



# FOR LEASE

321 Broadway E  
Seattle, WA 98102



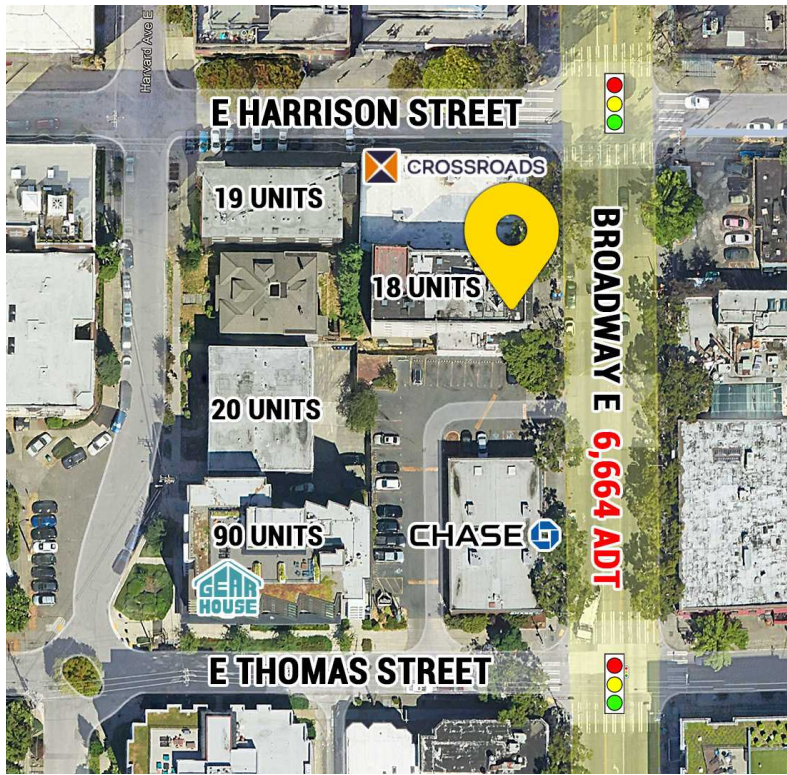
## WALK-UP COFFEE SHOP

Kyle Nordby

First Western Properties, Inc. | 425.822.5522  
11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com



# SUMMARY



## WALKABILITY



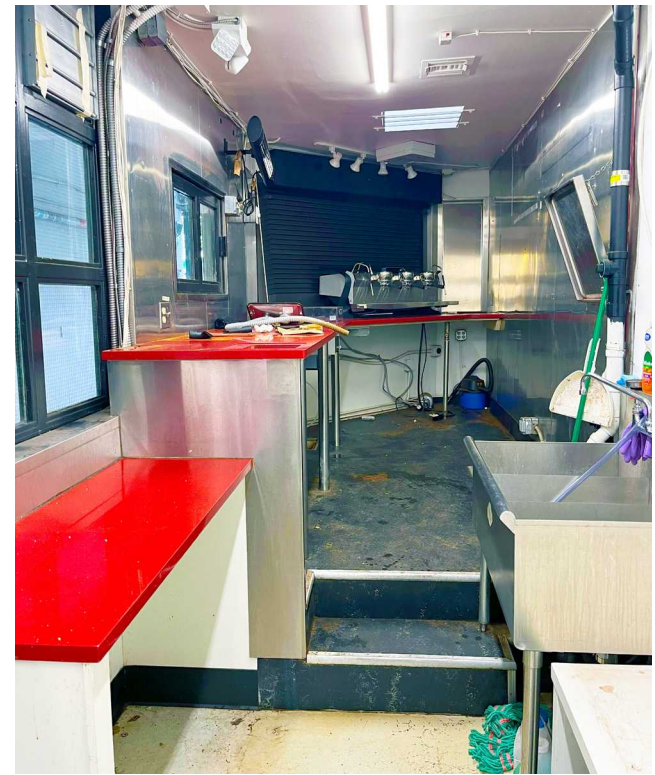
98  
Walker's Paradise



84  
Excellent Transit



91  
Biker's Paradise



- Former Walk Up Coffee Shop
- 700 SF, Window Facing Broadway
- Outdoor Seating Potential
- High Foot Traffic Area
- \$4,000/Month, NNN
- NNN: \$308/Month



Population



Average HH Income



Daytime Population

Regis - 2024

Mile 0.25

9,536

\$151,605

2,219

Mile 0.50

28,418

\$143,909

9,246

Mile 0.75

54,245

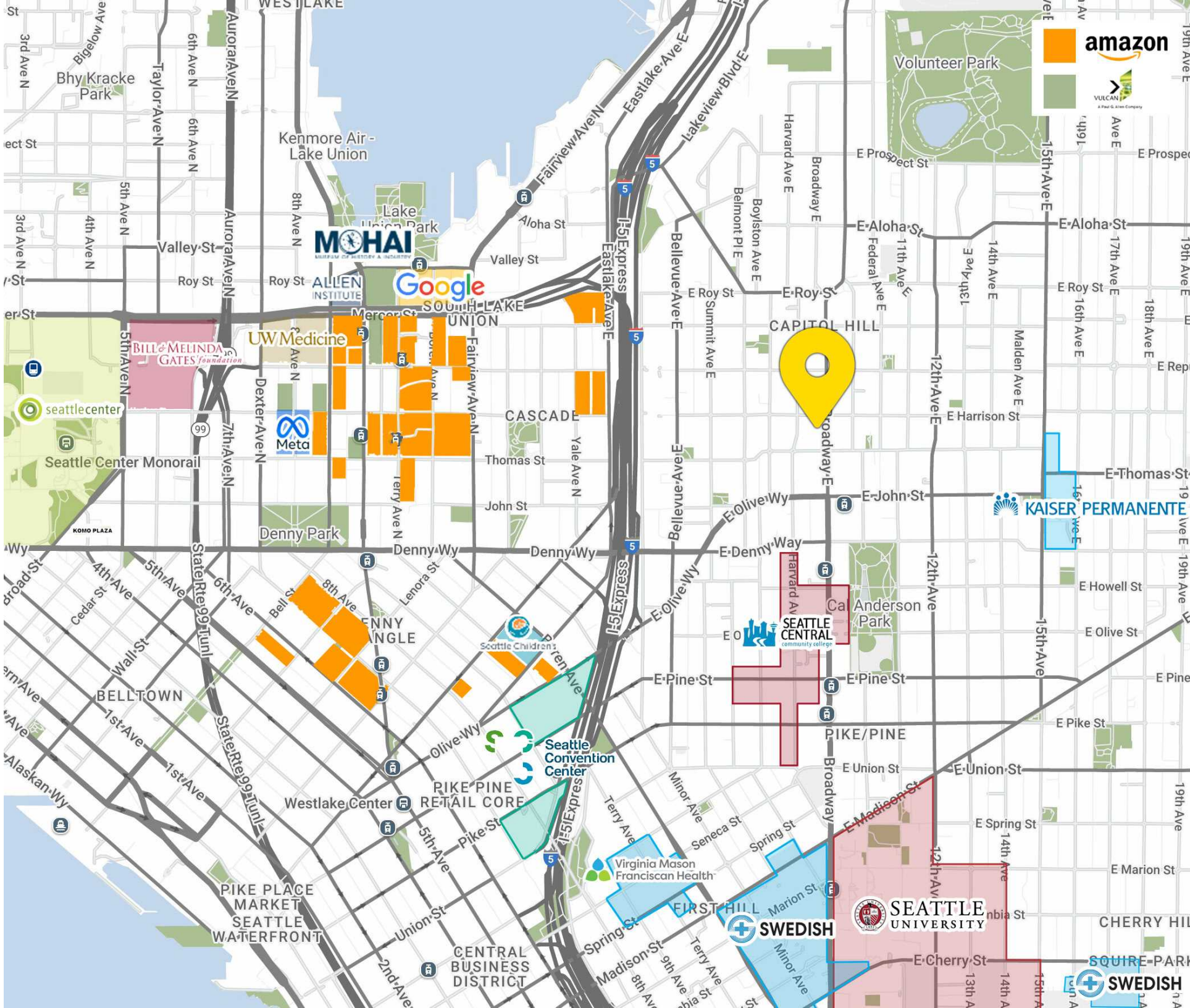
\$154,978

25,065





# AREA MAP







KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

KYLE NORDBY

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