

PRIME LOCATION AT SHORELINE LIGHT RAIL STATION

KINECT @ SHORELINE

18553 8TH AVE NE, SHORELINE, WA 98155



FOR MORE INFORMATION PLEASE CONTACT:

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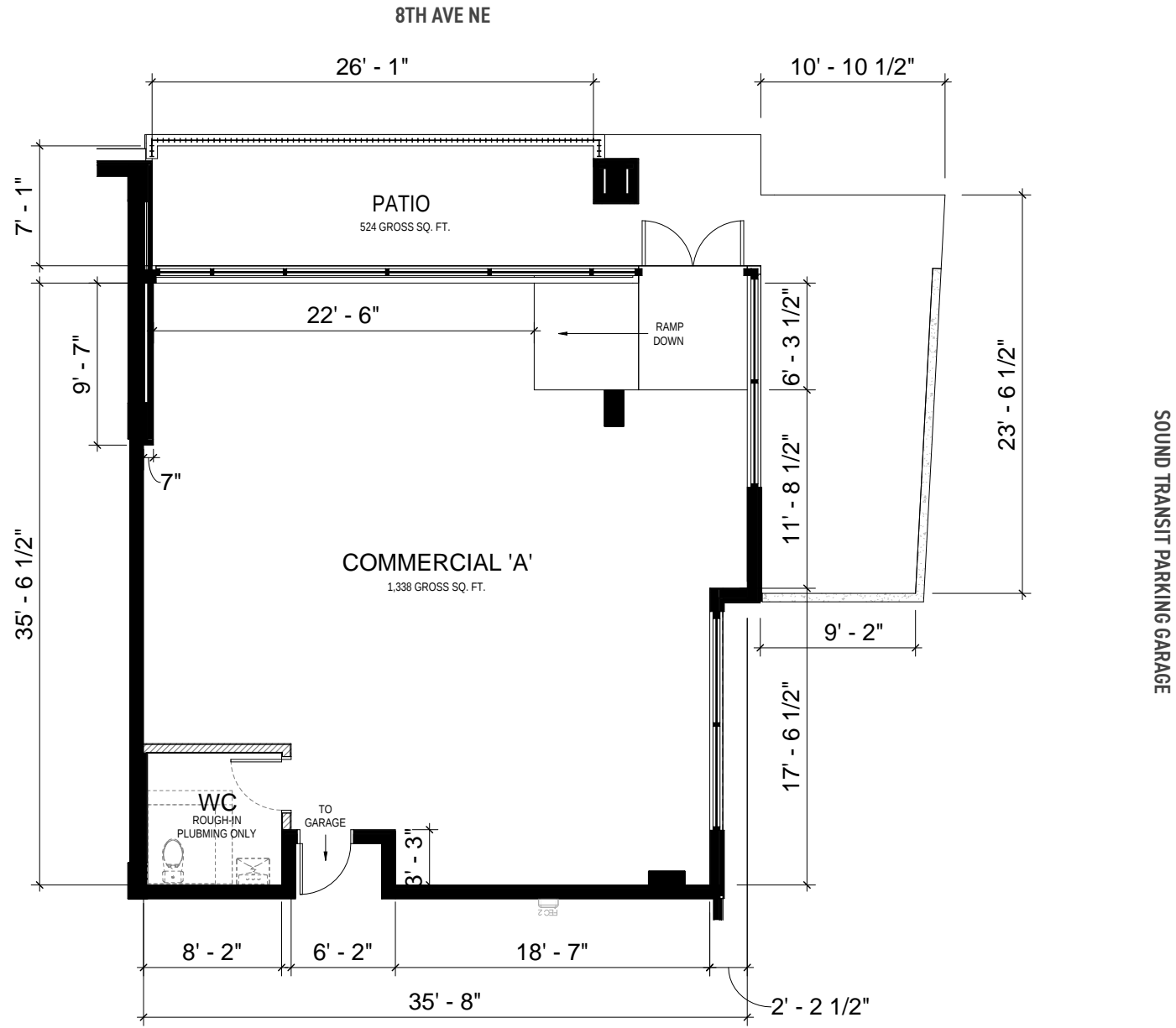




HIGHLIGHTS

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- Rare opportunity to lease high visibility corner retail in one of the regions fastest-growing neighborhoods, directly adjacent to Shoreline North/185th Street light rail station
- Brand new mid-rise apartment community offers a built-in customer base with 240 residential units
- Strategically positioned to capitalize on the increased foot traffic that comes with proximity to light rail stations
- Modern storefronts with expansive glass, excellent signage opportunities, outdoor patio
- Six (6) dedicated retail garage parking stalls (shared with other retail tenant) at no charge
- Additional garage stalls at \$150/per month (for staff)
- Additional parking available at light rail station across the street
- 1,338 SF
- Rental Rate \$30/SF plus NNN
- 2025 NNN estimate \$8.60/SQ FT/Year





DEMOGRAPHICS

TOTAL POPULATION	65,990
HOUSEHOLDS	26,519
AVERAGE HH INCOME	128,345

* 2024 DEMOGRAPHICS BASED ON A 2-MILE RADIUS