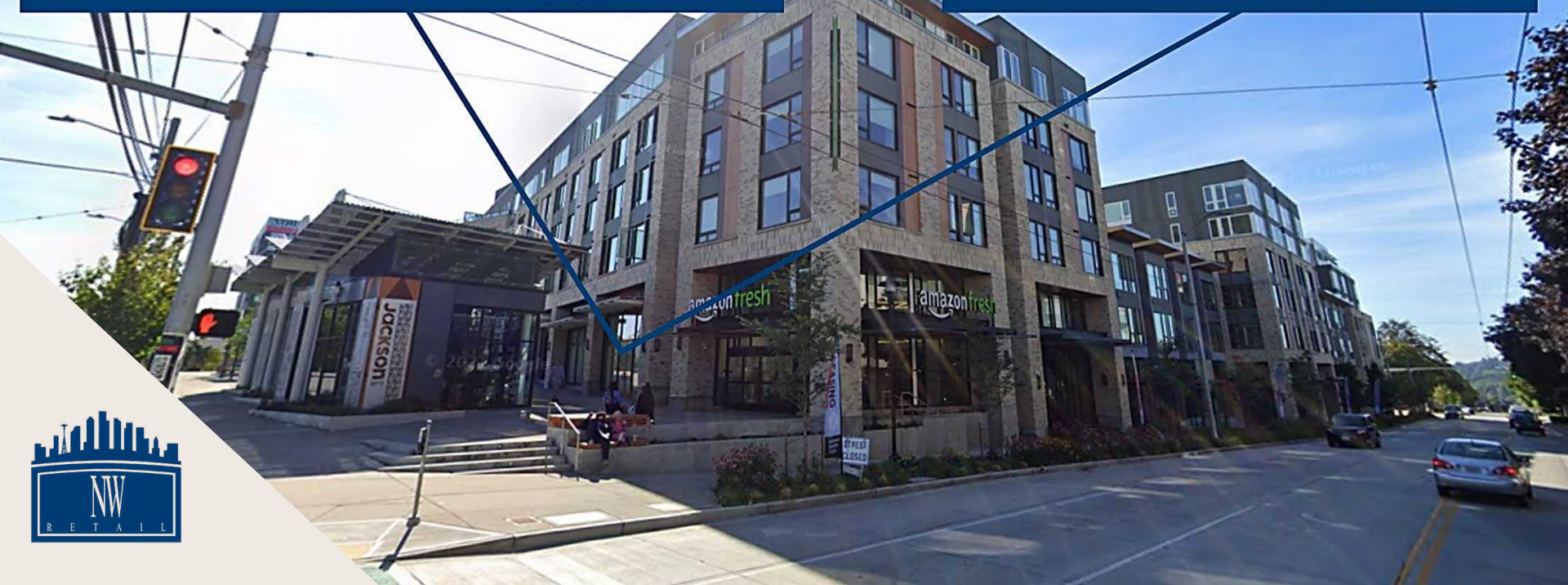


# MEZZANINE FOR SUBLEASE

2309 S Jackson St. Seattle, WA 98144



# OVERVIEW

## ○ Executive Summary/Highlights:

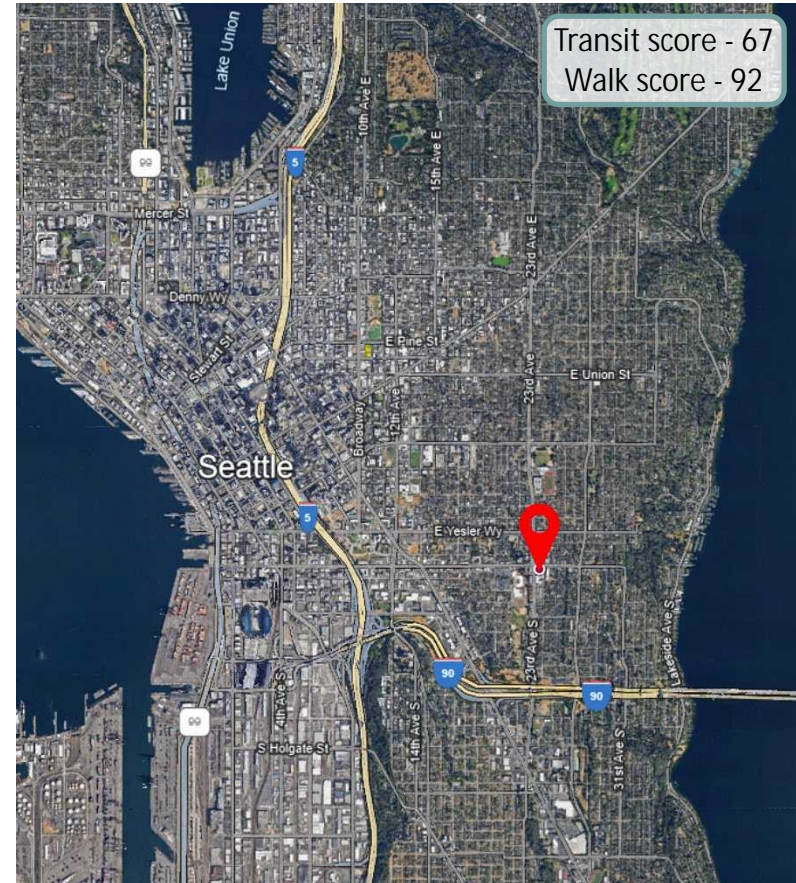
- Address: 2309 S Jackson St, Seattle, WA 98144
- Size: 3,380 SF
- Sublease term through 9/30/2035
- Amazon Fresh Anchored
- 532 residential units above
- 130 below grade retail stalls
- CAM/Tax/Insurance: \$11.75/SF
- Call Broker for Rates

## ○ Zoning:

- Link to Zoning Information:  
<https://www.seattle.gov/documents/Departments/SDCI/Codes/CommercialZoningSummary.pdf>

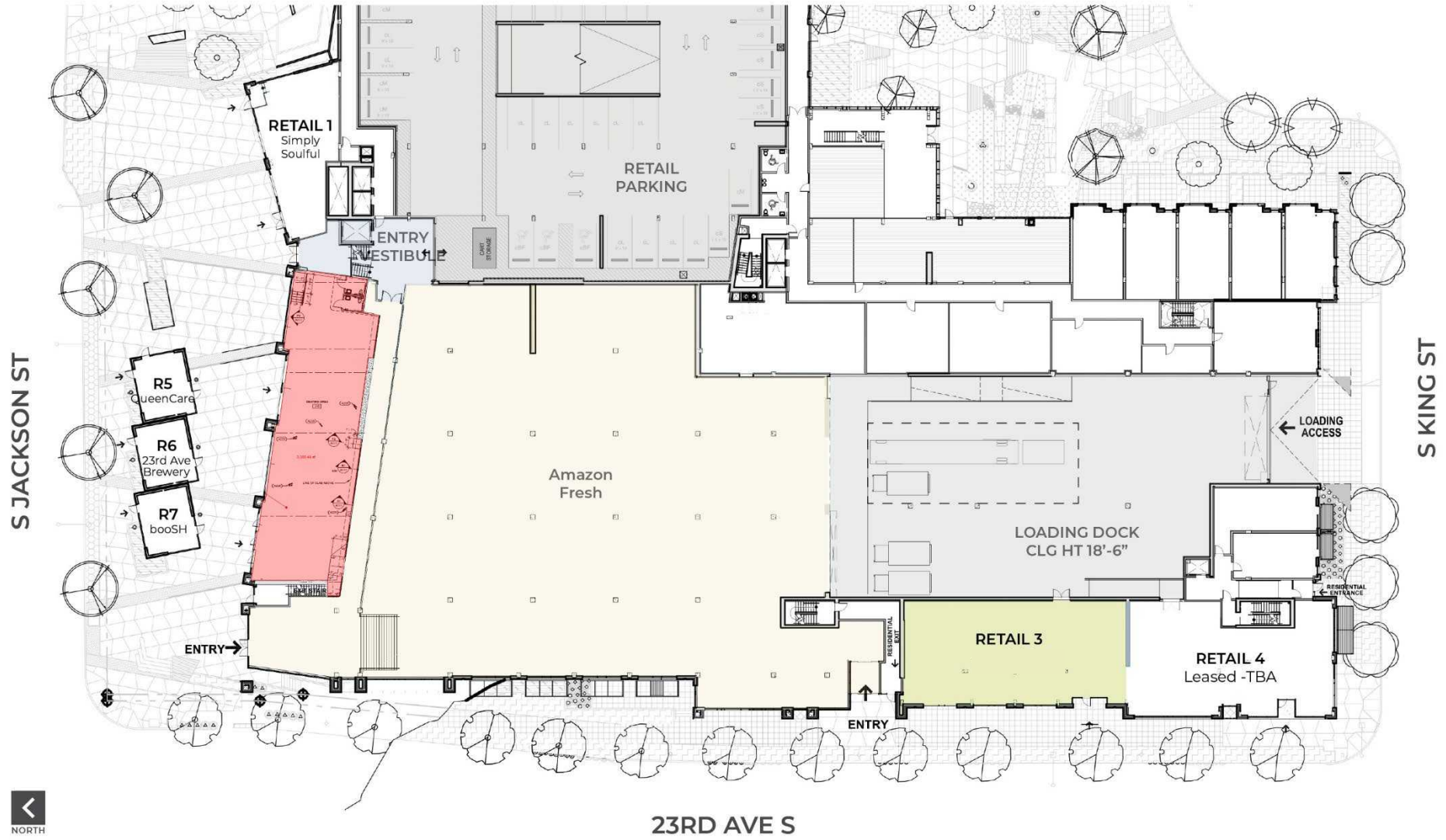
## ○ Demographics:

Distance	Total Population	Employees	Average HH Income	Daytime Population
1 mile	1 mile – 36,458	24,164	\$163,281	48,771
2 mile	2 mile – 133,570	267,995	\$148,162	361,322
3 mile	3 mile – 220,948	394,217	\$161,625	541,587



# SITE PLAN

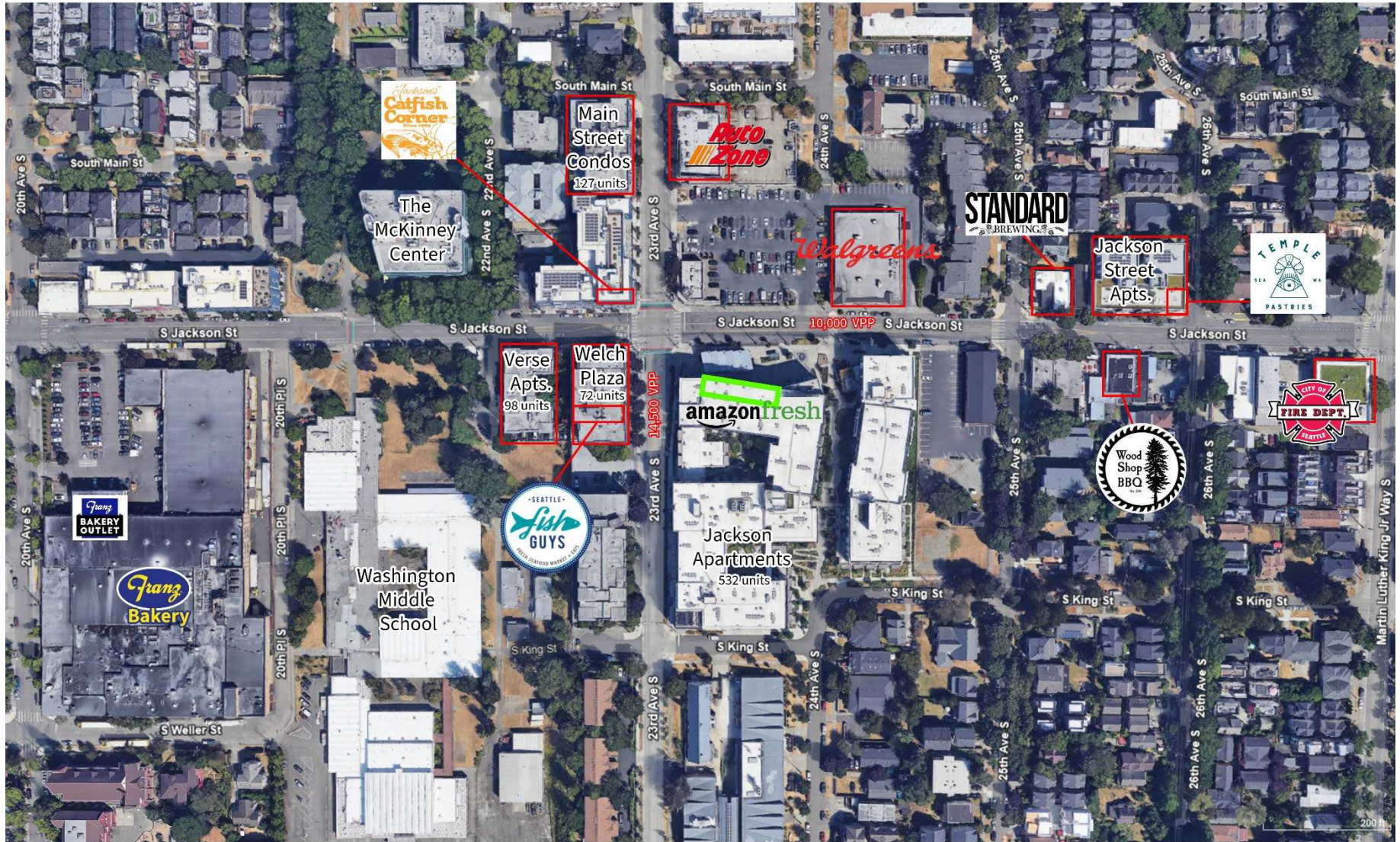
■ = Available for sublease



NORTH

23RD AVE S

# AERIAL OVERVIEW





## NORTHWEST RETAIL PARTNERS LTD.

224 WESTLAKE AVE N, SUITE 500  
SEATTLE WA 98109  
206-343-9204

### MARKETED BY

KYLE WALDERHAUG  
(425) 478-5683  
KYLE@NWRETAIL.COM

CJ BOWLES  
(425) 941-8760  
CJ@NWRETAIL.COM

**This Offering Memorandum has been prepared by Northwest Retail Partners, LTD. (NWRP) and has been approved for distribution by the owner. The information has been secured from sources NWRP believes to be reliable, but NWRP makes no representations or warranties, expressed or implied, as to the accuracy of the information. It is the responsibility of each individual to conduct thorough due diligence on any and all information regarding the property to determine its accuracy and completeness.**