

PIPER VILLAGE

RETAIL FOR LEASE

200 North 85th Street Seattle, WA 98103



PRIME RETAIL SPACE IN THE HEART OF GREENWOOD

Prime, high-exposure retail opportunity in the heart of Greenwood's business district and community hub. One of the few locations with ample onsite, surface parking. Piper Village is THE Retail Core for this diverse, dense and popular neighborhood in North Seattle, anchored by Fred Meyer. Designed as an open air community retail center with walkways, green space, residential units and gathering areas. Several strong national and community retailers draw shoppers to this center from the Crown Hill, Phinney Ridge, Whittier Heights, Green Lake, North Ballard and Blue Ridge neighborhoods, offering brand recognition and convenience.



Tiffini Connell | Avery Connell (206) 283-5212
www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

PIPER VILLAGE

RETAIL FOR LEASE

200 North 85th Street Seattle, WA 98103

TRAFFIC COUNTS

- ▶ 37,827 ADV at the intersection of NW 85th & Greenwood Ave N
- ▶ 19,433 ADV along Greenwood Ave N

ACCESSIBILITY

-  96 WALKSCORE walkable paradise
-  54 TRANSIT SCORE good transit
-  86 BIKESCORE very bikeable

AVAILABLE NOW
NEW CONSTRUCTION!

WCCR

West Coast Commercial Realty



P AMPLE CROSS PARKING AVAILABLE

- CITYCYCLE
- Mori Sushi
- WebbinTails
- City Hair
- Tavern
- ATLAS
- GORDITOS
- FLINTCREEK CATTLE

1ST AVE NW

PIPER VILLAGE

PALATINE AVE N

GREENWOOD AVE N

NW 85TH STREET

NW 87TH STREET

Fred Meyer

BARTELL DRUGS

Snapdoodle TOYS & GAMES

MudBay

TAPROOT THEATRE COMPANY

THE Greenwood AMERICAN BISTRO

RAZZIS PIZZERIA

VERITY CREDIT UNION

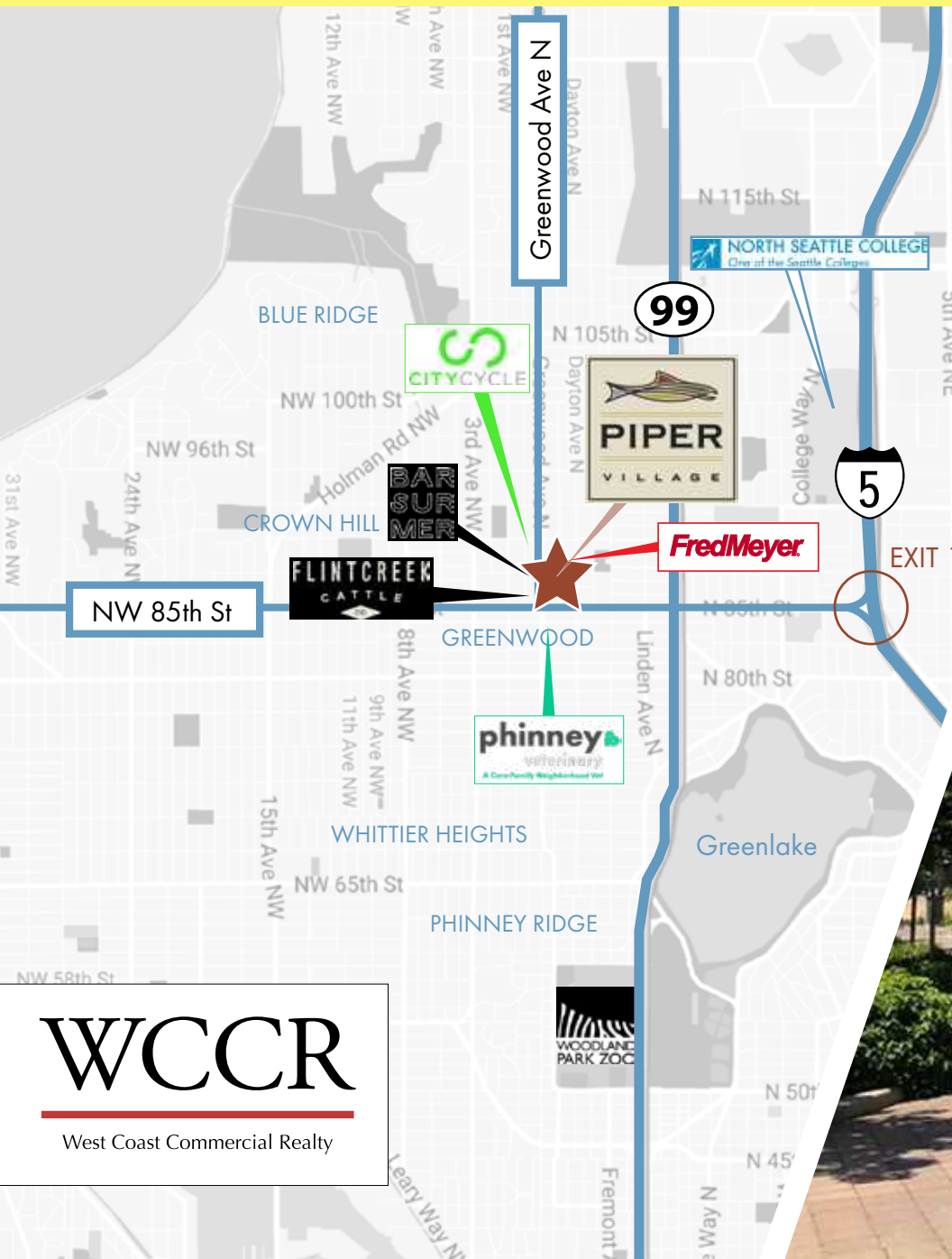
MAKI ROLLS+TERIYAKI

Coffeehouse HOUSE Great Clips

PIPER VILLAGE

RETAIL FOR LEASE

200 North 85th Street Seattle, WA 98103



WCCR

West Coast Commercial Realty

PIPER VILLAGE

RETAIL FOR LEASE

200 North 85th Street Seattle, WA 98103



Adjacent to Piper Village



WCCR

West Coast Commercial Realty

DEMOGRAPHICS

TOTAL POPULATION

1-Mile: 34,350

2-Mile: 111,134

TOTAL EMPLOYEES

1-Mile: 7,643

2-Mile: 32,391

AVERAGE HOUSEHOLD INCOME

1-Mile: \$103,087

2-Mile: \$110,239

AVERAGE HOUSEHOLD SIZE

1-Mile: 2.10

2-Mile: 2.03

POPULATION MEDIAN AGE

1-Mile: 35.7

2-Mile: 36.3

Comfy Couples - Upper-class couples.

Urban couples making a mid- to upper-scale household income. Most own their own homes. Some have a college education and work in a variety of occupations, including management-level positions.

Corporate Climbers - Upper-scale urban singles.

Pre-middle-age to middle-age singles with upper-scale incomes. May or may not own their own home. Most have college educations and are employed in mid-management professions.

PIPER VILLAGE

RETAIL FOR LEASE

200 North 85th Street Seattle, WA 98103



PIPER VILLAGE

RETAIL FOR LEASE

200 North 85th Street Seattle, WA 98103

FLOOR PLANS



WCCR

West Coast Commercial Realty