

Retail for Lease

301 and 323
West Nickerson Street
Seattle, WA 98119

Tiffini Connell
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WCCR

West Coast Commercial Realty



SEATTLE PACIFIC
UNIVERSITY



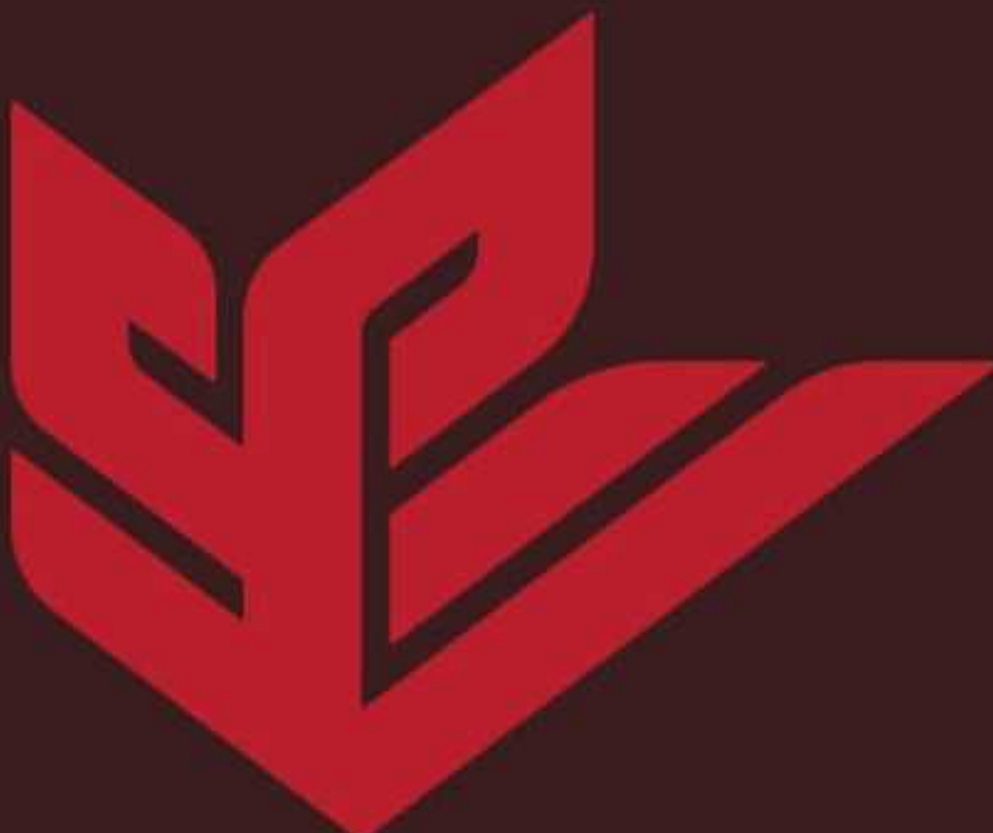
Two leasing opportunities available next to the Seattle Pacific University campus.

Located in North Queen Anne, this area is known for its mix of residential and commercial, making it an appealing spot for retailers looking for both an urban and neighborhood feel.

- **301 West Nickerson Street:** 2,502 SF highly-visible standalone retail opportunity. Dedicated parking fronting Nickerson Street.
- **323 West Nickerson Street:** Second generation retail space for lease directly next to 301 West Nickerson Street.

The Opportunity

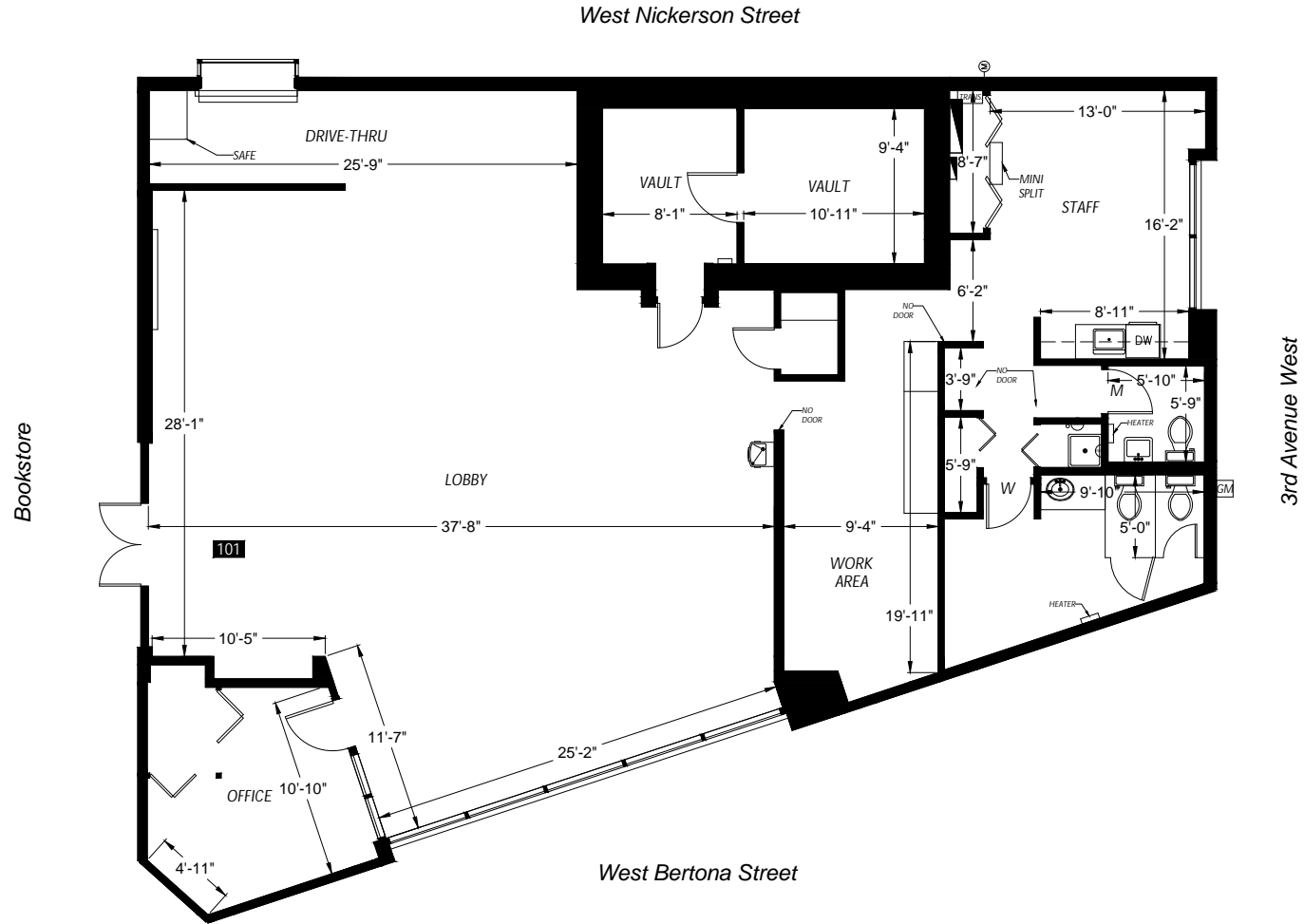
- Roughly 2,000 undergraduate students attend Seattle Pacific University. Retailers benefit from a strong population of students living on or nearby campus within the immediate area.
- Dedicated parking for both retail spaces
- Strong demographics in the area with an average household income of roughly +/- \$165,000 within a 1-mile radius.
- Strong street visibility off Nickerson Street and signage opportunity.
- Well-connected to major roads, making it easy to access Downtown Seattle and nearby public transportation.
- Diverse population with a mix of students, young professionals, families and long-term residents.





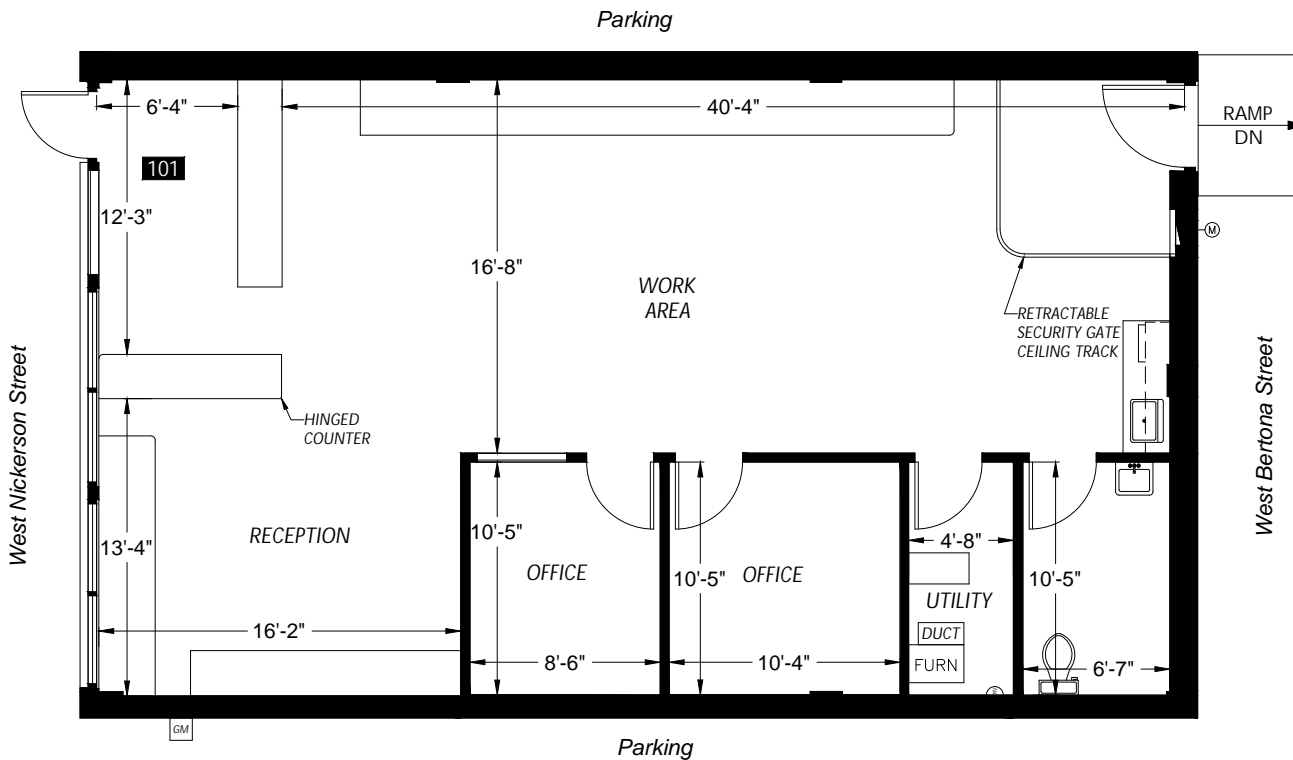
301 West Nickerson Street

2,502 SF





323 West Nickerson Street
1,327 SF





BALLARD

15th Avenue NW

Fred Meyer

323 West Nickerson Street
1,327 SF Available

301 West Nickerson Street
2,502 SF Available

99

INTERSTATE
5

W NICKERSON ST

Fremont Cut

FREMONT

PCC
COMMUNITY
MARKET

Adobe

SEATTLE PACIFIC
UNIVERSITY

Interbay
GOLF CENTER

Google

99

Gas
Works
Park

Lake Union

QUEEN ANNE

Queen Anne Ave N

HomeGoods

Michaels
Where Creativity Happens

WHOLE
FOODS
MARKET

GRAPPA
RESTAURANT

how to cook
a wolf

BARTELL DRUGS

TRADER
JOE'S

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**323 West Nickerson Street
1,327 SF Available**

**301 West Nickerson Street
2,502 SF Available**

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**301 and 323 West Nickerson Street
Seattle, WA 98119**

LEASING INFORMATION

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