

3400 FREMONT AVE N SEATTLE, WA 98103

McKenzie

BUILDING

4,260 SF of corner retail
in Fremont, the center
of the Universe



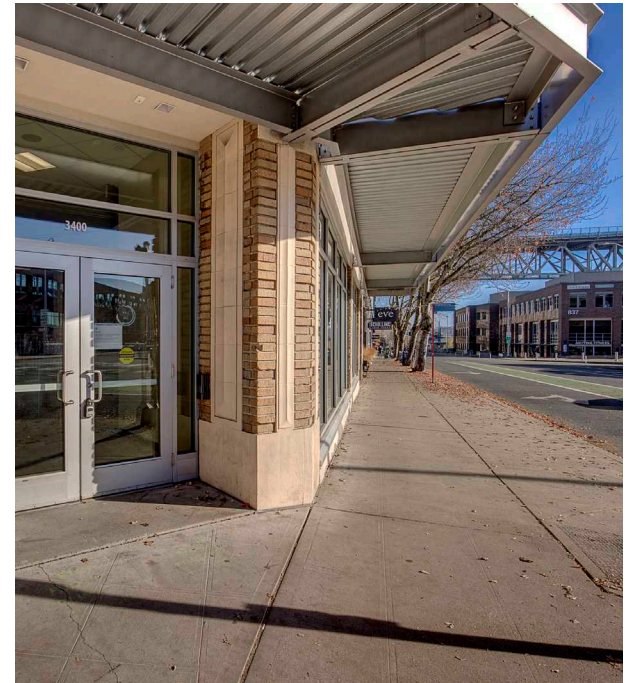
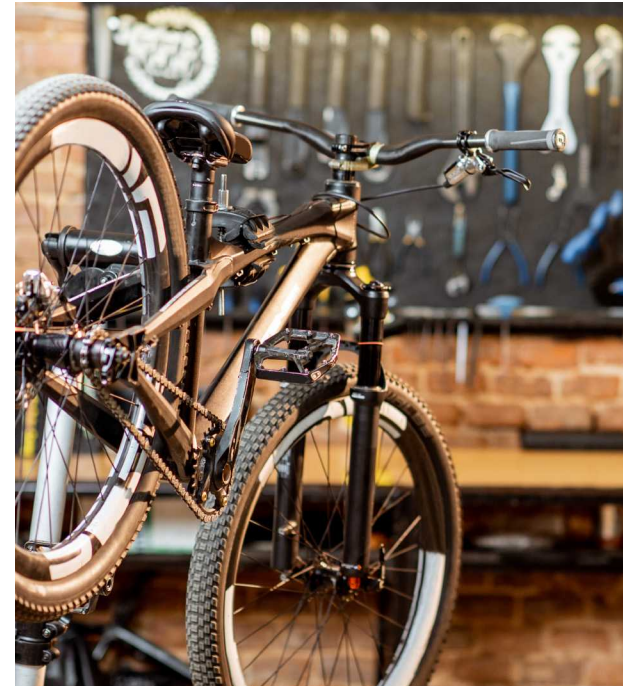
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Building Highlights

- **4,260 SF** prime corner retail space in the heart of Fremont
- High profile location ideal for an apparel or specialty retail user
- Fremont is home to over 4,000 employees with Tableau, Google, Adobe as the major office tenants in Fremont's "Silicon Canal"
- Join the eclectic mix of established businesses including Milstead Coffee, PCC Natural Markets, Aesop, Theo Chocolates, and Fremont Brewing

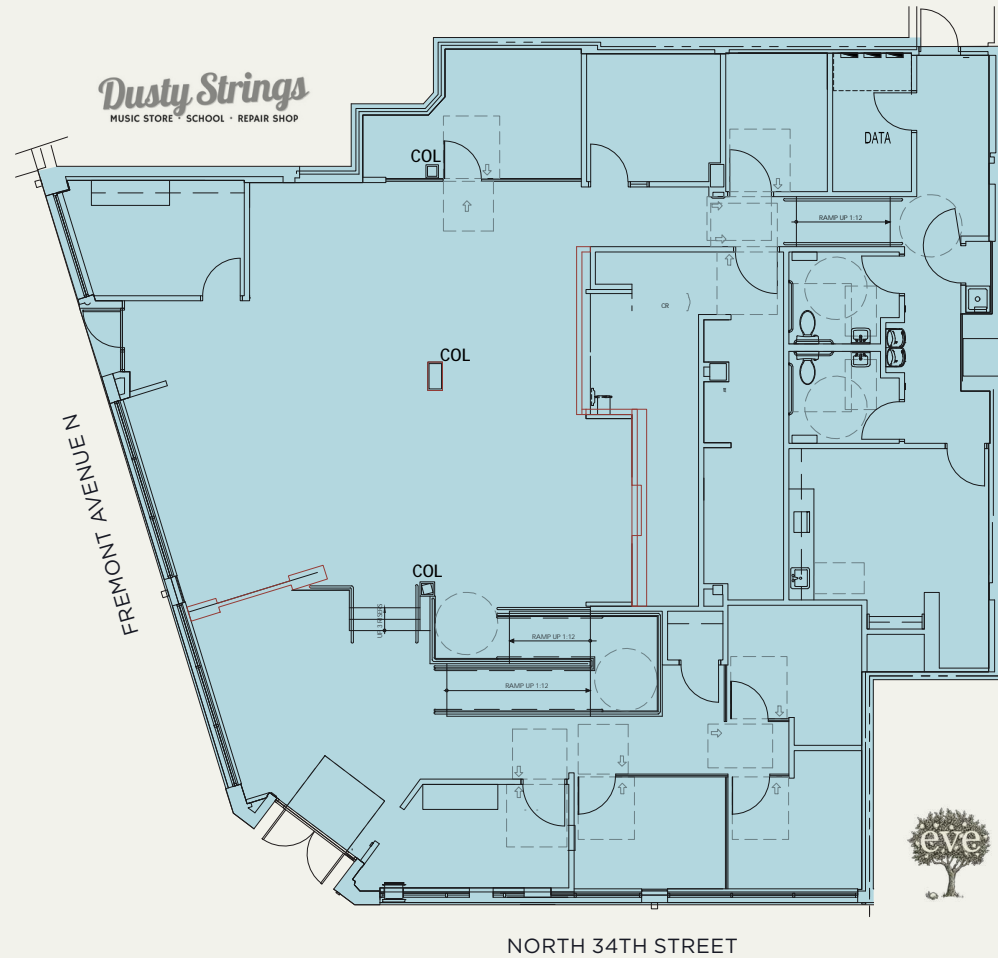


TAKE A VIRTUAL TOUR



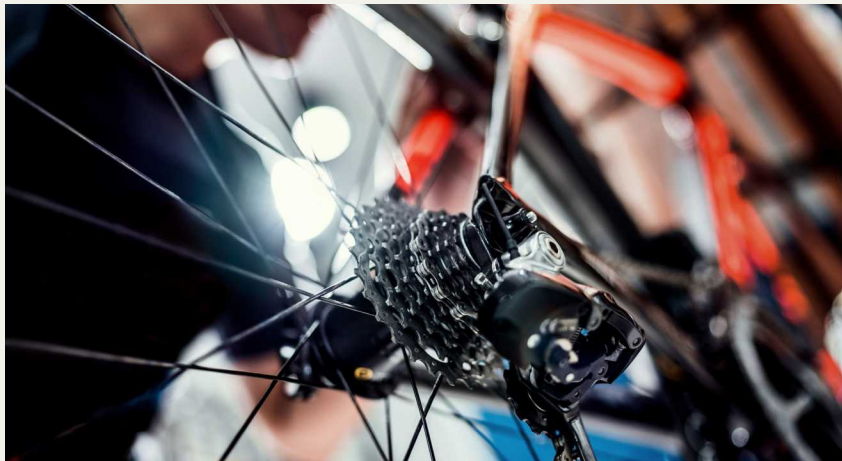
Property Details

Square Footage	4,260 SF
Asking Rate	Call for rates
NNN Estimate	\$8.39 PSF
TI Allowance	Negotiable
Availability	12/1/2022



2022 Demographics

Drive Time	5 min	10 min	15 min
Residential Population	46,760	251,539	491,246
Daytime Population	49,176	349,212	693,799
Average Household Income	\$190,476	\$175,721	\$168,886
Median Age	35.5	35.7	36.5



Nearby Amenities

Retail

- | | |
|-------------------------------------|-----------------------------------|
| 1 Wonderland Gear Exchange | 11 Aesop |
| 2 Cripple Creek Backcountry Seattle | 12 les amis |
| 3 Sealevel Hot Yoga | 13 PCC Community Market |
| 4 Free Range Cycles | 14 ZoomCare |
| 5 Cascade Bicycle Studio | 15 Anytime Fitness |
| 6 Habitude Salon | 16 Davidson Custom Bicycles |
| 7 Show Pony | 17 evo Seattle |
| 8 Burnt Sugar | 18 Brooks Running |
| 9 Essenza | 19 North Face at Fremont Crossing |
| 10 Portage Bay Goods | |

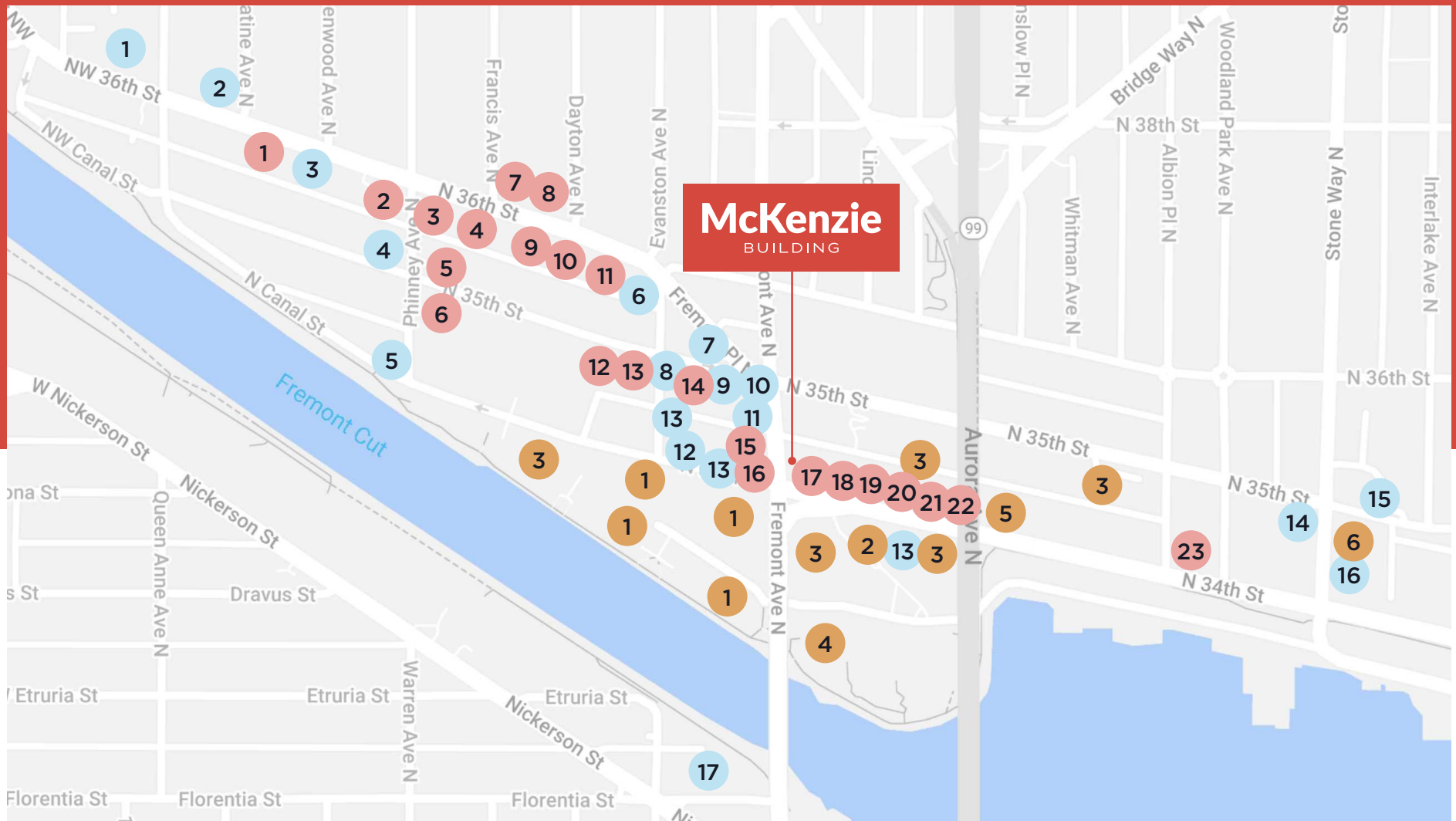
Food & Beverage

- | | |
|--------------------------|--------------------------|
| 1 Petoskeys | 13 The Barrel Thief |
| 2 Add-A-Ball | 14 El Camino |
| 3 Revel | 15 MOD Pizza |
| 4 Local Tide | 16 Starbucks |
| 5 Brouwer's Cafe | 17 Eve Fremont |
| 6 Theo Chocolate | 18 Schilling Cider House |
| 7 Cafe Ladro | 19 The Masonry Fremont |
| 8 Norm's Kitchen & Bar | 20 Evergreens |
| 9 Fremont Coffee Company | 21 Cafe Turko |
| 10 RASAI | 22 Milstead & Co |
| 11 Nuna Ramen | 23 Fremont Brewing |
| 12 SWeL | |

Employers

- | | |
|------------------------|-----------------------------|
| 1 Google | 4 Adobe |
| 2 Geocaching | 5 Schultz Family Foundation |
| 3 Salesforce / Tableau | 6 Brooks |

Amenities Map



2 Minute Drive
to Aurora Bridge & Highway 99



96
Walk Score



12 Minute Drive
to Seattle CBD

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For Leasing Information Contact

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