



FOR LEASE | 8521 ROOSEVELT

8521 Roosevelt Way NE
Seattle, Washington 98155



LISTING SUMMARY

8521 Roosevelt
8521 Roosevelt Way NE, Seattle, WA 98155

8521 ROOSEVELT

Positioned within the highly coveted Maple Leaf neighborhood, celebrated for its quintessential residential allure, picturesque tree-lined avenues, and a cohesive sense of community, this locale exudes an indisputable appeal. This sought-after enclave boasts a thriving array of family-owned enterprises and locally cherished establishments, imbuing the area with a distinct vitality and charm.

Conveniently nestled alongside of I-5, Maple Leaf strategically situates its residents with seamless access to the entirety of Seattle and its extensive vicinities. Situated just south of the vibrant Northgate District and a mere six-mile jaunt north of the bustling heart of Downtown Seattle, the site enjoys an enviable geographical centrality.

This versatile site, whether envisioned as an artisanal brewery or an inviting retail showroom, each concept seamlessly integrates with the neighborhood's essence. This convergence of strategic positioning is a prime opportunity within the Maple Leaf neighborhood.

Rare opportunity to lease a large open retail building with fenced yard space!

- Available: 4,944 SF Building
5,000 SF Fenced Yard
- Rate: **\$11.00** PSF + \$5.00 PSF NNN
- Right Across from Maple Leaf Park
- Corner Site Fronting Two Streets
- Large Parking Lot
- Three Large Garage Doors



3 Mile Radius



POPULATION
247,786



HOUSEHOLDS
112,632



AVERAGE
HOUSEHOLD INCOME
\$178,278

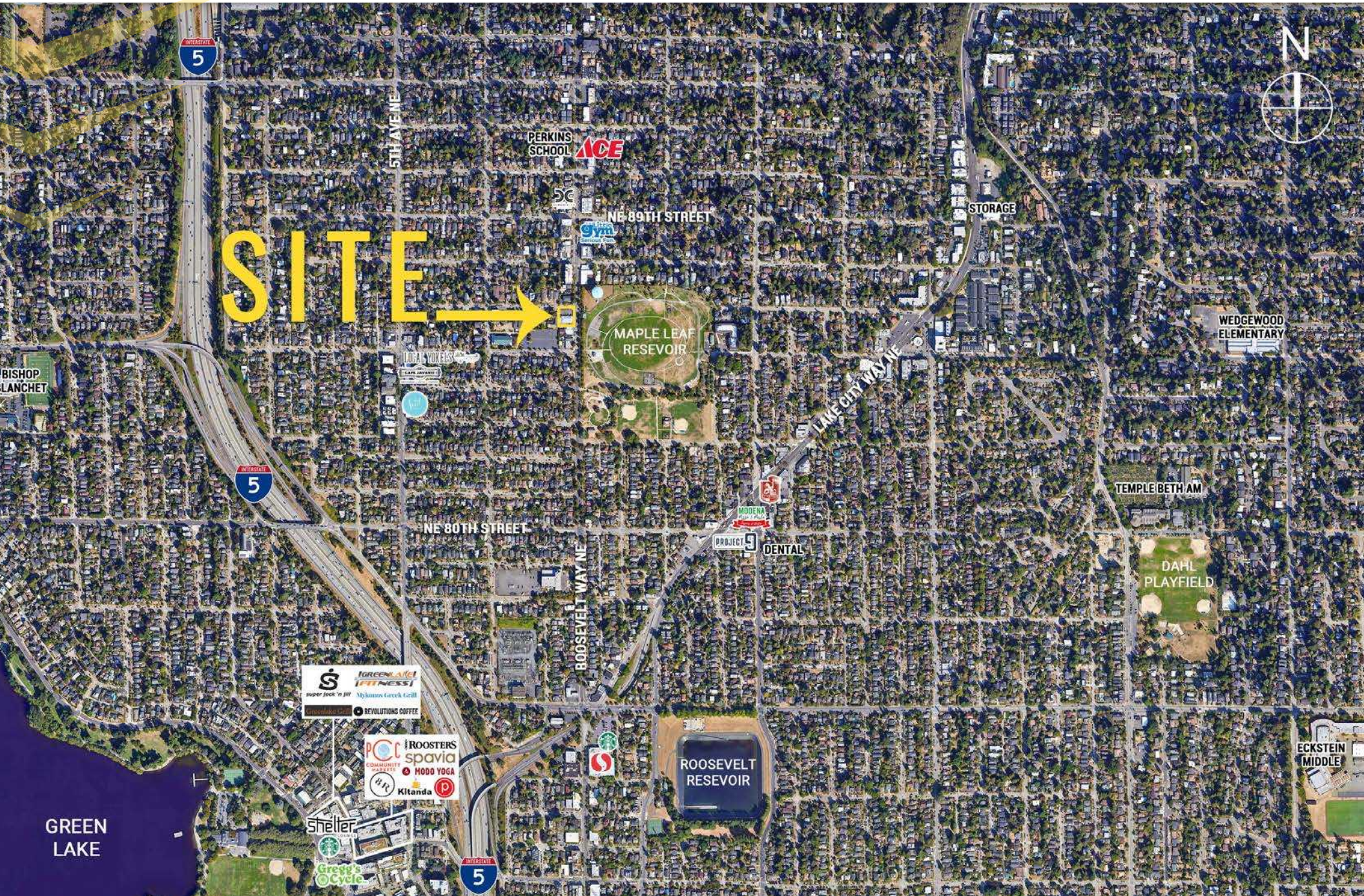


DAYTIME
POPULATION
70,516

SITE AREA SUMMARY

SUBMARKET OVEVIEW | PROFILE

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SITE →

PERKINS SCHOOL

ACE

NE 89TH STREET

MAPLE LEAF RESEVOIR

STORAGE

WEDGEWOOD ELEMENTARY

BISHOP LANCHET

5

NE 80TH STREET

TEMPLE BETH AM

DAHL PLAYFIELD

ROOSEVELT WAY NE

PROJECT 9 DENTAL

GREEN AVENUE FITNESS
super Jack 'n' Jill
Mykianos Greek Grill
REVOLUTIONS COFFEE

ROOSTERS spavia
COMMUNITY MARKET
MODO YOGA
Kitanda

ROOSEVELT RESEVOIR

ECKSTEIN MIDDLE

GREEN LAKE

5



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



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