

FORMER BARTELL DRUGS AT MAGNOLIA VILLAGE



FOR LEASE

*Excellent box retail with a prime location in one of
Seattle's most affluent neighborhoods*

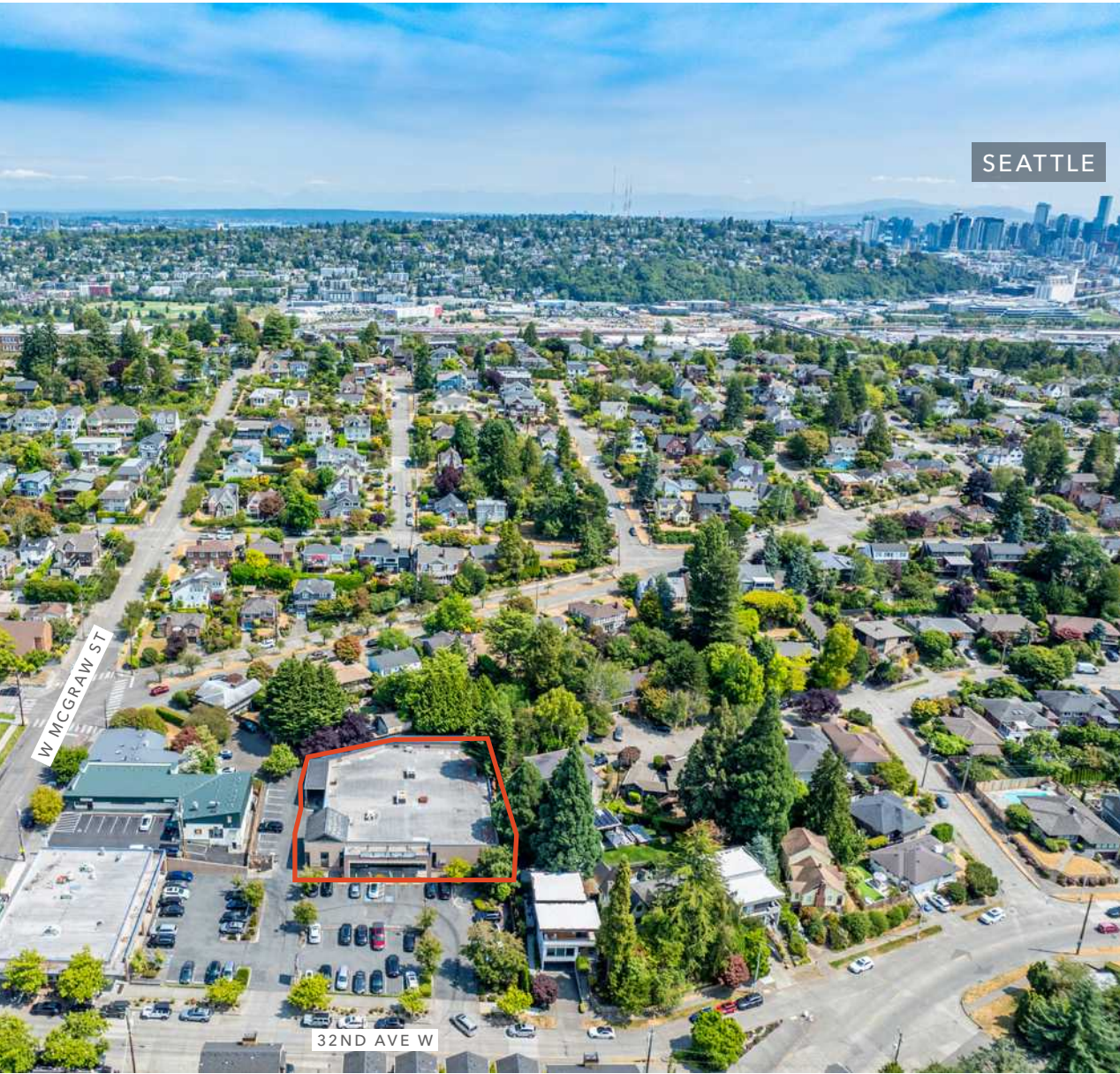
2222 32ND AVE W, SEATTLE, WA

±18,369 SF

BUILDING SIZE

NEGOTIABLE

RENT

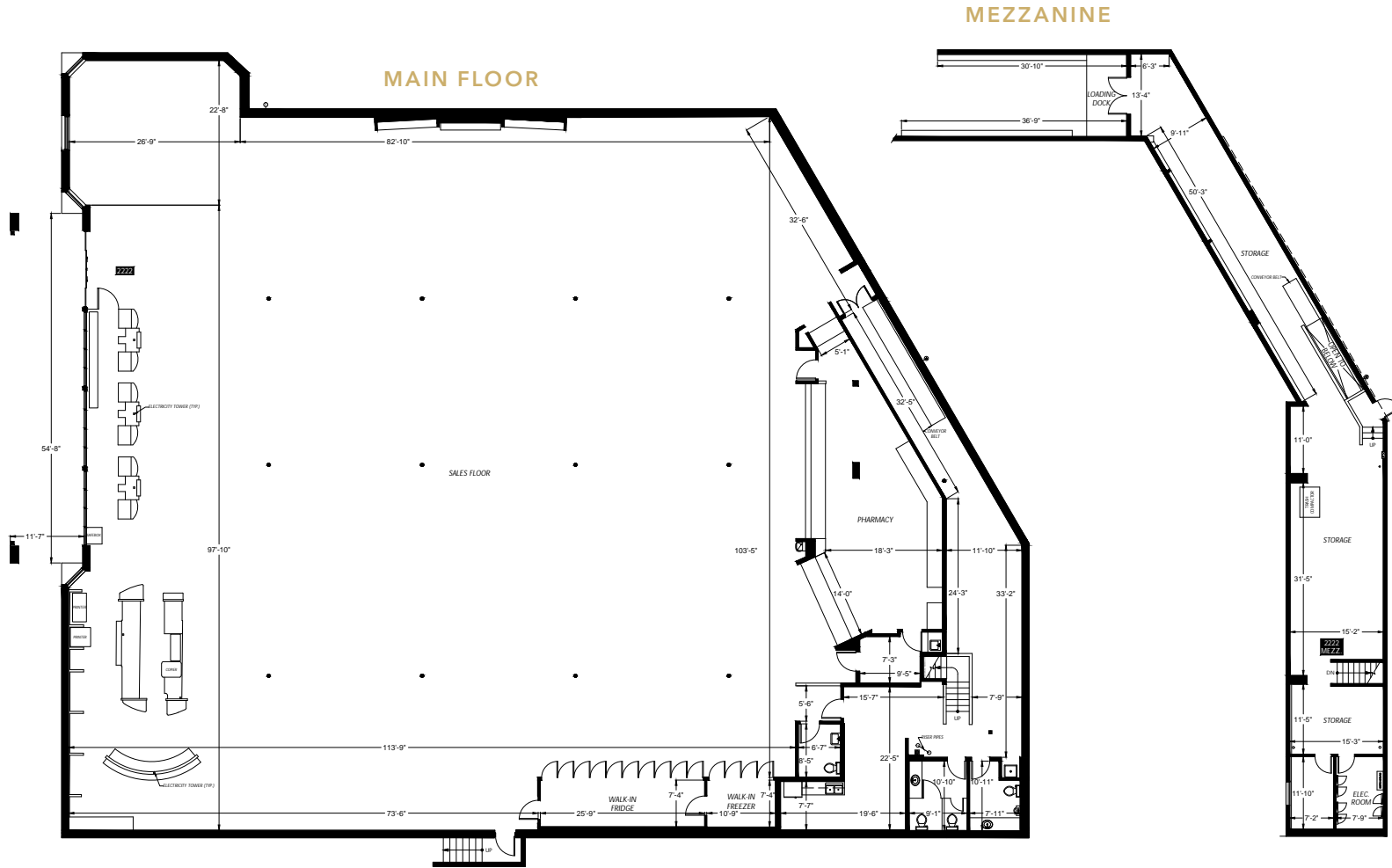


SEATTLE

Property Highlights

NNN	\$9.22/sf/yr estimated 2025
PARKING	62 shared parking surface stalls onsite
CEILING HEIGHT	13.5' to 18'
COLUMN SPACING	24'
HVAC	TBD
POWER	600 amps
LOADING DOCK	Dock high

FLOOR PLAN



15,983 SF

MAIN SALES FLOOR

1,887 SF

MEZZANINE/STORAGE

499 SF

LOADING DOCK

SITE PLAN

CO-TENANT LIST

01  **MAINSRING**
WEALTH ADVISORS LLC

02  **PETPROS**
THE EARTHWISE Pet

03 **VICTORIA CLEANERS**

04  **SHAWARMA BUZZ**
Mediterranean food



DEMOGRAPHICS

POPULATION

	1 Mile	2 Miles	3 Miles
ESTIMATED POPULATION (2025)	14,801	47,632	150,882
PROJECTED POPULATION (2030)	14,280	46,797	153,614

HOUSEHOLDS

	1 Mile	2 Miles	3 Miles
ESTIMATED HOUSEHOLDS (2025)	6,283	21,972	81,349
PROJECTED HOUSEHOLDS (2030)	6,078	21,673	83,552
ESTIMATED AVERAGE HOUSEHOLD INCOME (2025)	\$263,307	\$228,371	\$203,928
PROJECTED AVERAGE HOUSEHOLD INCOME (2030)	\$261,063	\$225,747	\$200,992

DAYTIME DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
TOTAL BUSINESSES	1,047	3,489	11,364
TOTAL EMPLOYEES	5,949	23,408	94,895

Data Source: ©2025, Sites USA



BARTELL DRUGS

YOUR SIGN HERE

2222

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