

U-DISTRICT RETAIL

4518 UNIVERSITY WAY NE
SEATTLE, WA 98105



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Prime Retail Opportunity in the Heart of Seattle's vibrant University District, just steps from the University of Washington.

This 32,960 SF high-foot-traffic location building benefits from a dense student population, strong weekday and weekend activity, and excellent visibility along "The Ave" — a lively retail corridor known for its eclectic mix of local shops, national brands, and popular eateries.



3-MILE DEMOGRAPHICS

277.5k
TOTAL
POPULATION

\$206k
AVG. HOUSEHOLD
INCOME

17.2k
DAYTIME
POPULATION

131.3k
HOUSEHOLDS

\$11.1k
MONTHLY HH
EXPENDITURE

SITE DETAILS



2 STORY RETAIL OPPORTUNITY

- HIGH VISIBILITY
- 2,876 VPD UNIVERSITY WAY NE
- 19,271 VPD NE 45TH ST

SURROUNDING AREA



UNIVERSITY PRESBYTERIAN
CHURCH

Red
Light
vintage costume

HIFI/LOFI
RECORDS



SITE



TP TEA



UNDER CONSTRUCTION



AERIAL

TRADER JOE'S
corepower
YOGA
amc

WILLIAMS POTTERY
SONOMA BARN
SHAKE SHACK
SEPHORA
Crate&Barrel
O'Reilly AUTO PARTS
OPC
Apple
Starbucks

UNIVERSITY
VILLAGE

CHICKEN HUT
Domino's
Jack in the box
ACE Hardware

W
UNIVERSITY OF
WASHINGTON

MOD
CHIPOTLE
Starbucks
Cane's
UNDER CONSTRUCTION
S

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