



EXAMPLE EXTERIOR FAÇADE UPGRADES

**FOR LEASE | FORMER DOLLAR TREE**

**14,948 SF RETAIL BUILDING IN WHITE CENTER**



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& ASSOCIATES**  
ADVISORY - BROKERAGE - DEVELOPMENT  
RE/MAX COMMERCIAL

# OFFERING SUMMARY

The Offering: An expansive 14,948 SF building ready to be transformed to suit your business needs. Former home of The Dollar Tree, this versatile retail space can accommodate a number of business types and sizes. Lease the entire building, or possible demising options range from 10,000 SF to 1,400 SF suites. Additionally, this property features a 3:1 parking ratio, a rare find in this neighborhood.

Join an eclectic mix of national brands and trendy local businesses in the dynamic and up-and-coming neighborhood of White Center. Often likened to what Capitol Hill was two decades ago, White Center boasts a vibrant commercial district and relatively affordable housing. The district is growing rapidly, making it the perfect time to establish your presence in this burgeoning area.

## OVERVIEW

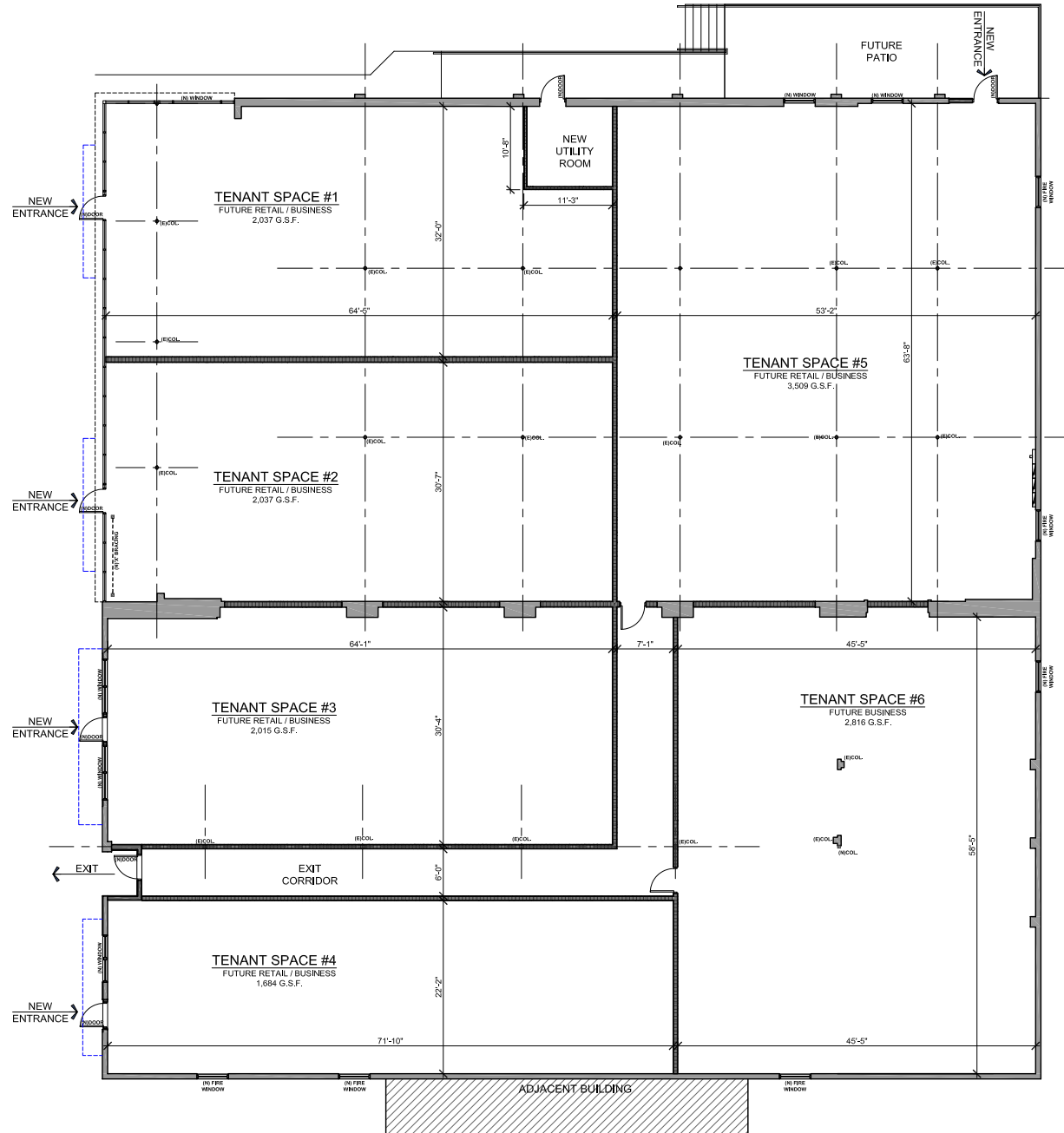
<b>LEASE RATE</b>	<b>\$19.50 - \$36.00 PSF NNN</b> <i>Based on Unit Size &amp; Delivery</i>
<b>CAM ESTIMATE</b>	<b>\$8 Per SF</b>
<b>ADDRESS</b>	<b>10014 15th Ave SW Seattle, WA 98146</b>
<b>BUILDING SF</b>	<b>14,948 SF</b> <i>Per As-Built Completed in 2023</i>
<b>DEMISING OPTIONS AVAILABLE</b>	<b>From 1,400 SF</b>
<b>CEILING HEIGHT</b>	<b>14 FT</b>
<b>LOADING DOOR</b>	<b>1 Dock High</b>
<b>PARKING RATIO</b>	<b>3:1</b> <i>Excellent Parking for the Area</i>
<b>YEAR BUILT</b>	<b>1959 / 1985</b>







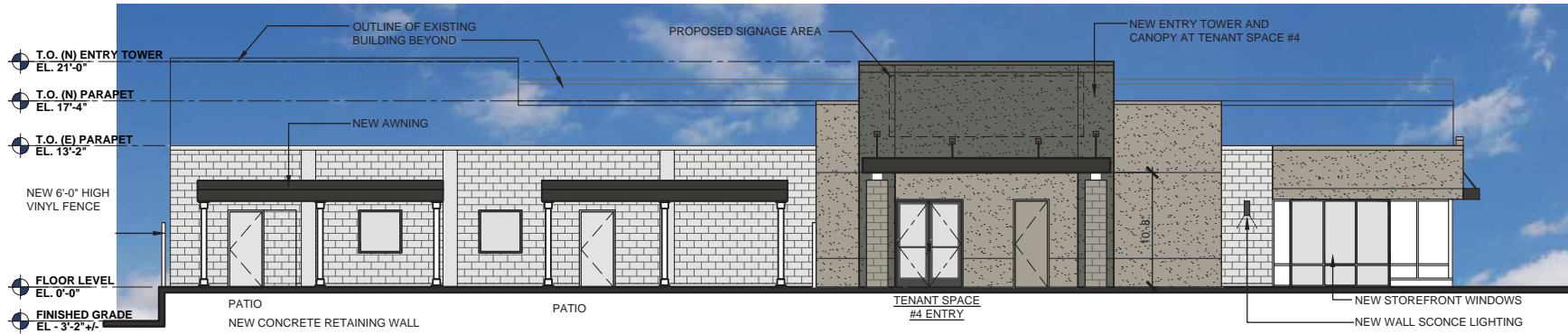
# ALTERNATIVE DEMISING OPTIONS



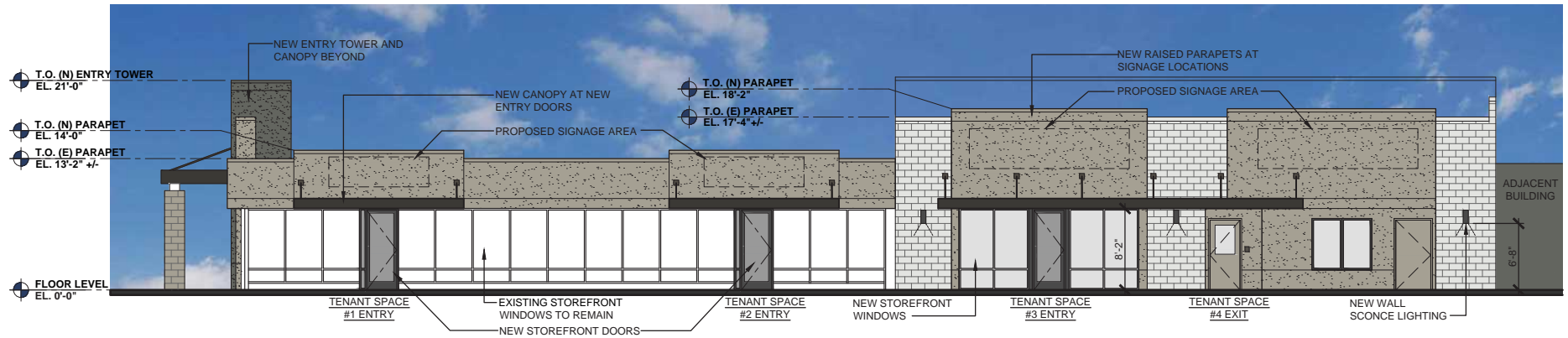
\*Tenant Space 6 would be combined with a combination of Tenant Space 3, 4, or 5.



# SAMPLE EXTERIOR FAÇADE UPGRADE



**NORTH ELEVATION**



**WEST ELEVATION**

# LOCATION



*"This compact neighborhood feels at once old-school and new-school, with its mix of long-running international restaurants and cool up-and-comers."*  
- VISIT SEATTLE

**SUBJECT PROPERTY**

**STEVE COX  
MEMORIAL PARK**



# LOCATION



7.4 MILES TO  
DOWNTOWN SEATTLE



SODO

WEST  
SEATTLE

WEST SEATTLE  
GOLF COURSE

SOUTH SEATTLE  
COLLEGE



BEACON  
HILL



KING COUNTY  
INTERNATIONAL  
AIRPORT



WHITE  
CENTER

**SUBJECT  
PROPERTY**



SAFeway

EVERGREEN SENIOR  
HIGH SCHOOL & CASCADE  
MIDDLE SCHOOL

GLEN ACRES GOLF  
& COUNTRY CLUB

RAINIER GOLF  
& COUNTRY CLUB

Target, ULTA, QFC, RITE AID, Marshalls, MOD, McDonald's, GameStop, hoppygerron.

McEnder's, Walgreens, Auto Zone, SUPER SAVER FOODS, Starbucks, A.W., Popeyes, KFC, TacoTime, Pizza-Hut, TACO BELL, Little Caesars.





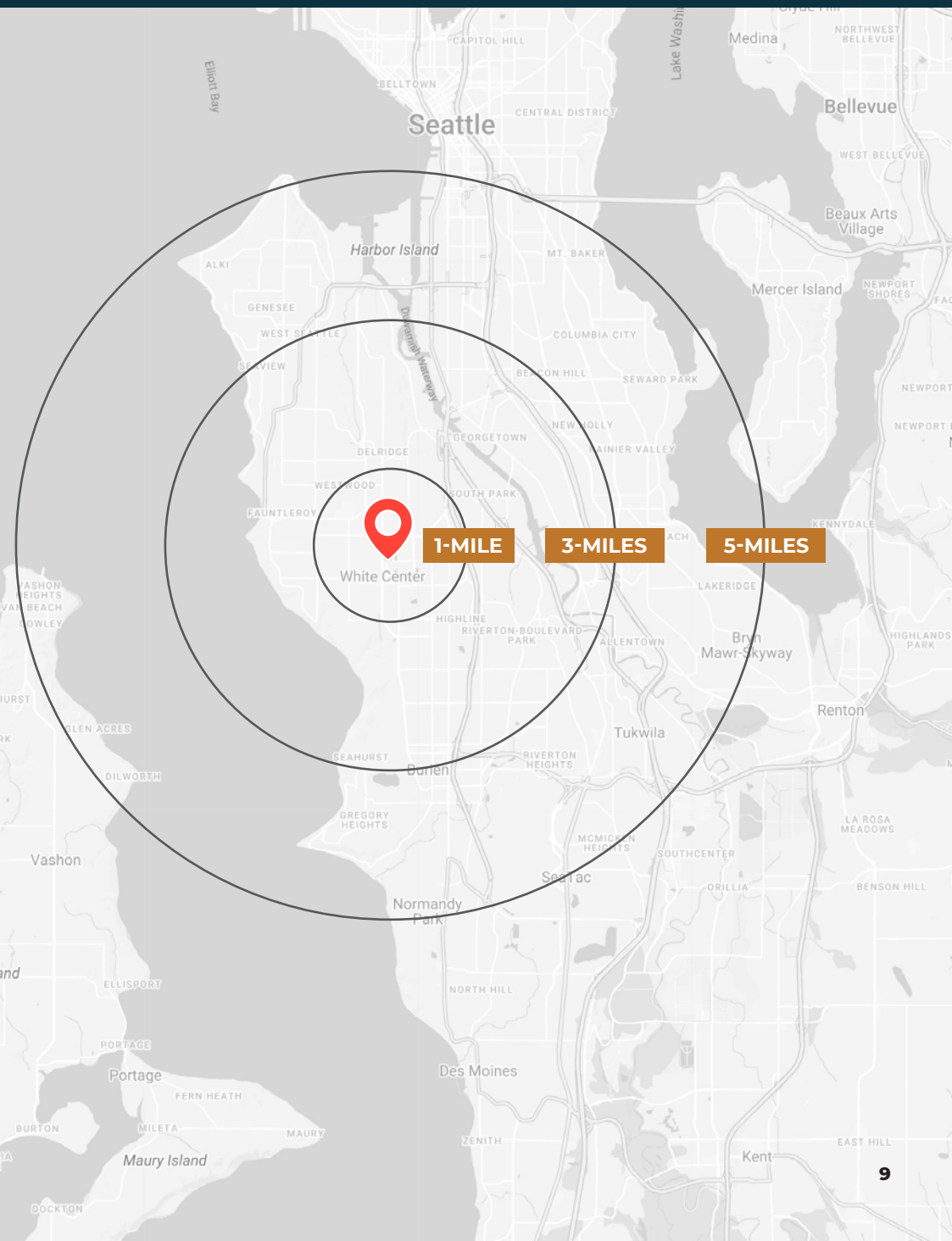
# DEMOGRAPHICS

## 2023 HOUSEHOLD INCOME

	1-MILE	3-MILES	5-MILES
Median	\$113,769	\$118,776	\$121,331
Average	\$152,529	\$156,928	\$157,961

## POPULATION

	1-MILE	3-MILES	5-MILES
2023 Population	22,883	111,506	274,121
2028 Projection	23,092	114,171	287,815



EXCLUSIVELY LISTED BY



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