

RETAIL/OFFICE FOR LEASE

MAGNOLIA VILLAGE

3300 W McGraw, Seattle, WA 98199

AVAILABLE
NOW



For more information please contact:

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MAGNOLIA VILLAGE



OVERVIEW

Available now! Rare opportunity to lease highly sought after office/retail space in the heart of Magnolia Village

High visibility and strong foot traffic location. Surrounding businesses include Serendipity Café, Pink Salt Restaurant, Petit Pierre Bakery, Mondello Restaurant, Nutty Squirrel Gelato, Mura Restaurant, Uptown Espresso Magnolia Garden Center and more!

HIGHLIGHTS

- Former bank space, ideal for service office or boutique retail
- Adjacent co-tenant is Starbucks
- Free onsite covered customer parking available (no tenant parking)
- 1,476 SF
- Rental Rate \$30/SF/YR plus est. 2024 NNN (\$9.76) = \$4,890.48 per month. NNN includes water, sewer, trash.



36

TRANSIT SCORE



90

WALK SCORE



62

BIKE SCORE



14,745

TOTAL POPULATION



6,157

TOTAL HOUSEHOLDS



\$150,159

MEDIAN INCOME

* Demographic data derived from 2024, 1 mile radius

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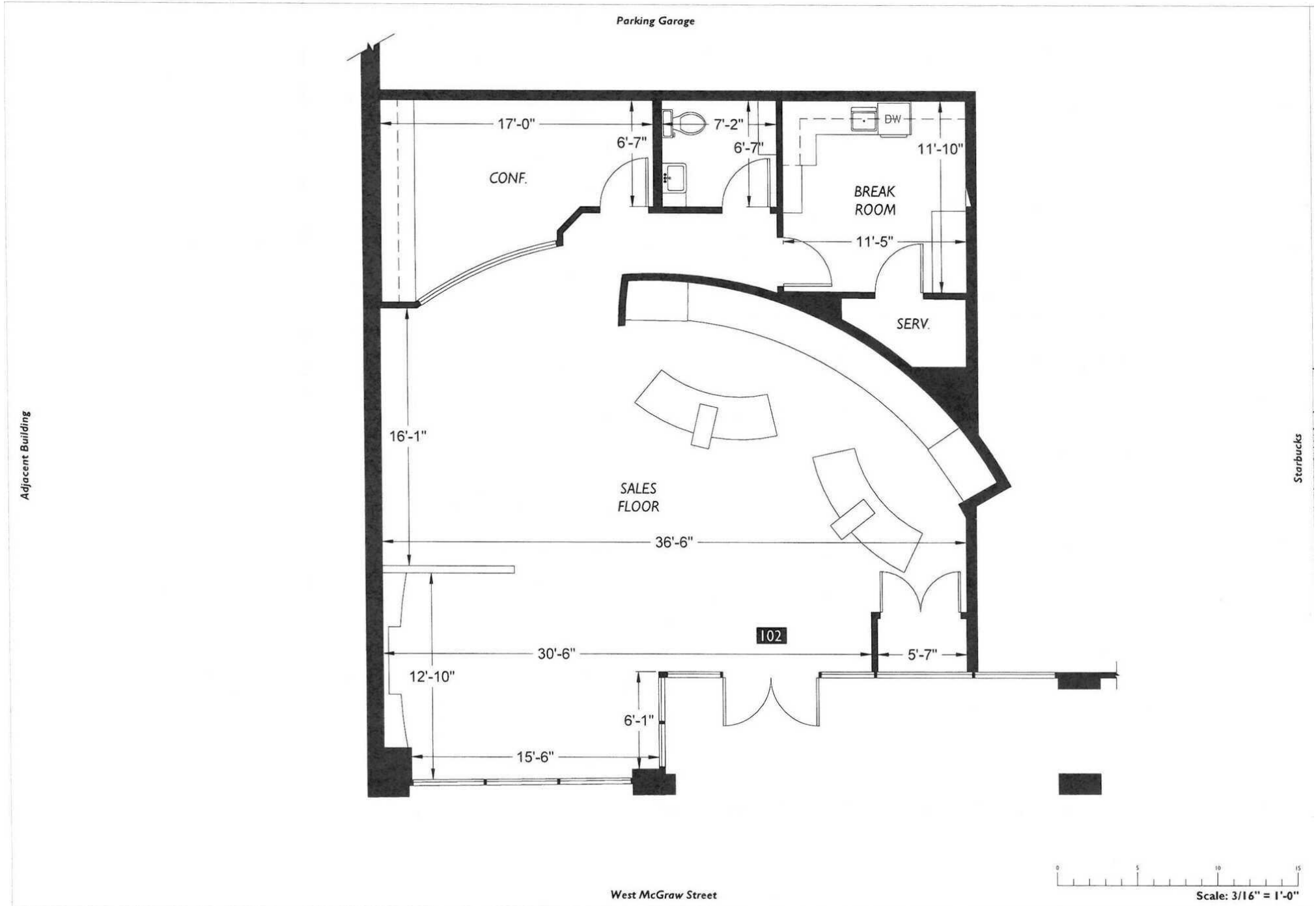


Retail Storefront



Customer Parking

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