

FOR LEASE | UNION SLU RETAIL

901 & 903 Dexter Avenue N
Seattle, Washington 98109

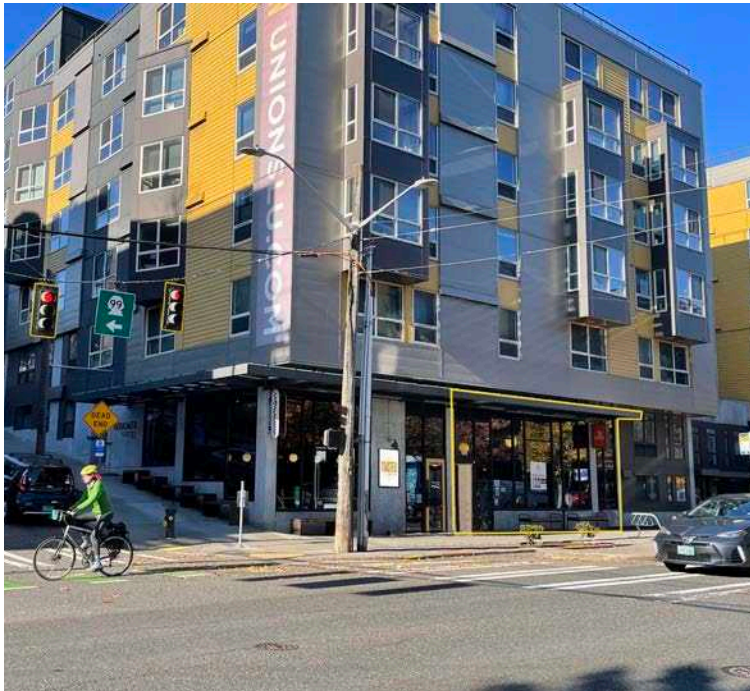
LISTING SUMMARY

Union SLU | Retail
901 & 903 Dexter Avenue N, Seattle

UNION SLU | RETAIL

Sitting at the intersection of Dexter Ave. N & Aloha Street, the location is readily accessed by foot, bike or car and is at a northbound off ramp of Hwy 99. Located within the Union SLU apartment building with 284 DU, the community is within easy walking distance to Uptown and South Lake Union neighborhoods and the shores of Lake Union.

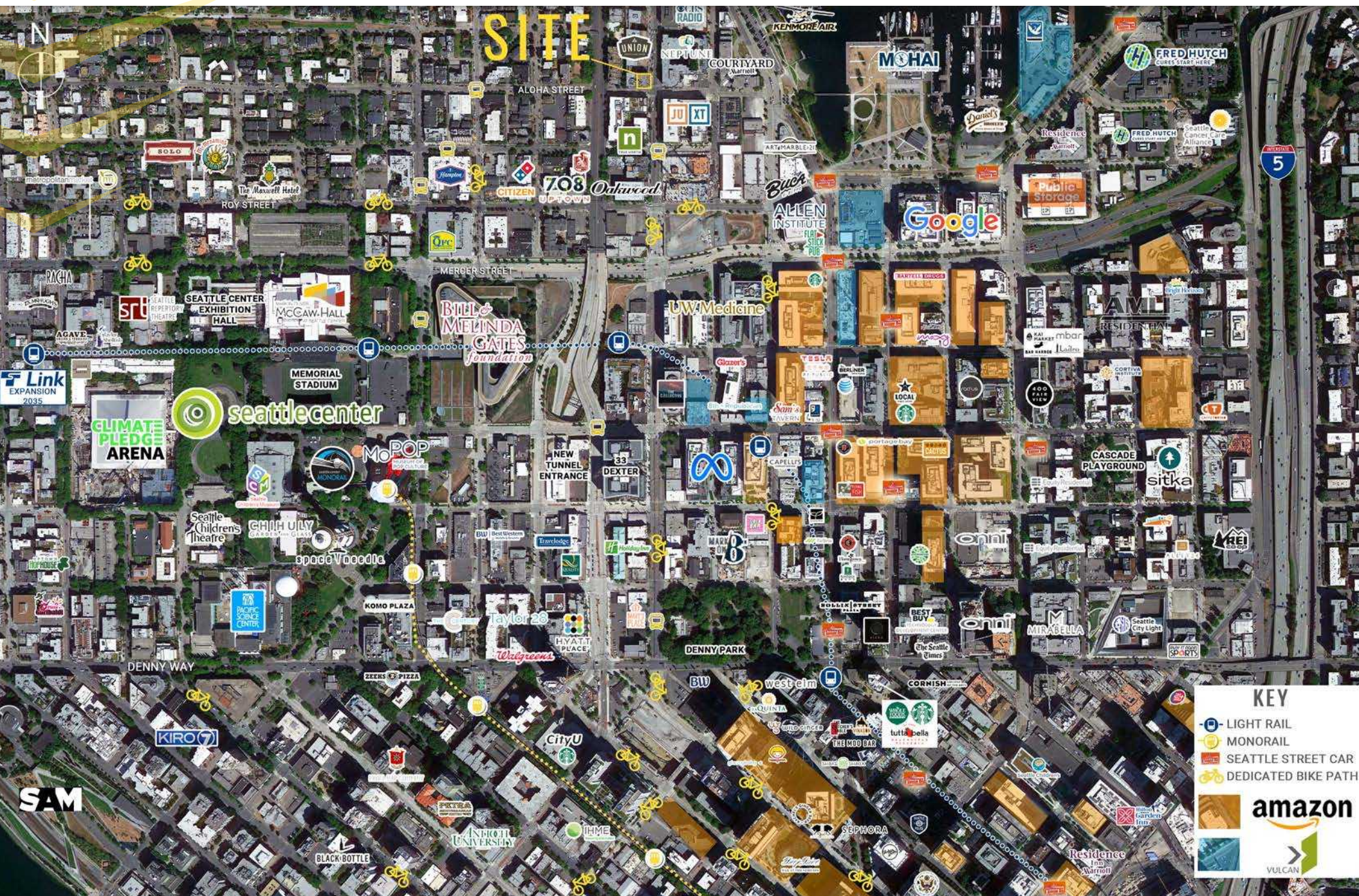
- Available: 1,321SF Current Market
- Rate: \$38.00 PSF, NNN
- NNN: \$12.50 PSF (2023)
- Toasted Bagels & Coffee Opening Soon!



SITE AREA SUMMARY

SUBMARKET OVERVIEW | AERIAL

Union SLU | Retail
901 & 903 Dexter Avenue N, Seattle



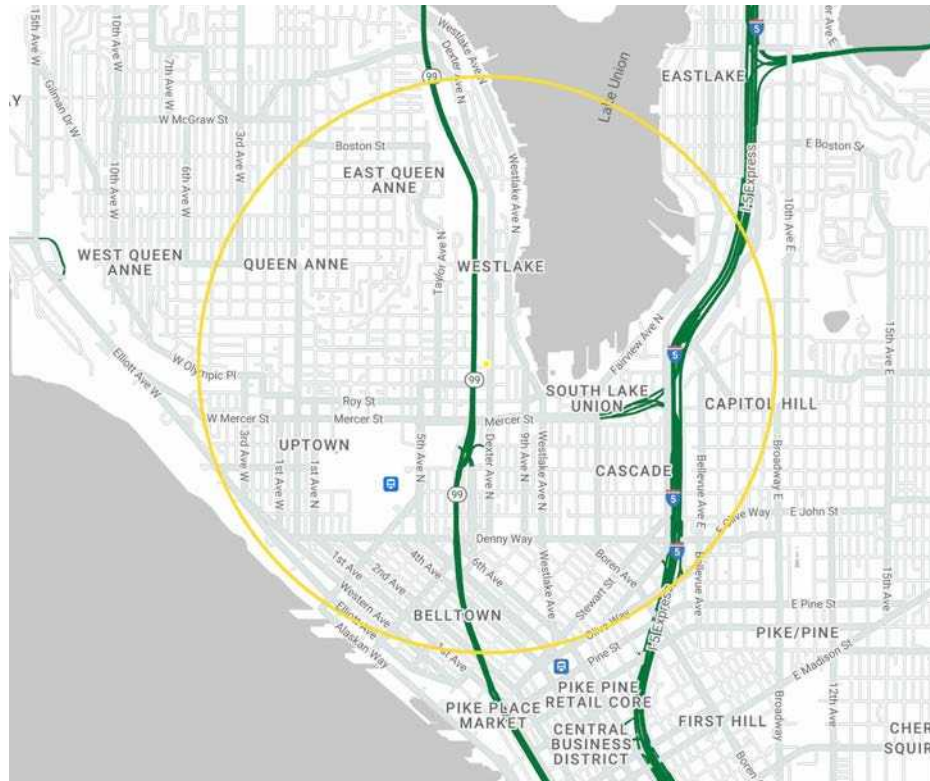
SITE AREA SUMMARY

SUBMARKET OVERVIEW | PROFILE

Union SLU | Retail
901 & 903 Dexter Avenue N, Seattle

WESTLAKE.....

is .15 square miles, the smallest of the Seattle neighborhoods. The thin strip of land running the west shores of Lake Union is home to roughly 1,700 people, which makes it one of the denser neighborhoods, and convenient to the hot-spots in Fremont, Queen Anne, Eastlake and South Lake Union. Westlake is a major transportation corridor between downtown and North Seattle, filled with a mix of



1 Mile Radius



POPULATION
76,380



HOUSEHOLDS
50,263



AVERAGE
HOUSEHOLD INCOME
\$166,557



DAYTIME
POPULATION
70,457



condos, apartments, offices, homes and houseboats and very few children. The demographic of the area swings heavy on high-income urban singles and couples, and very mobile singles living in the city. Access to Lake Union and its Bike/Running path is less than 500' from the site. The property sits in the southwest corner of Westlake and abuts with Uptown Urban Center and the burgeoning South Lake Union neighborhoods.



WALK SCORE
87



BIKE SCORE
87

SITE AREA SUMMARY

SUBMARKET OVERVIEW | NEIGHBORHOODS

Union SLU | Retail
901 & 903 Dexter Avenue N, Seattle



UPTOWN URBAN CENTER.....

Once referred to as Lower Queen Anne, is a neighborhood that has been shaped by several significant development periods, including the World's Fair of 1962 which established Seattle Center. Uptown today is a destination for visitors from throughout the region, a home to Seattleites seeking to live close to downtown, a center for the performing arts, a place for families and the location of a growing workforce. As the city grows, Uptown will play a central role in Seattle's future as a regional center for housing and job growth, as one of Seattle's six regional Urban Centers within the city, meaning it will experience significant growth of both jobs, housing and transit service. The design character of Uptown is dynamic and evolving. Open space in this dense pedestrian-oriented, mixed-use urban center is more than parks and the Seattle Center. Sidewalks, ground level open space of buildings, mid-block crossings and alleys provide open space connections and places throughout the neighborhood. Today Uptown is connected to downtown and other neighborhoods by bus transit, including Rapid Ride, as well as the Monorail. Future light rail station, located near Queen Anne and Republican Streets, will add high capacity transit to the mix. Uptown's proximity to downtown make walking and biking significant transportation modes.



SOUTH LAKE UNION.....

This community is within walking distance of companies such as Amazon, the University of Washington Medical Center, the Seattle Children's Research Institute, Seattle Cancer Care Alliance, the Bill & Melinda Gates Foundation, Facebook, and REI. Part of the unique South Lake Union neighborhood within the City of Seattle, comprised of 170 acres of parks, community amenities, LEED-certified commercial and residential buildings as well as lakefront access and a myriad of alternative transit options. Both residents and business owners are drawn to the neighborhood because of its pedestrian-oriented infrastructure and modern approach to place-making. Public art, pocket parks and historic buildings provide tranquility and a rich culture. From retail, to life sciences, to tech startups, the one thing all businesses in South Lake Union have in common is a desire to innovate and evolve. South Lake Union offers residents a dense urban feel and most residents rent their homes.



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

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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