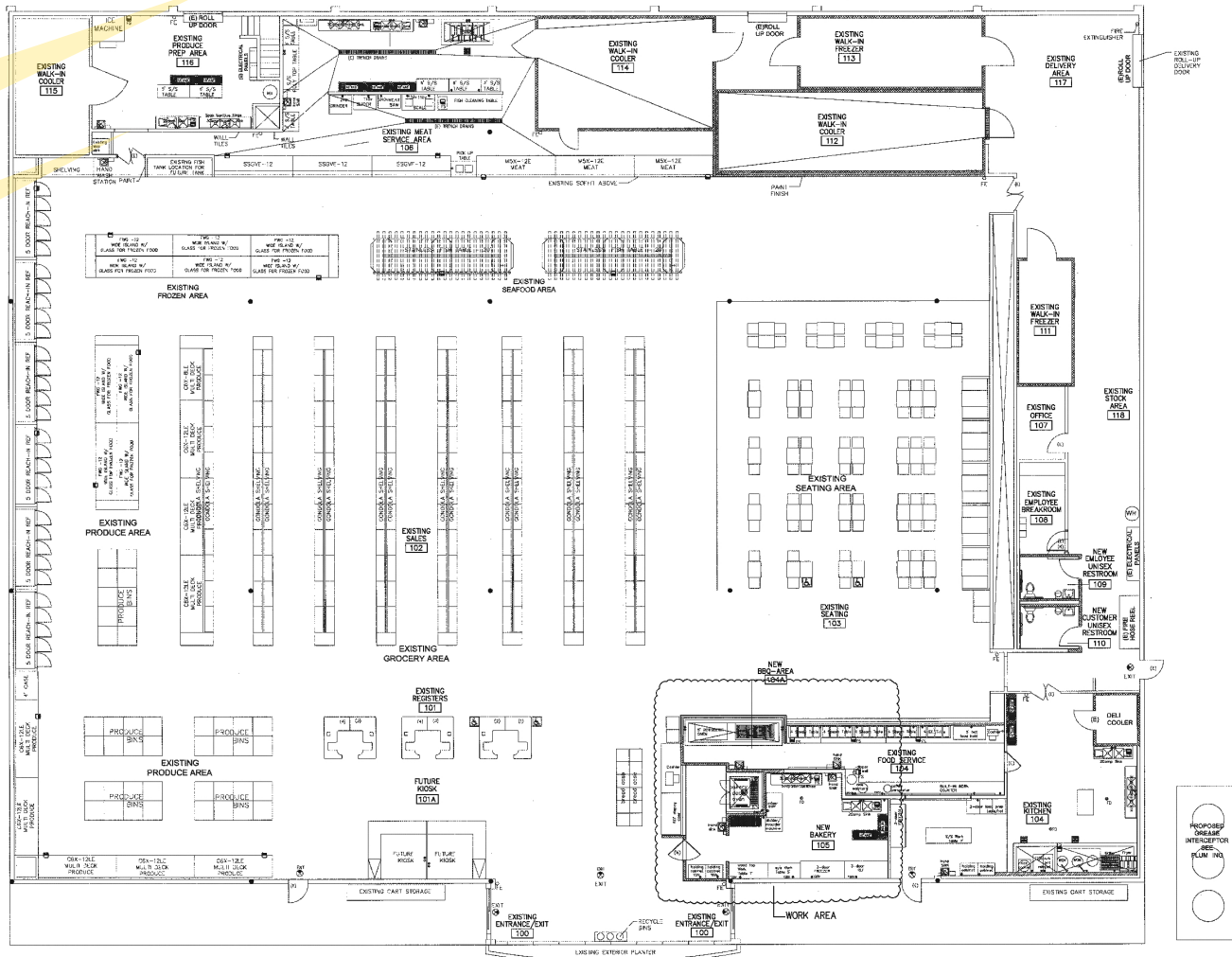


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## FLOOR PLAN | FORMER GROCER

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SERVICE ALLEY

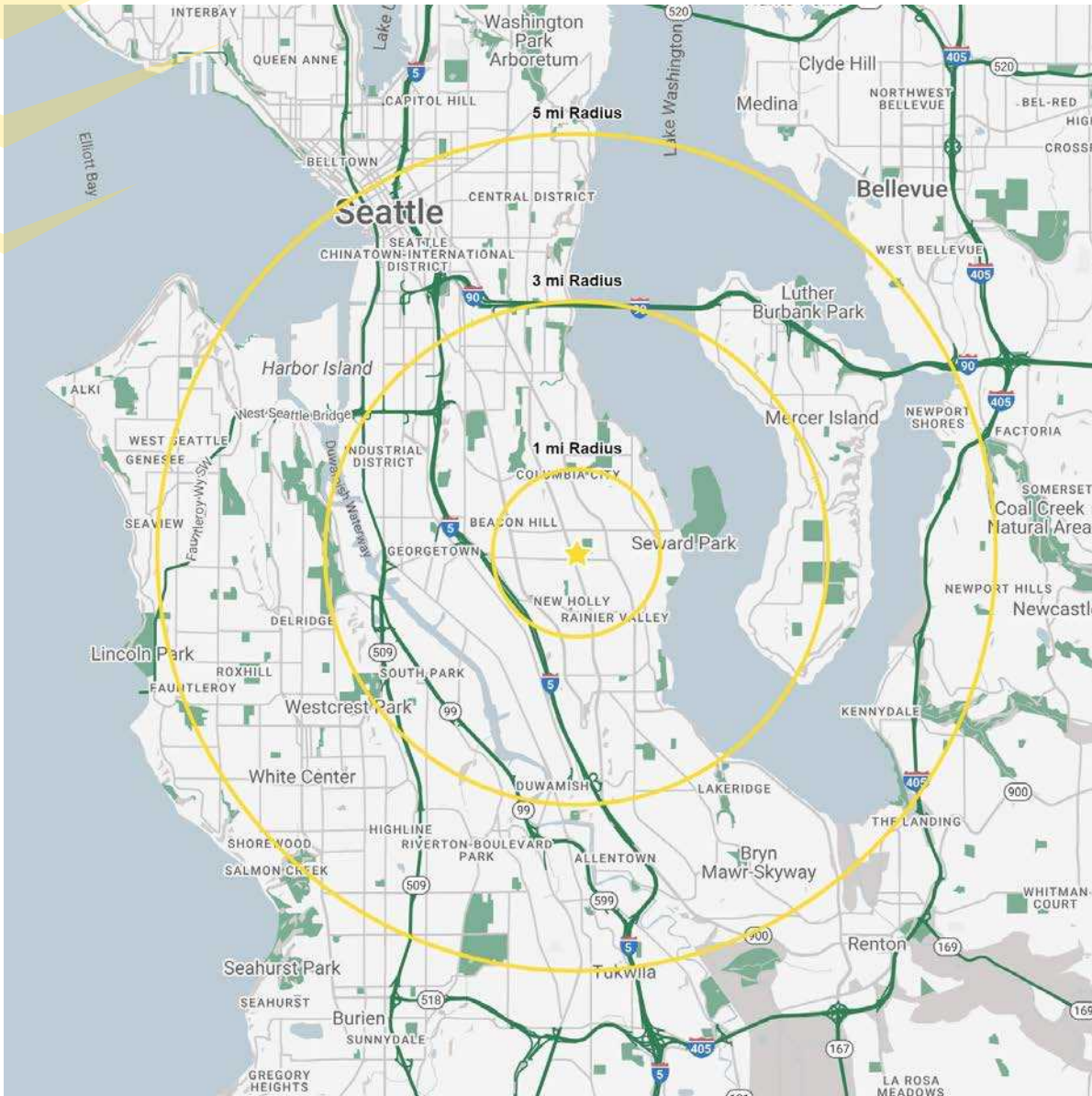


- Former Turn Key Grocer: 23,625 SF
- Many Built-In Refrigeration & Freezers
- Ideal For Medium Size Grocer
- Vacancy Leaves Void of Neighborhood Grocery
- New FF&E is in Great Condition and is Included with the Space

# LISTING SUMMARY

## DEMOGRAPHICS

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### DEMOGRAPHICS (2024)



Population

1 Mile: 36,046  
3 Mile: 110,724  
5 Mile: 369,543



Households

1 Mile: 12,299  
3 Mile: 40,296  
5 Mile: 152,831



Average  
HH Income

1 Mile: \$151,360  
3 Mile: \$177,769  
5 Mile: \$167,598



Daytime  
Population

1 Mile: 5,857  
3 Mile: 6,668  
5 Mile: 24,933



Total HH  
Expenditure

1 Mile: \$1.15B  
3 Mile: \$4.29B  
5 Mile: \$15.43B



# LISTING SUMMARY

## SUBMARKET OVERVIEW | PROFILE

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Hillman City, located in Seattle's southeastern Rainier Valley, is a neighborhood steeped in history and diversity. Originally settled in the late 19th century, it was a working-class community, serving as a home to a mix of residents, including African American, Asian, and immigrant populations. In recent years, the neighborhood has undergone a revitalization, attracting new businesses, cafes, and restaurants while still honoring its historical roots. Hillman City boasts a vibrant and diverse population, offering a mix of housing options, excellent public transportation connections, and a strong sense of community involvement. This dynamic neighborhood, with its unique character and blend of old and new, continues to be a noteworthy part of Seattle's urban landscape.

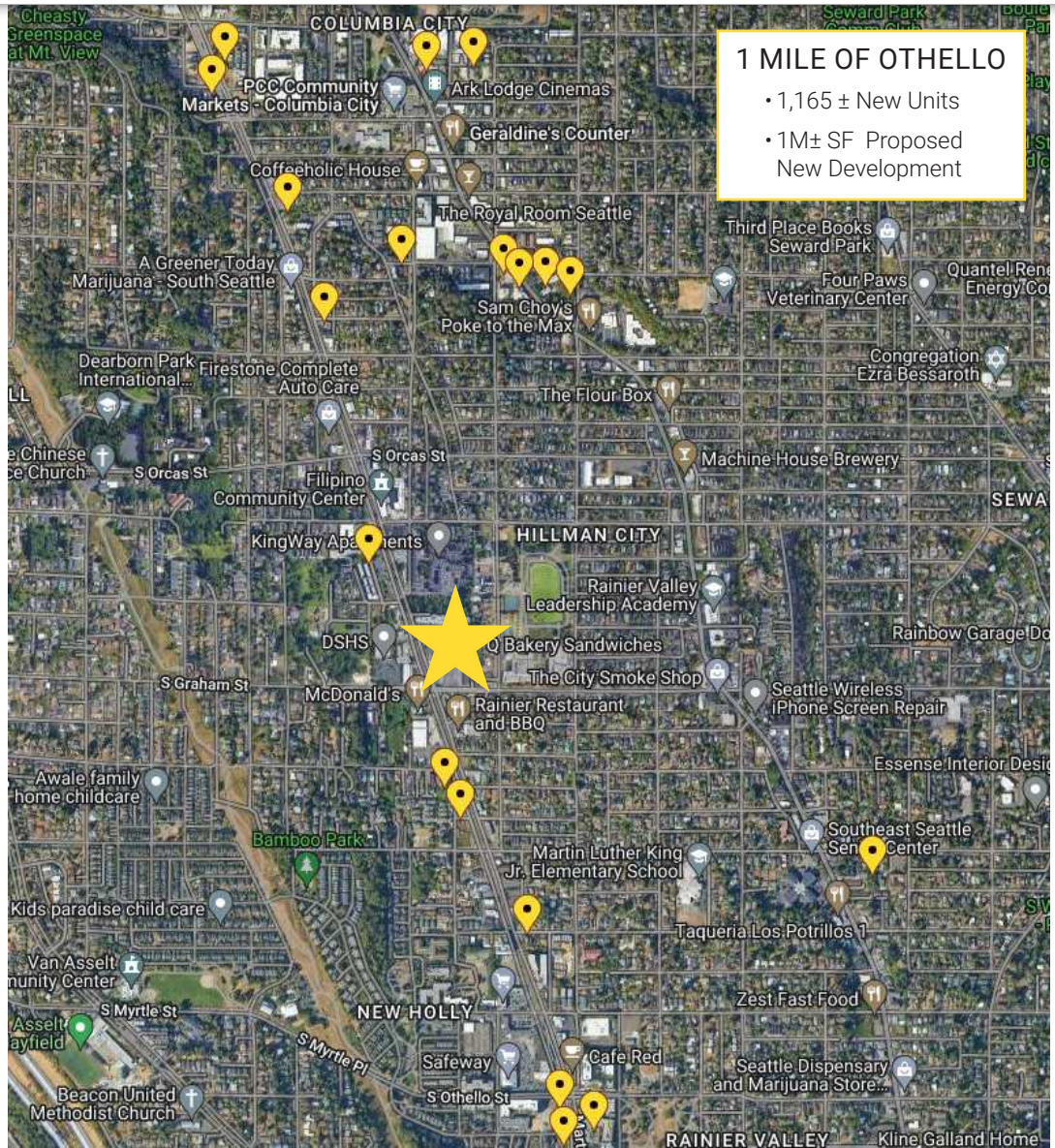
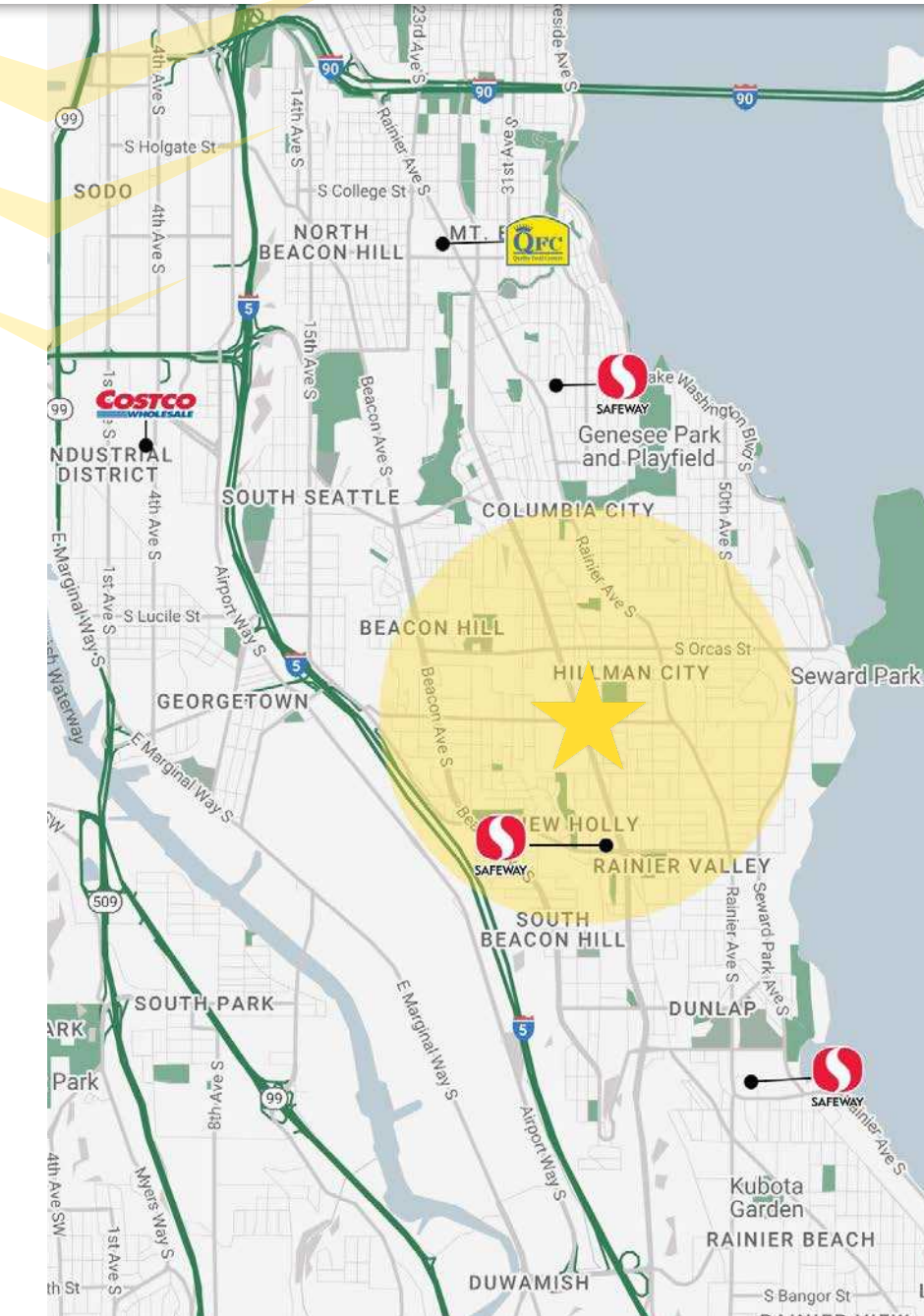




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## SUBMARKET OVEVIEW | PROFILE

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**1 MILE OF OTHELLO**

- 1,165 ± New Units
- 1M± SF Proposed New Development



Current Approved City of Seattle Commercial/Multi-Family Development

- 4200 Othello: 359 Units '18
- Station at Othello Park: 359 Units '11
- Orenda at Othello Square: 176 Units '21
- Cubix at Othello: 176 Units '21
- 38th Ave S: 80 Units '01
- George Flemming Place: 106 Units '21

IN DEVELOPMENT

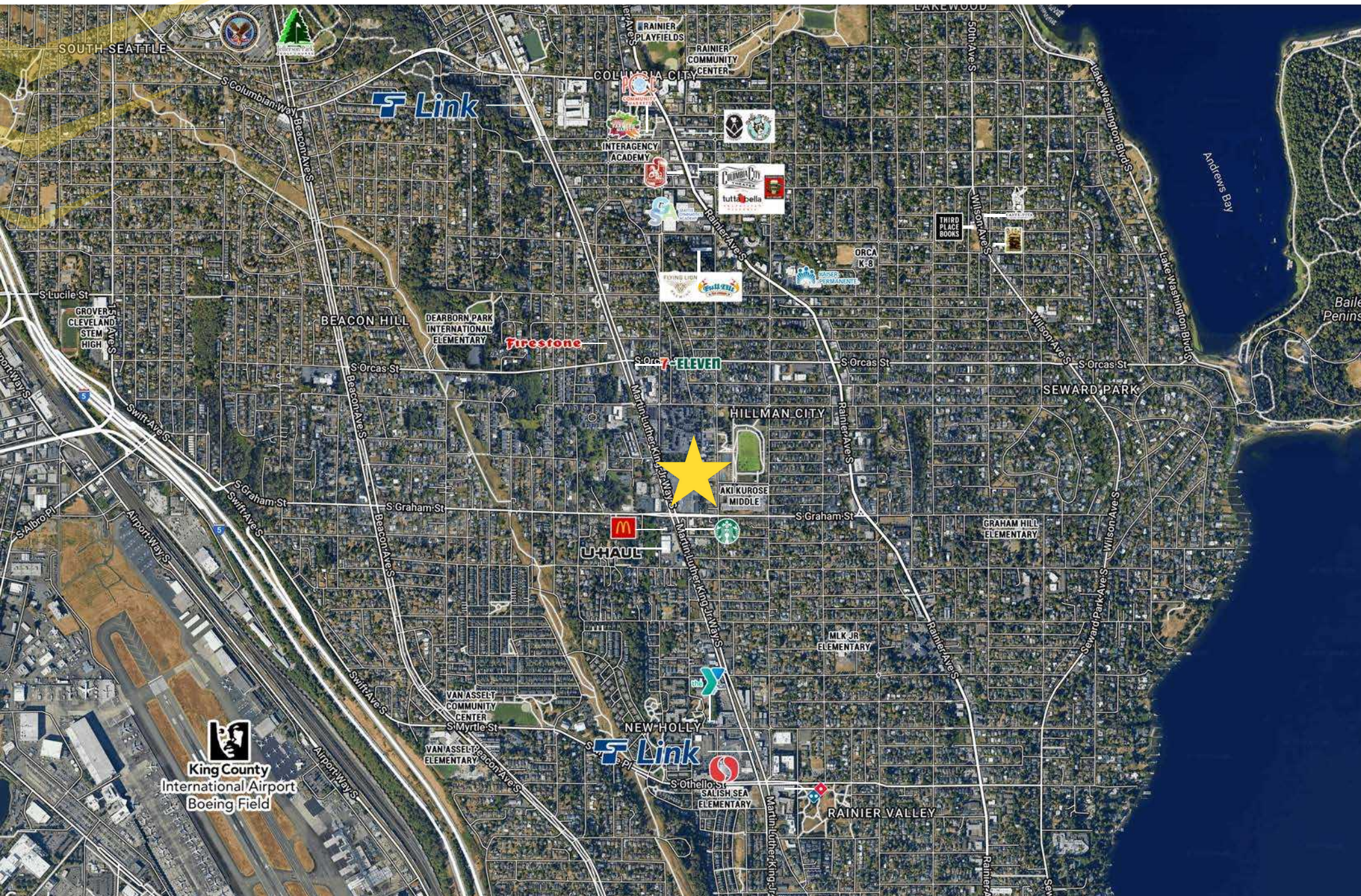
- 7315 MLK: 231 Units Proposed
- 4200 S Weber St: 236K Proposed MF
- 7324 MLK: 271 Units Proposed
- 7351 MLK: 80 Units Proposed



# LISTING SUMMARY

SUBMARKET OVEVIEW | AERIAL

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# SITE AREA 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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