

FOR LEASE

FORMER PETCO SPACE

*17,124 SF retail space available in
Seattle's University District*

809-815 NE 45TH ST, SEATTLE, WA

KIDDER.COM

 **Kidder
Mathews**



Property Highlights

Convenient access to the Freeway, multiple transit locations and only blocks away from the University District Light Rail station

Multiple signage opportunities

Multiple high-rise apartment projects planned within one block

Rare junior box in city with access to 75 surface parking spaces across the street

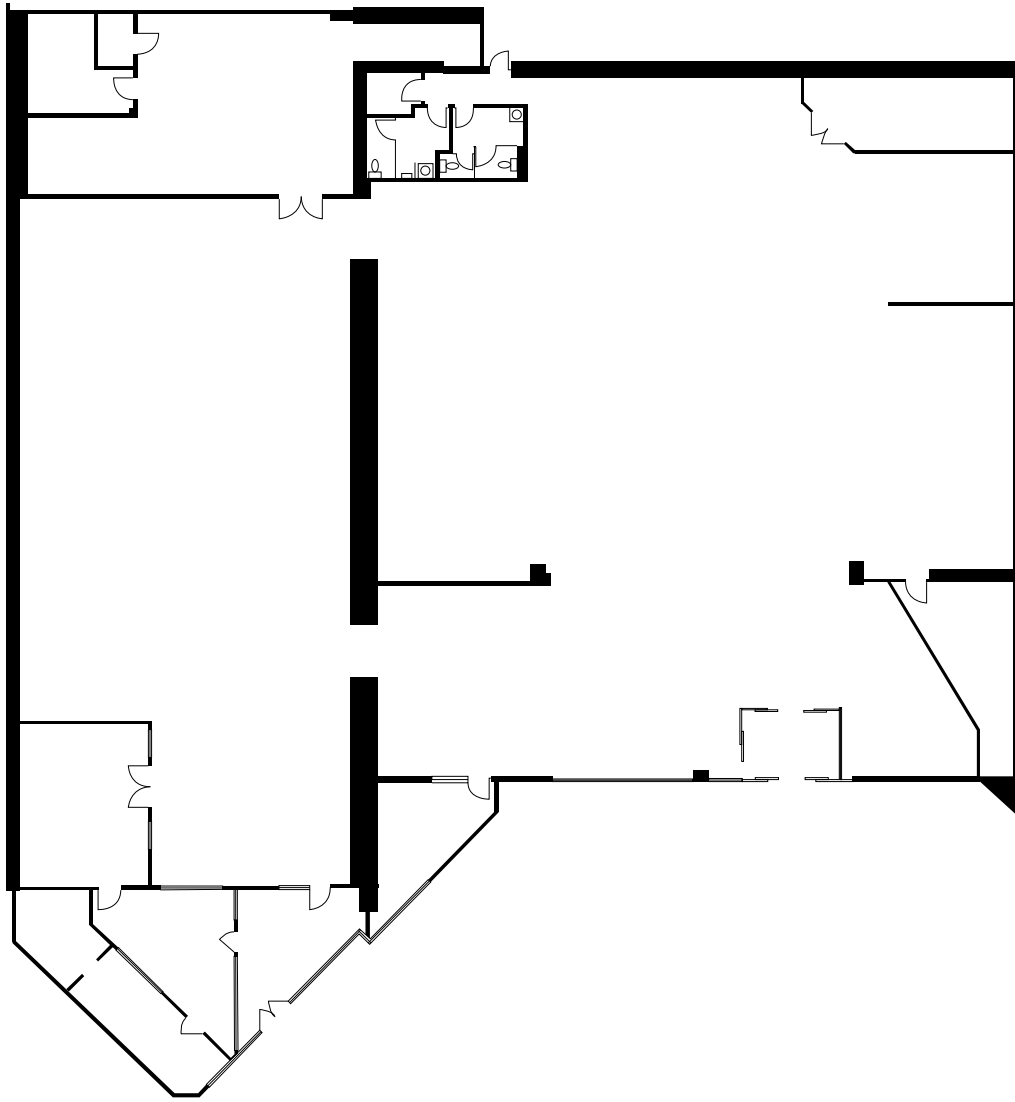
Four blocks from University District Station

Monument signage available

17,124
SF AVAILABLE

75
SURFACE PARKING STALLS

SITE PLAN



17,124 SF

AVAILABLE

TWO

ADA RESTROOMS

800

AMPS

30

TONS OF HVAC

HIGH

CEILINGS

NOW

AVAILABLE

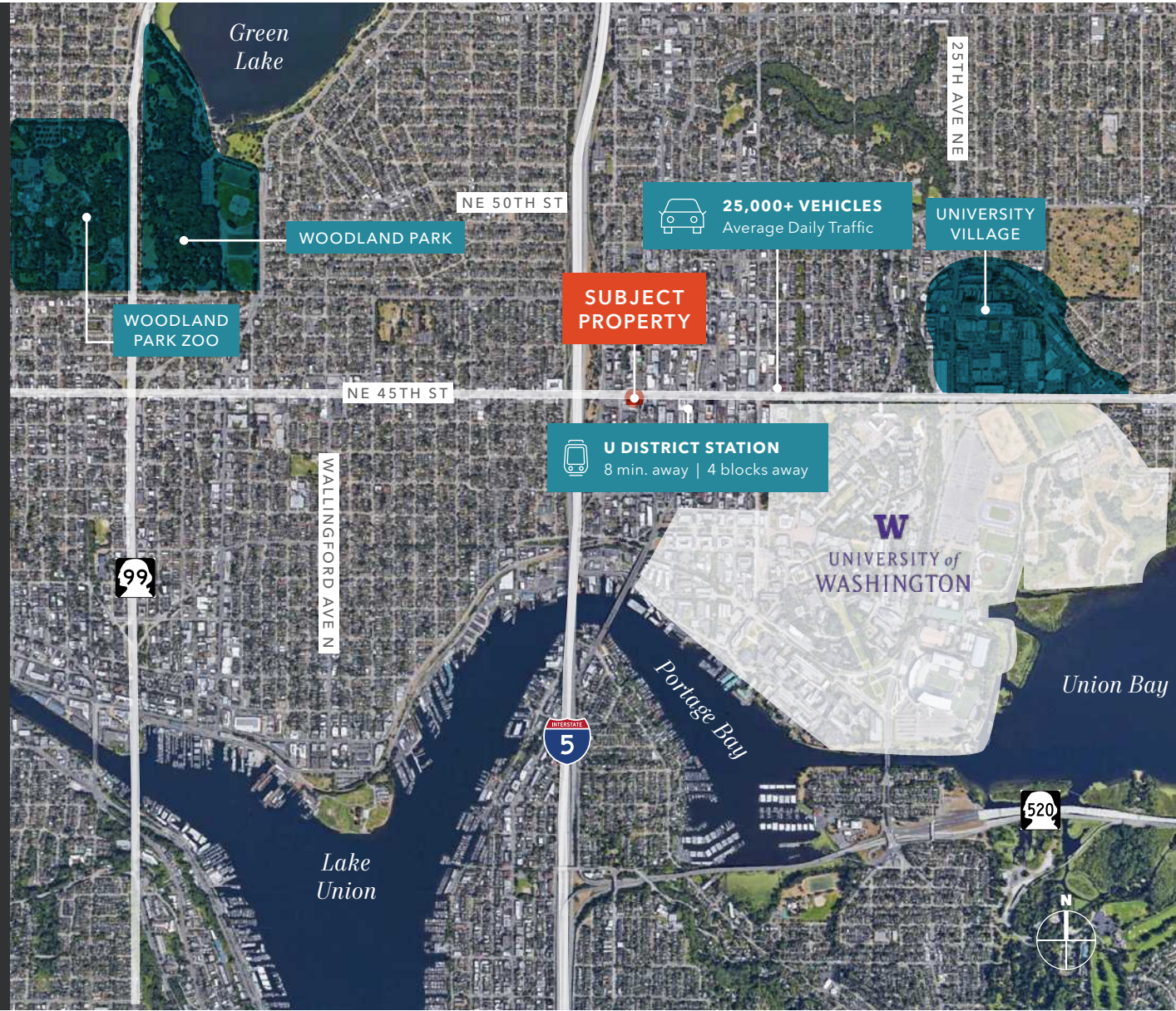
HIGHLY- ACCESSIBLE LOCATION

25,000±
DAILY TRAFFIC COUNT

93
WALK SCORE

87
BIKE SCORE

84
TRANSIT SCORE



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION (2023)	50,885	283,403	552,382
PROJECTED POPULATION (2028)	55,608	304,759	603,866
PROJECTED ANNUAL GROWTH (2023-2028)	4,723 (1.9%)	21,356 (1.5%)	51,484 (1.9%)

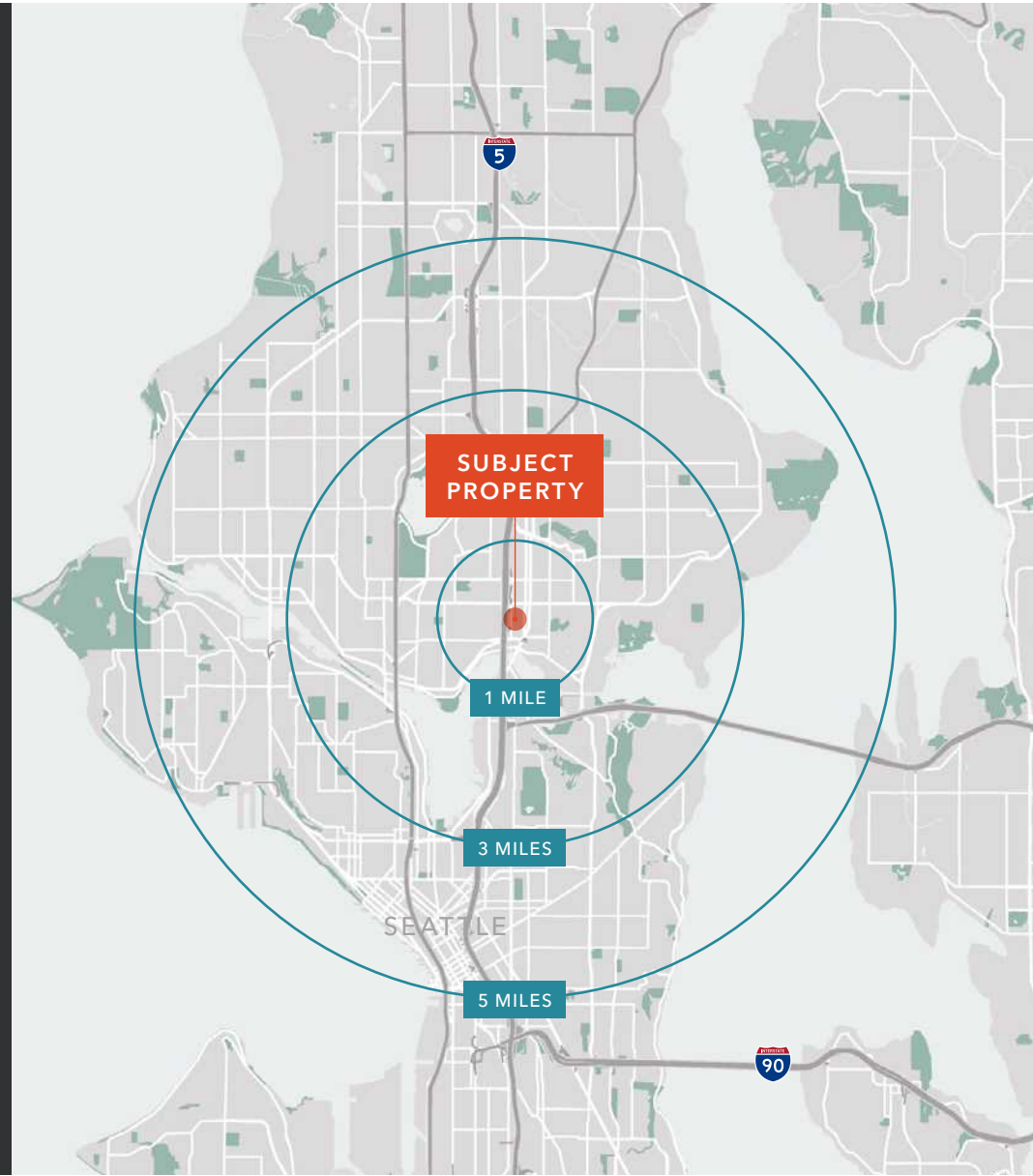
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
ESTIMATED HOUSEHOLDS (2023)	21,321	140,483	280,956
PROJECTED HOUSEHOLDS (2028)	24,005	150,848	307,093
PROJECTED ANNUAL GROWTH (2023-2028)	2,684 (2.5%)	10,366 (1.5%)	26,137 (1.9%)
ESTIMATED AVERAGE HOUSEHOLD INCOME (2023)	\$121,188	\$194,038	\$183,181
PROJECTED AVERAGE HOUSEHOLD INCOME (2028)	\$117,342	\$197,708	\$183,332

DAYTIME DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	2,634	18,854	42,066
TOTAL EMPLOYEES	17,201	121,363	365,601

Data Source: ©2023, Sites USA



75 Customer Surface Parking Spaces



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*For more information on
this property, please contact*

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