



NAP



Parkwood Plaza Pad Opportunity

15220 Aurora Ave N, Shoreline, Washington, 98133

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 JSH | PROPERTIES, INC.

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Property Highlights

- New construction retail pad will accommodate up-to four tenants and offer incredible visibility, access and signage from Aurora Avenue, with 29,570 vehicles per day.
- Center features a strong lineup of national and regional tenants, including Sherwin Williams, and Safeway (not a part).
- Shoreline currently leads the entire Puget Sound market, posting the highest growth with 12.8% multi-family housing absorption.
- Minutes from Shoreline Community College with 6,314 enrollment + faculty

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|-----------|-----------|-----------|
| POPULATION | 20,431 | 147,968 | 352,427 |
| HOUSEHOLDS | 8,673 | 63,558 | 150,044 |
| AVERAGE HOUSEHOLD INCOME | \$144,036 | \$151,263 | \$176,960 |
| DAYTIME POPULATION | 17,055 | 122,625 | 278,453 |



Aurora Ave N



Join national and regional retailers at this busy Shoreline shopping center in a newly constructed building across from Starbucks, Safeway (NAP) and Sherwin Williams.

- Pad Retail Concept subject to change.
- Retail spaces can be combined.
- Type 1 Venting Available

| AVAILABLE | SF | RENT | NNN | COMMENTS |
|-----------|-------|-------------|------------|-------------|
| SUITE 101 | 1,200 | \$52.00 psf | \$9.67 psf | Type 1 Vent |
| SUITE 103 | 1,200 | \$52.00 psf | \$9.67 psf | Type 1 Vent |
| SUITE 105 | 1,200 | \$52.00 psf | \$9.67 psf | Type 1 Vent |
| SUITE 107 | 1,200 | \$52.00 psf | \$9.67 psf | Type 1 Vent |

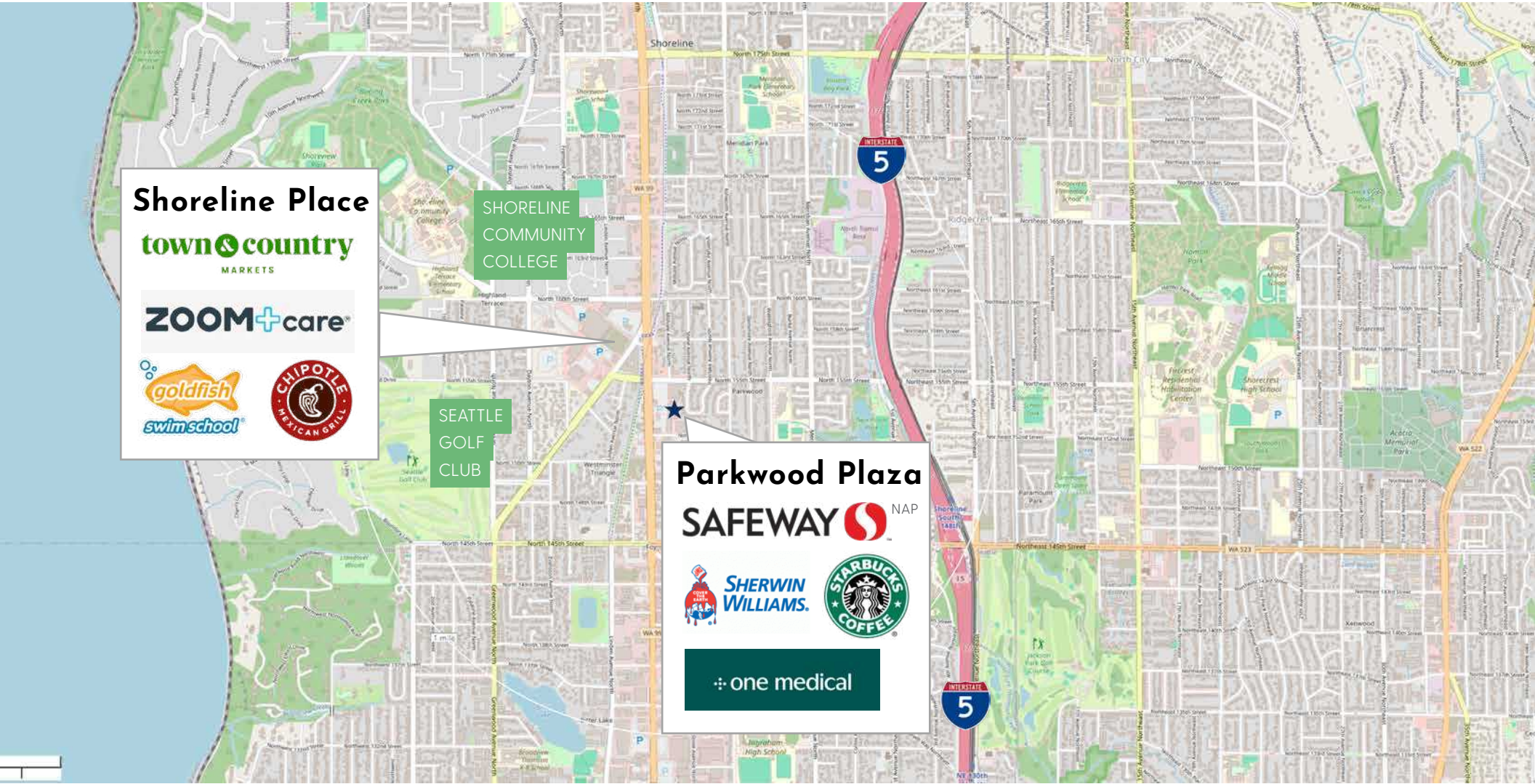
PARKWOOD PLAZA SITE PLAN



| SUITE | TENANT | SF |
|-------|-------------------------------|--------|
| | Sherwin-Williams | 5,720 |
| | Whistle Workwear | 5,720 |
| | Mediterranean Oasis | 5,574 |
| | JOANN | 22,880 |
| | One Medical | 7,977 |
| | Le's Pho Tai | 1,600 |
| | Dr. Kim's Medicine | 1,600 |
| | FIL-AM Food & Gifts | 1,600 |
| | Martial Arts Academy | 3,200 |
| | Arcane Comics | 3,200 |
| | Starbucks | 2,200 |
| | Aurora Prints | 3,200 |
| | Old Village Korean Restaurant | 3,587 |
| 101 | AVAILABLE | 1,200 |
| 103 | AVAILABLE | 1,200 |
| 105 | AVAILABLE | 1,200 |
| 107 | AVAILABLE | 1,200 |

Strong lineup of national and regional tenants with excellent visibility and access.
 Superb location adjacent to Safeway and minutes from Shoreline Community College.

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Vehicles per Day
Aurora Ave N

29,570



Average Household Income
3 Mile Radius

\$151,263



Total Daytime Population
3 Mile Radius

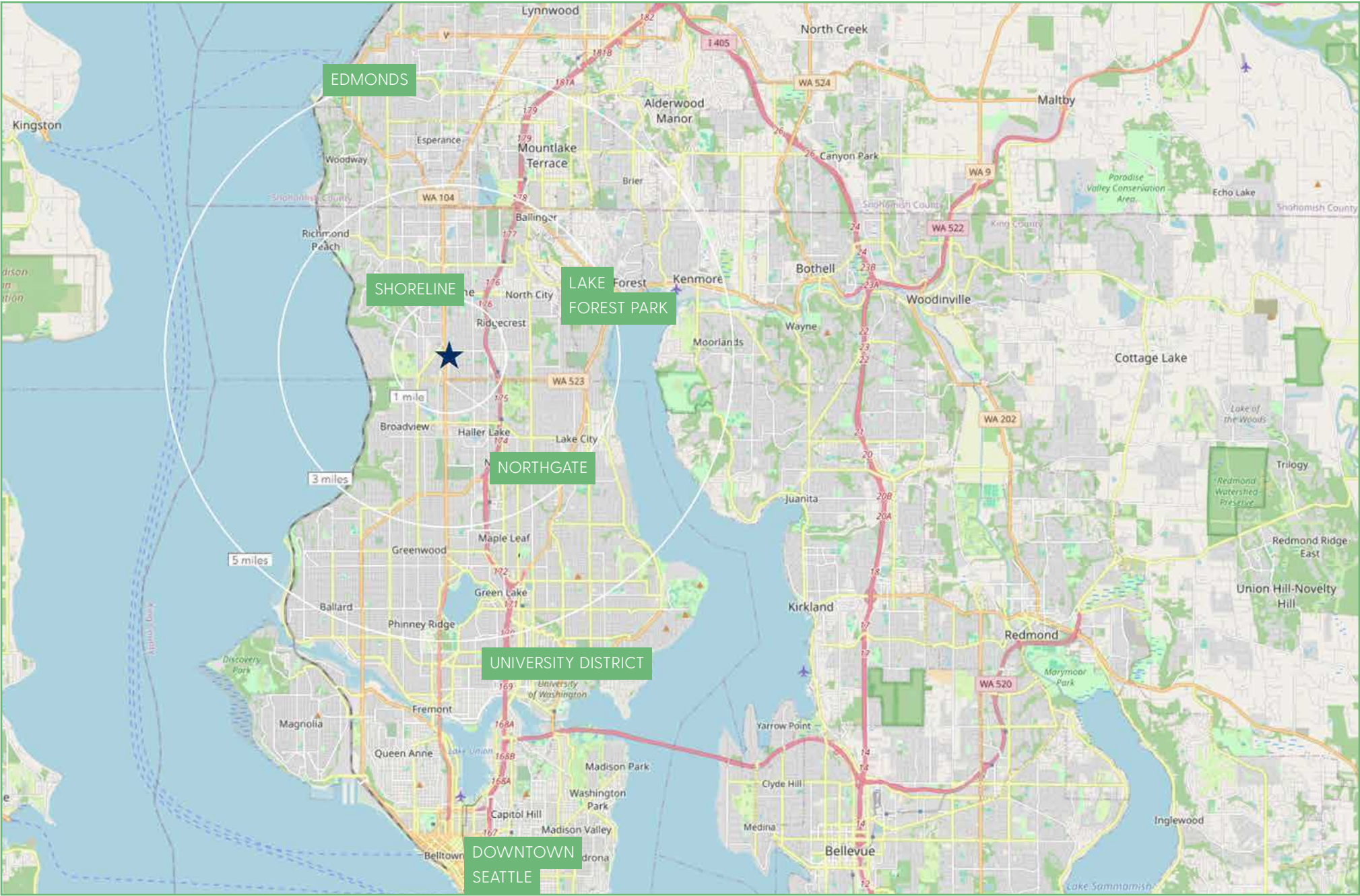
122,625



Population with
Bachelor's Degree & Higher

55.8%

PARKWOOD PLAZA REGIONAL MAP



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