

FOR LEASE

# ROOSEVELT MANOR

*Retail or Restaurant Opportunity in the  
heart of Seattle's Roosevelt Neighborhood.  
Available Q2 2027.*

917 NE 63RD ST, SEATTLE, WA 98115



KIDDER.COM

**km** Kidder  
Mathews





*Roosevelt Manor offers 2,901 SF of restaurant or retail space, with the option to be demised to 728 SF.*

#### PROPERTY HIGHLIGHTS

2,901 SF of restaurant space available with a Type 1 shaft pathway

Demisable to 728 SF of retail space

Roosevelt Manor is a 131 unit project

Proximity to lightrail offers great accessibility

A growing number of coffee shops, bakeries, and casual restaurants located nearby

Close to U-District and Green Lake

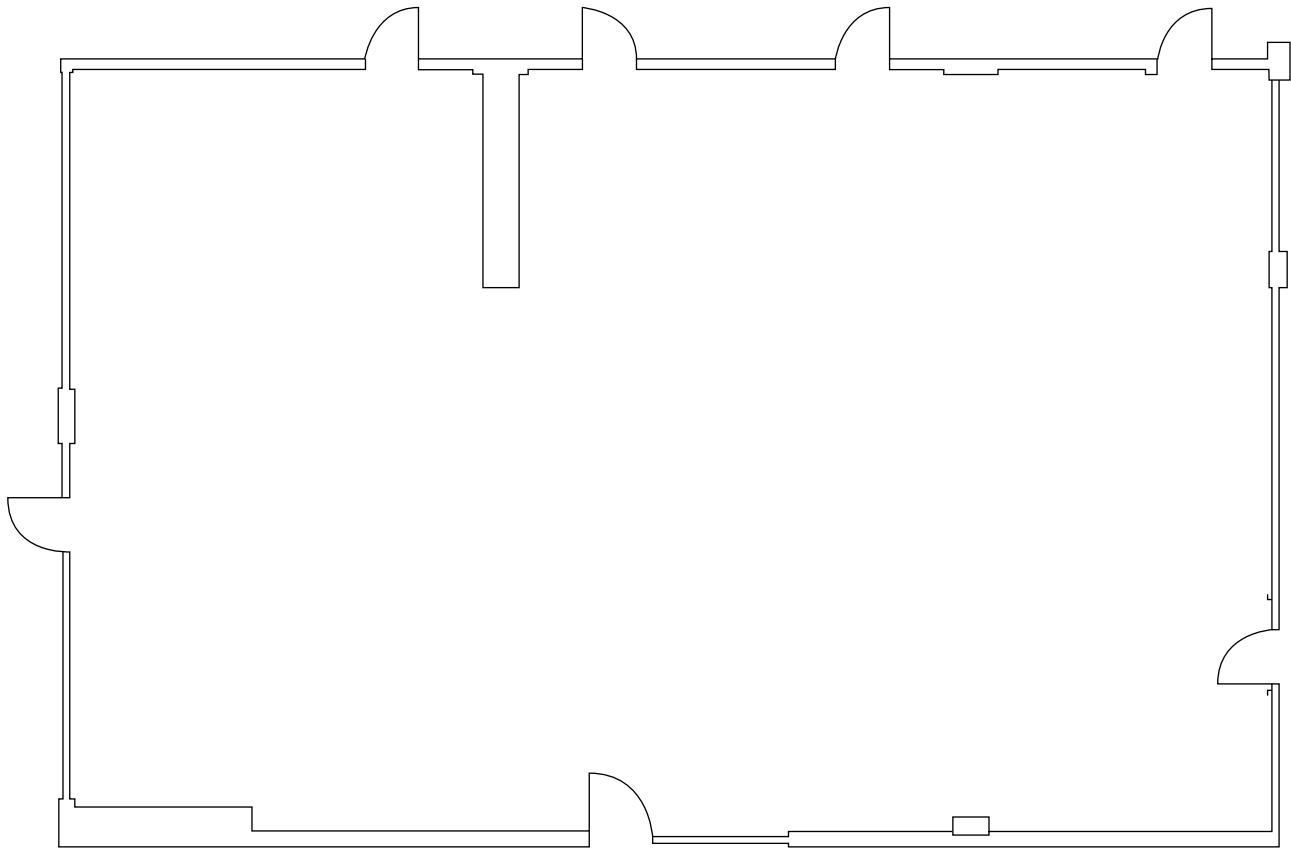
Nearby Roosevelt Square hosts Whole Foods and many other great retailers

96 walk score and 99 bike score

**\$39/SF**  
RATE

**2,901**  
TOTAL RSF

FLOOR PLAN



2,901 SF

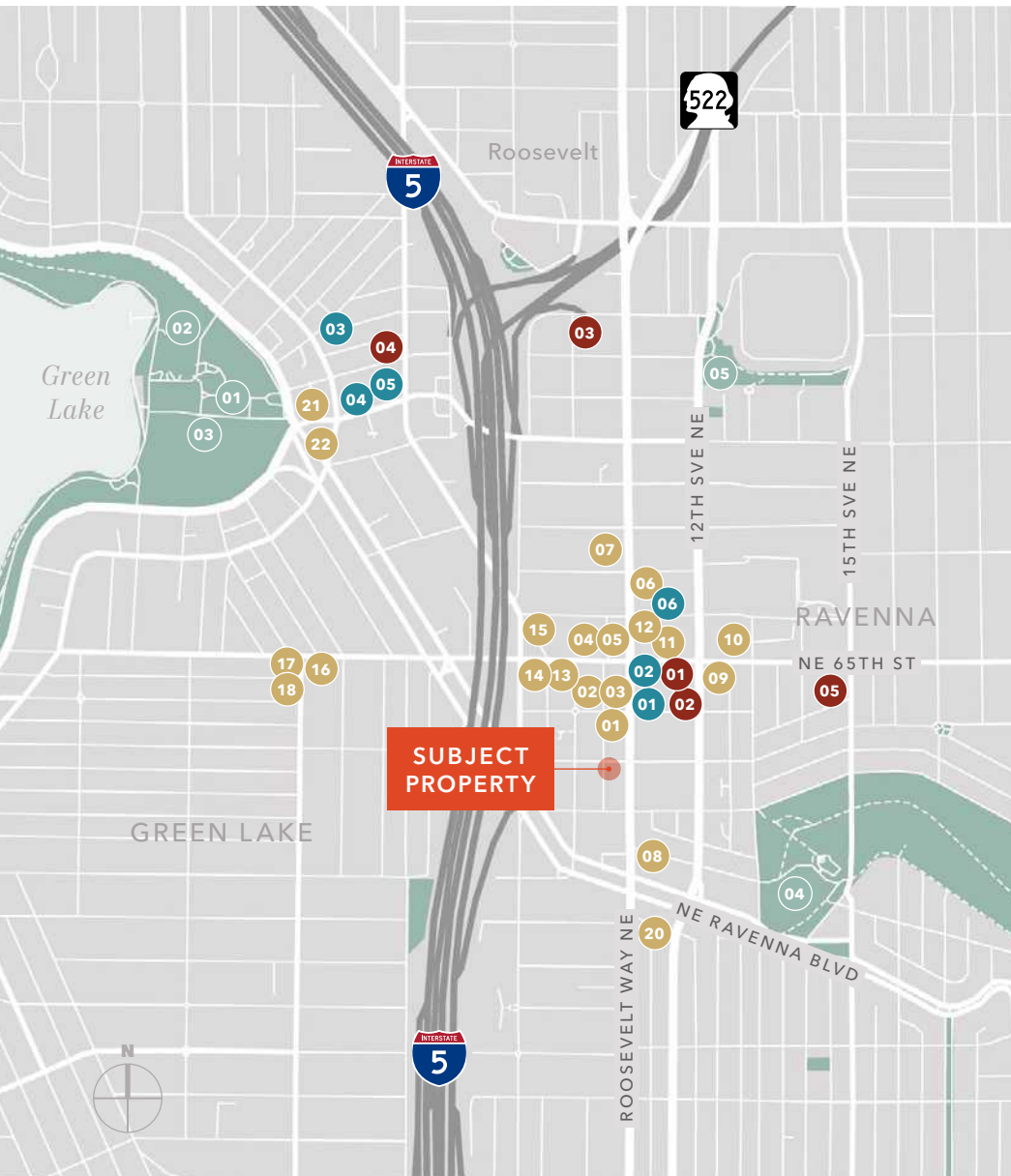
AVAILABLE

728 SF

DEMISABLE

NOW

AVAILABLE



## NEARBY AMENITIES

### EAT & DRINK

- 01 El Camión
- 02 Three Sacks Full
- 03 Distant World's Coffeehouse
- 04 Portage Bay Cafe
- 05 Rain City Burgers
- 06 Wingstop
- 07 Armstice Coffee Roosevelt
- 08 Salvatore Ristorante Italiano
- 09 Due' Cucina Italian Restaurant
- 10 Cafe Ladro
- 11 Teddy's Tavern
- 12 An Nam Pho
- 13 Thaprachan Thai
- 14 Wayward Vegan
- 16 Bus Stop Espresso & Gyros
- 17 The Dish Cafe
- 18 Tsui Sushi Bar
- 19 Smile Thai Cuisine
- 20 The Kraken Bar & Lounge
- 21 Greenlake Bar & Grill
- 22 Starbucks

### GROCERY + SHOPS

- 01 Roosevelt Square
- 02 Whole Foods
- 03 Safeway
- 04 PCC Community Markets
- 05 Rising Sun Produce

### LIFESTYLE & FITNESS

- 01 barre3
- 02 LA Fitness
- 03 The Pilates Hub
- 04 Pure Barre
- 05 Green Lake Strength and Conditioning
- 06 Emerald City Boxing Gym

### RECREATION & PARKS

- 01 Green Lake Park
- 02 Green Lake Pickleball Courts
- 03 Basketball Courts
- 04 Cowen Park
- 05 Froula Park

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	48,108	254,720	536,561
2025 ESTIMATED	51,662	270,990	586,214
2030 PROJECTED	55,706	280,009	606,272

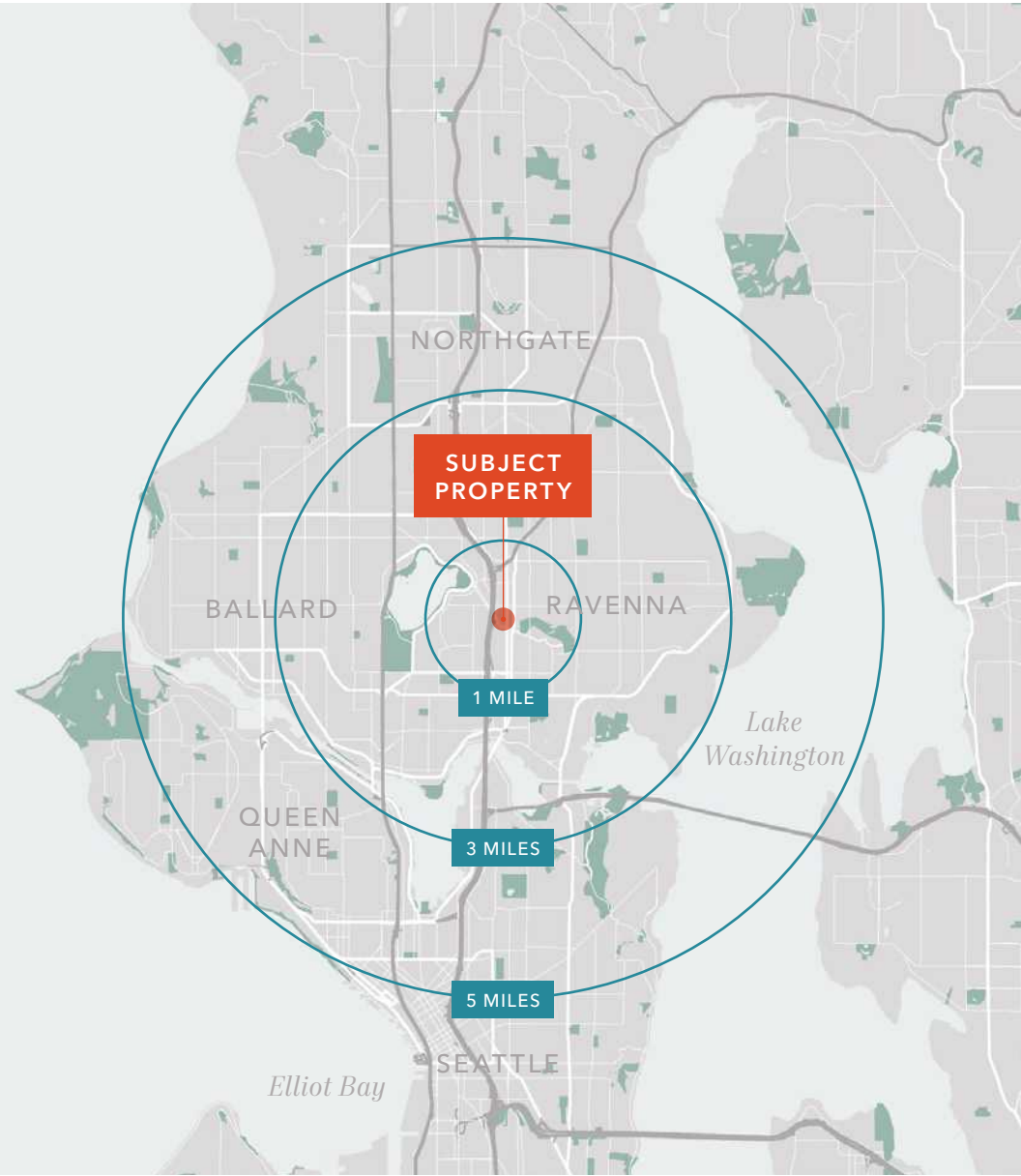
## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2020 CENSUS	21,319	113,126	263,017
2025 ESTIMATED	24,031	123,103	292,907
2030 PROJECTED	26,356	128,787	306,620

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$119,139	\$144,255	\$142,673
2030 MEDIAN PROJECTED	\$117,721	\$142,115	\$141,617
2025 AVERAGE	\$161,428	\$198,431	\$195,538
2030 AVERAGE PROJECTED	\$156,762	\$193,624	\$191,974

Data Source: ©2025, Sites USA





# ROOSEVELT MANOR

*Exclusively leased by*

**KELLY GADDIS**  
Senior Vice President  
425.450.1136  
kelly.gaddis@kidder.com

**MIA PONCE**  
Senior Associate  
425.450.1137  
mia.ponce@kidder.com

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

