

# RETAIL FOR LEASE

## CHRONICLE

4417 Wallingford Ave N, Seattle, WA 98103

CHRONICLE  
WALLINGFORD

CHRONICLE

RETAIL SPACE  
FOR  
LEASE  
LAURA MILLER  
206.351.3573

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 **GIBALTAR**  
INVESTMENT PROPERTY SOLUTIONS

# CHRONICLE



## PROPERTY HIGHLIGHTS

- The Chronicle is a 78 unit, 5-story apartment building with ground floor retail space in the heart of the lively Wallingford commercial district.
- Suite A: 411 RSF
- Retail spaces feature large, operable storefront windows
- Retail Co-tenant is Coffeeholic House
- Surrounding neighborhood businesses include Julia's, Fuel Coffee, Choclati Cafe, Molly Moon's, Musashi's, Grand Central Bakery, Trophy Cupcakes, City Cellars Fine Wines, and more
- Available now
- Rental Rate \$38.00/SF plus estimated NNN (\$8.50) = \$1,592.63



58

TRANSIT SCORE



97

WALK SCORE



94

BIKE SCORE



40,531

TOTAL POPULATION



18,993

TOTAL HOUSEHOLDS

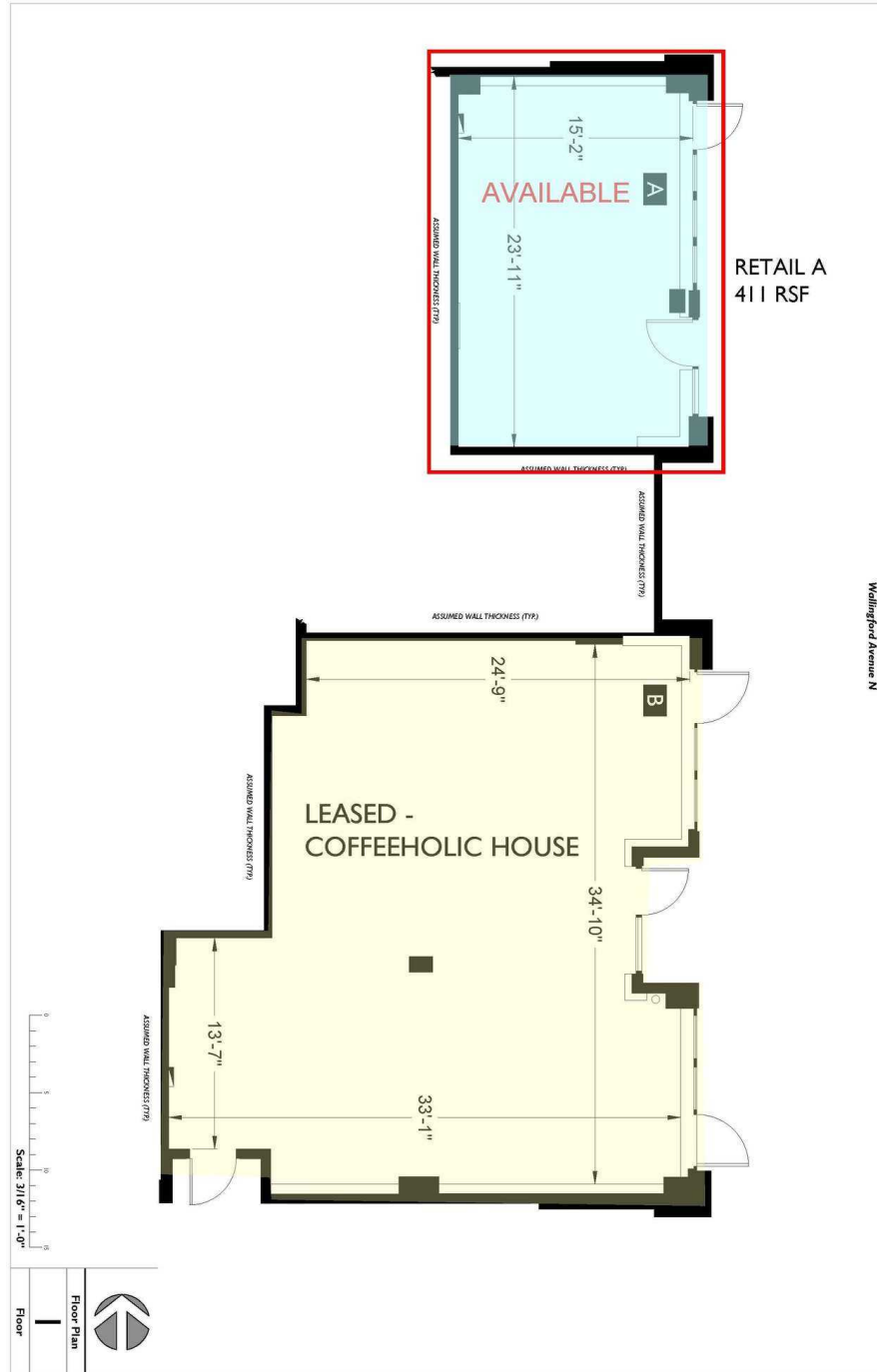


\$103,888

MEDIAN INCOME

\* Demographic data derived from 2023, 1 mile radius

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