

RETAIL / CAFE SPACE FOR LEASE

ELEVATION 16

1505 SW 107TH STREET | SEATTLE, WA



3,689 SF



Elevation 16 offers an exciting opportunity with 3,689 SF of prime retail or cafe/coffee space available.

This six-story mixed-use development sits prominently on the corner of 16th Ave SW and SW 107th St in the vibrant White Center neighborhood. The storefronts are uniquely elevated and set back from the street, providing excellent visibility as an ideal setting for outdoor dining or cafe seating. The project also features 137 modern multifamily apartments, making it a dynamic and attractive destination for residents and visitors alike.

HIGHLIGHTS

3,689 SF available

Space can be demised to a minimum of 1,171 SF

Type 1 hood shaft

Located adjacent to Seattle Public Library and Mount View Elementary

137 residential units above

Available Q3 2024

DEMISING FLOOR PLAN

The storefronts are elevated and set back from the street, providing excellent visibility as an ideal setting for outdoor dining or cafe seating.

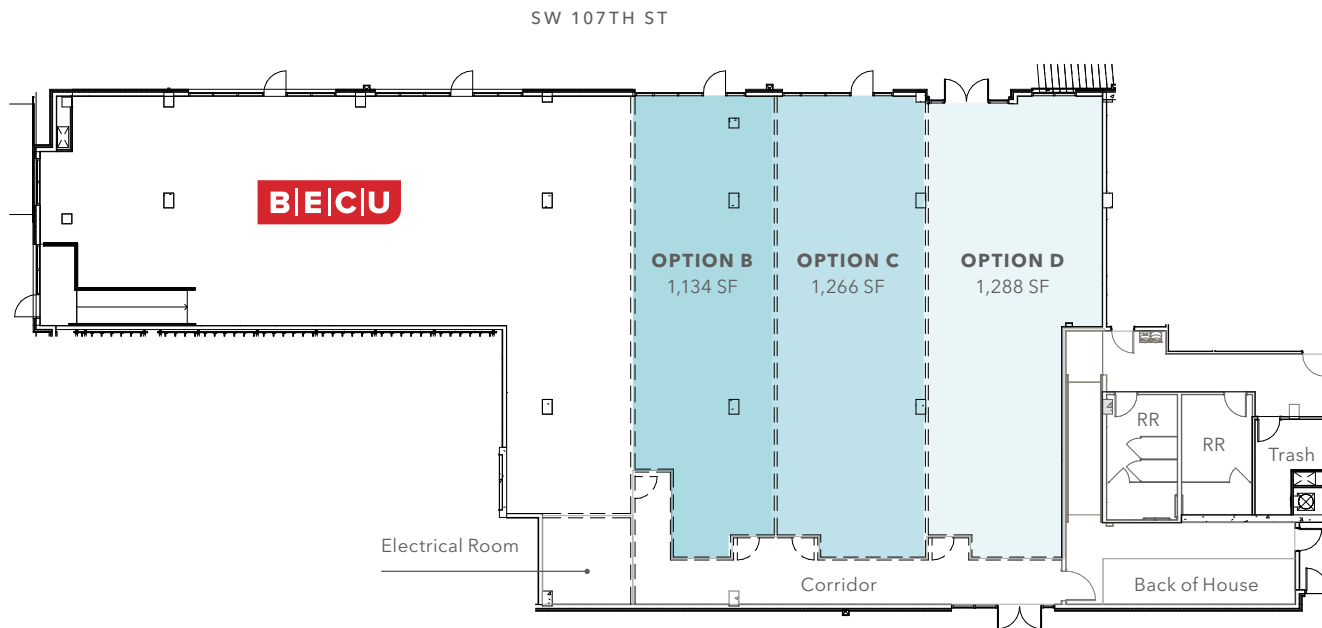
3,689 SF

TOTAL SF AVAILABLE

Q3 2024

AVAILABLE

Space can be demised to a minimum of 1,171 SF



Option	Lease Rate (SF/YR)	NNN	Size
B	\$30/SF	\$10/SF	1,134 SF
C	\$30/SF	\$10/SF	1,266 SF
D	\$30/SF	\$10/SF	1,288 SF



DEMOGRAPHICS

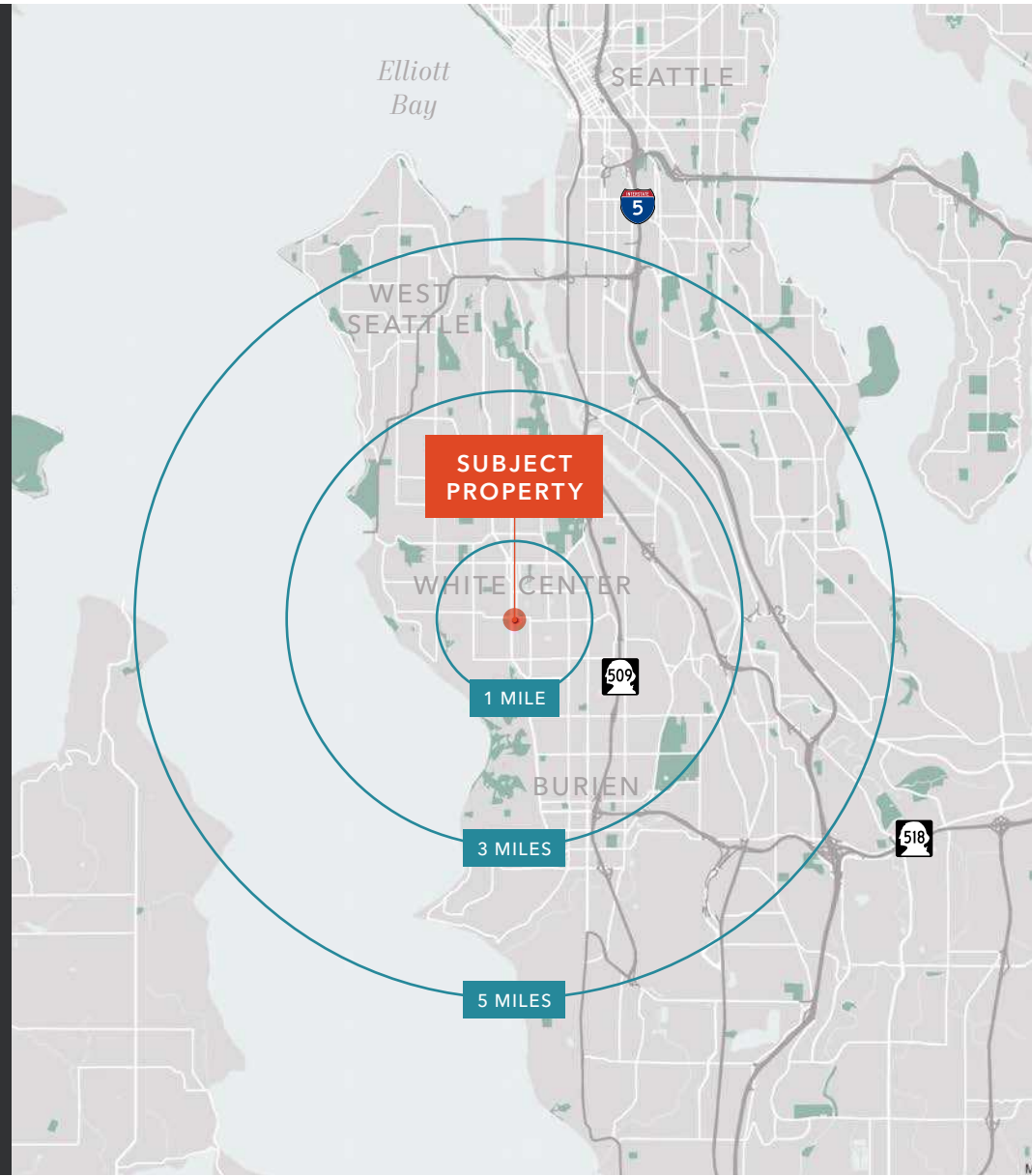
POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	23,972	109,871	263,223
2023 ESTIMATED	24,003	109,941	265,109
2028 PROJECTED	25,291	116,793	286,023
MEDIAN AGE	37.1	37.5	37.5

INCOME & EMPLOYMENT

	1 Mile	3 Miles	5 Miles
2023 ESTIMATED MEDIAN	\$108,603	\$111,264	\$115,641
2028 PROJECTED MEDIAN	\$110,871	\$113,306	\$117,401
2023 ESTIMATED AVERAGE	\$130,527	\$144,250	\$147,824
2028 PROJECTED AVERAGE	\$130,102	\$142,844	\$144,319
TOTAL BUSINESSES	817	4,873	13,236
TOTAL EMPLOYEES	3,949	34,417	111,527
WHITE-COLLAR WORKERS	54.7%	61.6%	64.6%
BLUE-COLLAR WORKERS	45.3%	38.4%	35.4%
WORK AT HOME	3,372	19,263	50,727

Data Source: ©2023, Sites USA





ELEVATION 16

Exclusively listed by

KELLY GADDIS
Senior Vice President
425.450.1136
kelly.gaddis@kidder.com

MIA PONCE
Senior Associate
425.450.1137
mia.ponce@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.

