



NIKKEI MANOR

*Prime corner retail space available for lease
within walking distance to Lumen Field and
T-Mobile Park in Seattle*

710 6TH AVE S, SEATTLE, WA

Property Features

2,400 SF corner retail space with high visibility

7 parking spots available

Ample windows

Lease rate: \$30/RSF plus NNN

Excellent access to and from I-5, I-90, and SR-99

Convenient light rail, Sounder train, trolley, and bus access from International District/Chinatown and King Street Station, and nearby ferry docks

Walking distance to Lumen Field and T-Mobile Park

100

TRANSIT SCORE

94

WALK SCORE

86

BIKE SCORE



FLOOR PLAN



2,400 SF

TOTAL AVAILABLE

\$30/RSF

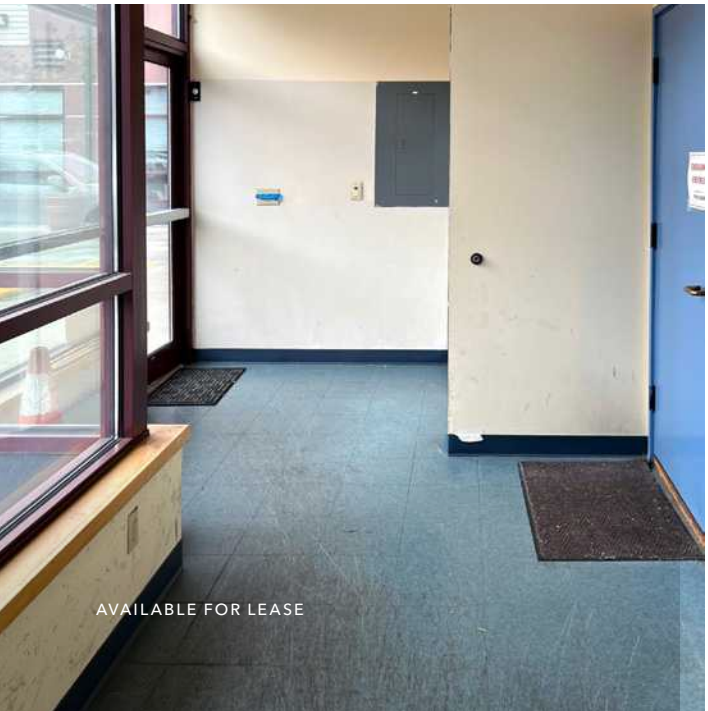
LEASE RATE, NNN

NOW

AVAILABLE



NIKKEI MANOR



AVAILABLE FOR LEASE



KIDDER MATHEWS

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	41,368	243,402	485,321
2029 PROJECTION	49,051	268,498	519,599
2020 CENSUS	35,246	220,383	459,803
PROJECTED GROWTH 2024 - 2029	7,683	25,096	34,277

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	33.7	35.0	35.3
% FEMALE	40.6%	45.0%	46.1%
% MALE	59.4%	55.0%	53.9%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	22,026	138,003	243,374
2029 PROJECTED	26,195	151,129	260,131
2020 CENSUS	17,913	121,001	222,051
PROJECTED GROWTH 2024 - 2029	4,169	13,126	16,756
OWNER-OCCUPIED	17.4%	28.2%	36.1%
RENTER-OCCUPIED	82.6%	71.8%	63.9%

INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$130,538	\$179,710	\$186,999
2029 PROJECTED HH INCOME	\$134,479	\$188,938	\$195,545
ANNUAL CHANGE 2024 - 2029	\$3,941	\$9,228	\$8,546

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	6,865	23,310	39,420
TOTAL EMPLOYEES	99,588	279,803	389,943
WHITE COLLAR WORKERS	17,265	124,544	235,445
BLUE COLLAR WORKERS	4,843	25,500	56,118

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	4.4%	2.1%	1.9%
HIGH SCHOOL DIPLOMA	11.5%	8.4%	9.1%
SOME COLLEGE	14.8%	11.8%	11.9%
ASSOCIATE	6.4%	5.3%	5.7%
BACHELOR'S	34.8%	38.0%	37.9%
GRADUATE	21.3%	31.3%	30.8%

Data Source: ©2024, Sites USA

SEATTLE DEMOGRAPHICS

765,890

POPULATION

2.0

AVG HH SIZE

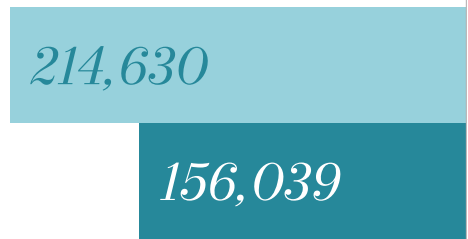
\$189,153

AVG HH INCOME

35.0

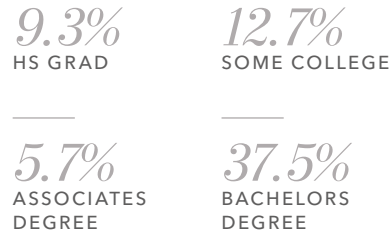
MEDIAN AGE

HOME OWNERSHIP

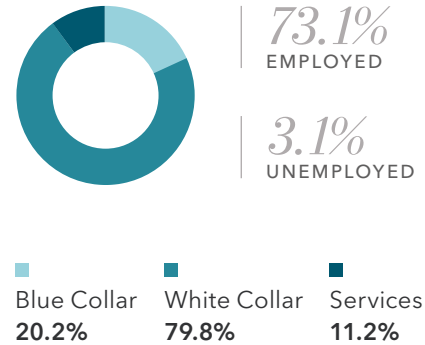


■ Renters ■ Owners

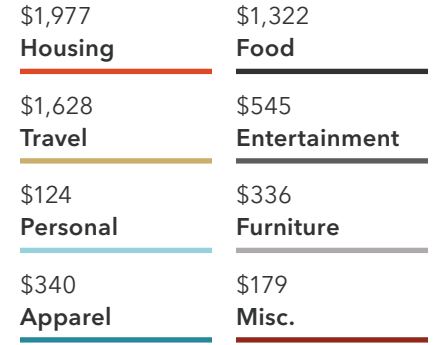
EDUCATION



EMPLOYMENT



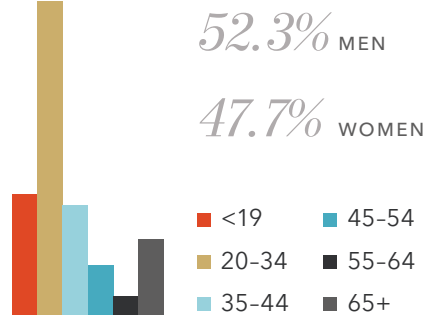
HOUSEHOLD SPENDING



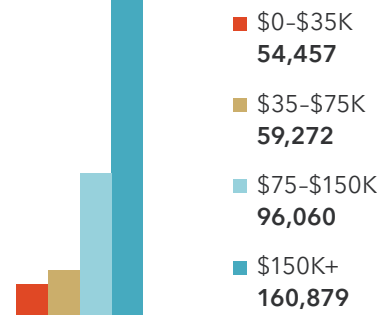
RACE & ETHNICITY



GENDER & AGE



INCOME BY HOUSEHOLD



Data Source: ©2024, Sites USA



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*For more information on
this property, please contact*

SUN W. CHOY
425.450.1128
sun.choy@kidder.com

TIM CHIN
425.450.1119
tim.chin@kidder.com

KIDDER.COM

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