OREGON 42 RETAIL

Rare, Second-Generation West Seattle Junction Retail Space Available

4502 42ND AVE SW | SEATTLE, WA

RETAIL A
1,542 SF

km Kidder Mathews

1,542 SF, high-visibility corner retail space available in the Junction neighborhood, in the heart of downtown West Seattle

LOCATION OVERVIEW

Rare, second-generation West Seattle Junction retail space below 133 multifamily units

Hard corner of SW Oregon & 42nd Ave SW

Neighborhood tenants include Whole Foods, Safeway, Trader Joe's, plus dozens of restaurants and specialty shops

Strong demographics

Walk Score: Walker's Paradise (99)

RETAIL AVAILABILITY

SUITE A	1,542 SF
LEASE RATE	$42.00/SF, NNN
EST. NNN	$7.66/SF

CENTRAL LOCATION WITH HIGH VISIBILITY

DENSE RESIDENTIAL WITH LOTS OF FOOT TRAFFIC

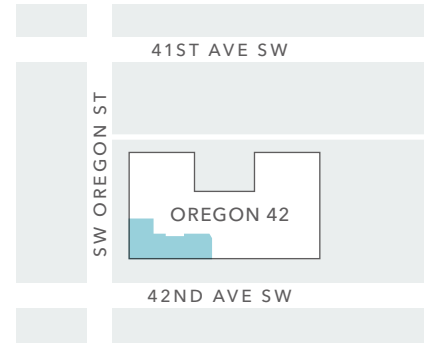**LOCATED BELOW 133 MULTIFAMILY UNITS**

NICELY BUILT-OUT SPACE WITH EXTENSIVE WINDOWS

FLOOR PLAN

41ST AVE SW

SW OREGON ST

OREGON 42

42ND AVE SW

N

TOUR SUITE

RETAIL A
1,542 SF
Available

beehive salon
hair · skin · body
west seattle

AVEDA

SW OREGON ST

42ND AVE SW

8,431+ VEHICLES
Average Daily Traffic

1,542 SF
RETAIL A

$42.00
LEASE RATE (SF/YR)

$7.66
2024 EST. NNN

TAKE
VIRTUAL
TOUR

AVAILABLE FOR LEASE

THE JUNCTION

BAKERY NOUVEAU

EASY STREET RECORDS
SEATTLE, U.S.A.

SAFEWAY

JaK's GRILL
Est. 1996

THE MATADOR

KIZUKI
Ramen & Izakaya

QFC
Quality Food Centers

WEST SEATTLE
NEIGHBORHOOD
FARMERS MARKET

PAGLIACCI

OREGON 42

8,431+ VPD

WHOLE FOODS
MARKET

TRADER JOE'S

west seattle
BOWL
established 1948

41ST AVE SW

SW EDMUNDS ST

SW ALASKA ST

FAUNTLEROY WAY SW

SW OREGON ST

41ST AVE SW

SW OREGON ST

44TH AVE SW

CALIFORNIA AVE SW

42ND AVE SW

N

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	28,364	83,582	305,785
2024 ESTIMATED	28,345	82,689	327,573
2029 PROJECTED	29,668	83,916	353,865

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	38.2	39.1	35.8
FEMALE	50.1%	50.4%	46.8%
MALE	49.9%	49.6%	53.2%

HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
EST. TOTAL HOUSEHOLDS	14,199	38,401	167,370
AVERAGE HH SIZE	2.0	2.1	1.9
2024 AVERAGE HH INCOME	$175,746	$184,263	$155,801
2029 AVERAGE PROJ. HH INCOME	$179,318	$194,145	$152,404

Data Source: ©2024, Sites USA

OREGON 42

1 MILE

3 MILES

5 MILES
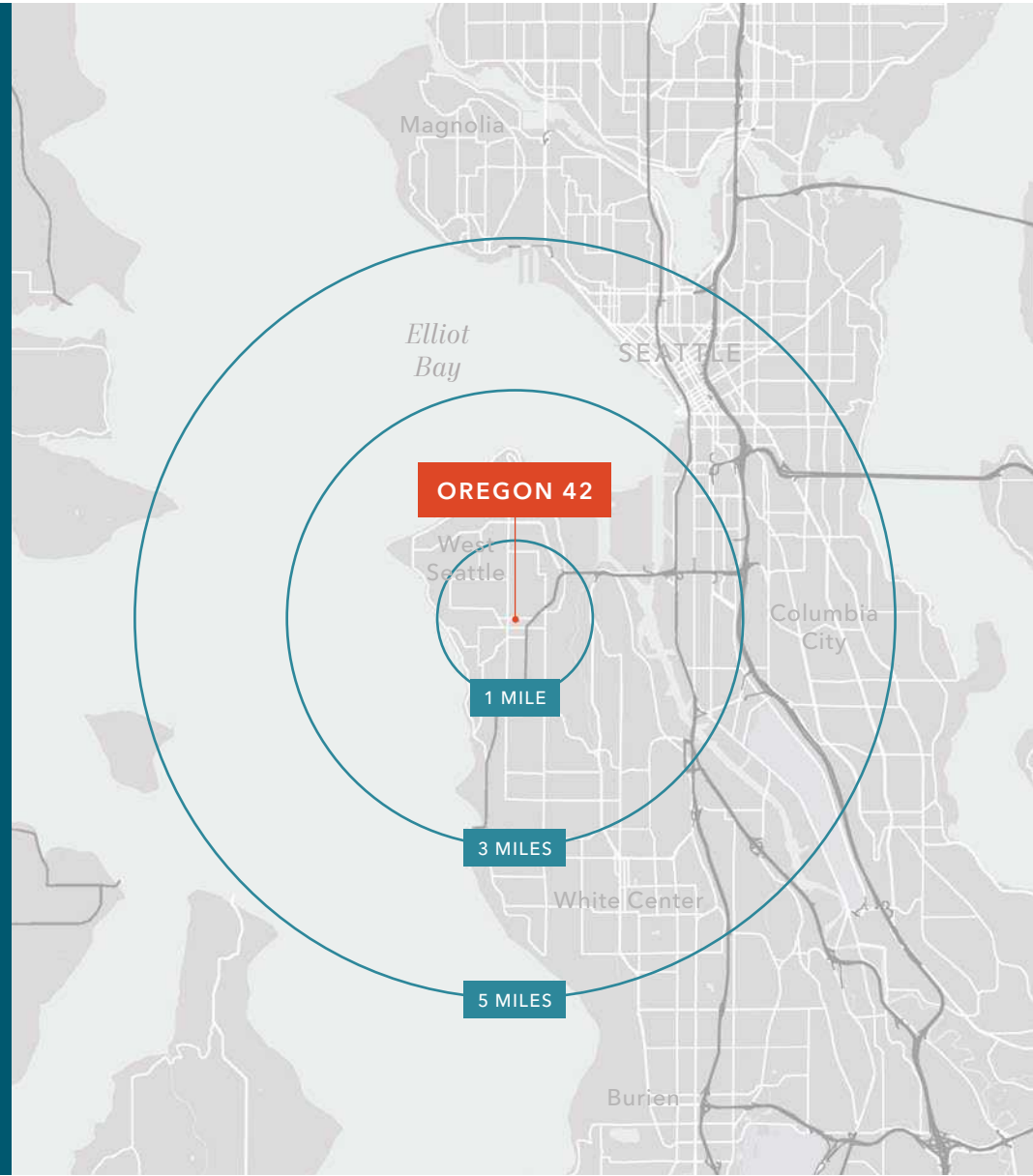
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