

FOR LEASE  
RESTAURANT/RETAIL SPACE

PRIME ROOSEVELT NEIGHBORHOOD  
6319 Roosevelt Way NE, Seattle, WA 98115



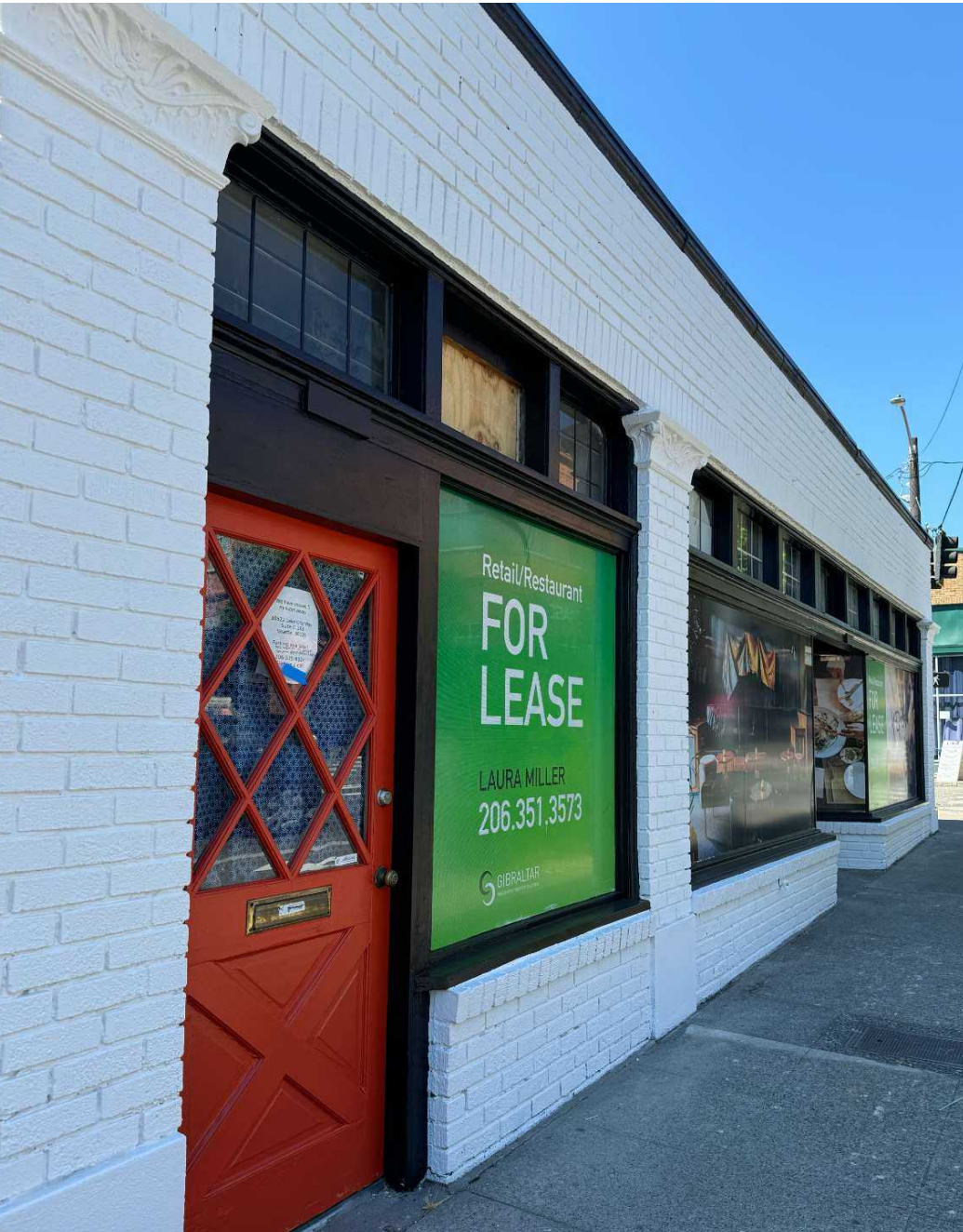
For more information please contact:

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## RESTAURANT/RETAIL SPACE FOR LEASE



### THE LOCATION

Located in the heart of Seattle's Roosevelt neighborhood, the property enjoys proximity to a diverse array of small businesses, cafes and eateries. Just a short distance away, Green Lake provides a picturesque setting for outdoor activities, while the University of Washington campus infuses the area with a vibrant, intellectual atmosphere. Commuters benefit from convenient access to public transportation and major roadways. The property is within walking distance of the Roosevelt Light Rail Station.

### THE OPPORTUNITY

- Character-filled brick building features wood floors, exposed wood ceiling, and a high traffic corner location
- Ideal for retail, cafe or restaurant use
- Local Landlord to provide a Tenant Improvement Allowance or improvements to the space
- 2 reserved parking stalls (\$150/mo per stall)
- Surrounding neighborhood businesses include El Camion, Whole Foods Market, barre3, Portage Bay Cafe, Broadcast Coffee, Due Cucina.
- 1,441 SF
- Rental Rate \$43/SF/YR plus NNN (\$9.00/SF) = \$6,244.33



70

TRANSIT SCORE



97

WALK SCORE



99

BIKE SCORE



137,089

TOTAL POPULATION



59,129

TOTAL HOUSEHOLDS



\$145,492

MEDIAN INCOME

\*2024 demographics based on a 2-mile radius

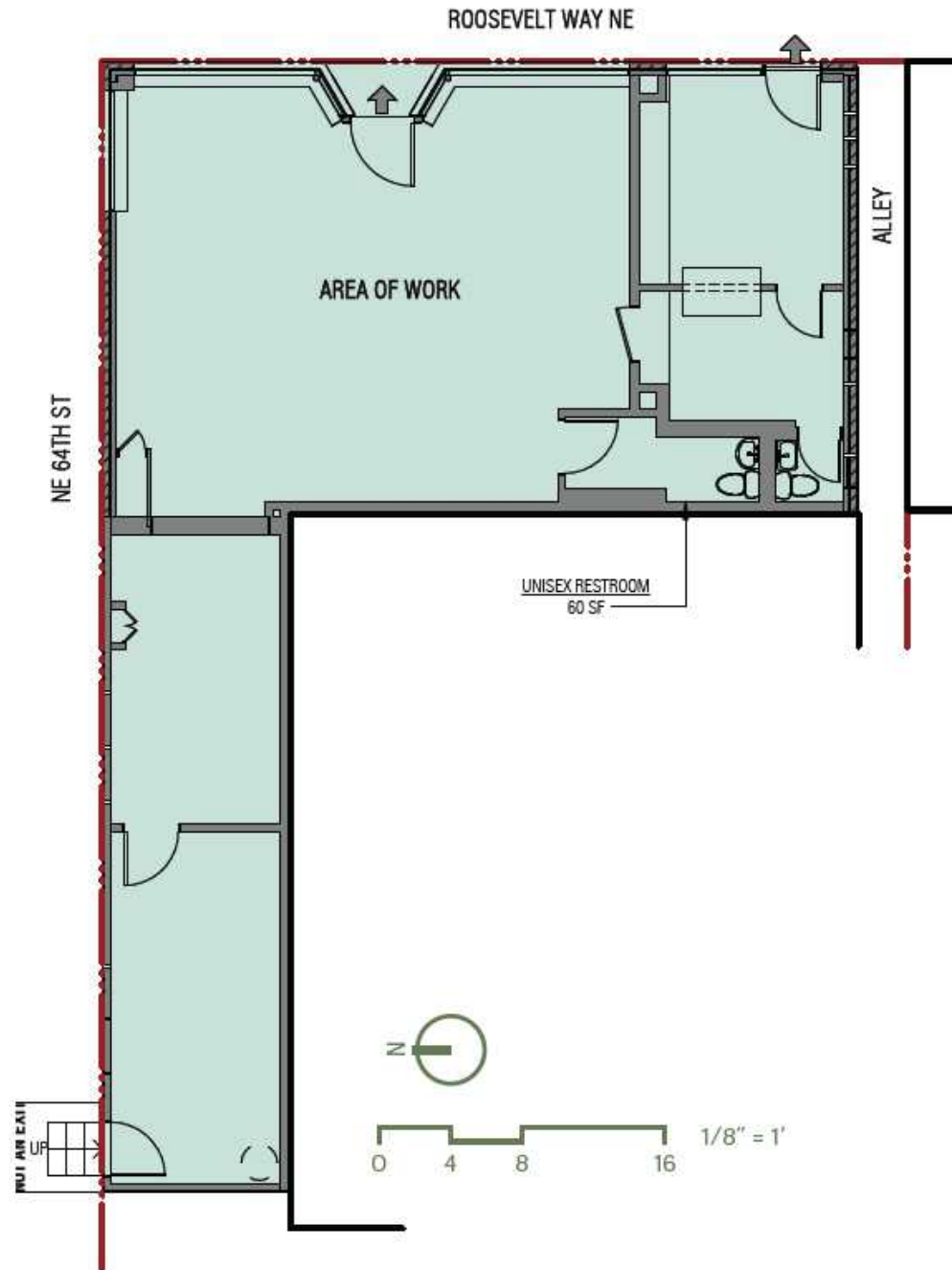
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