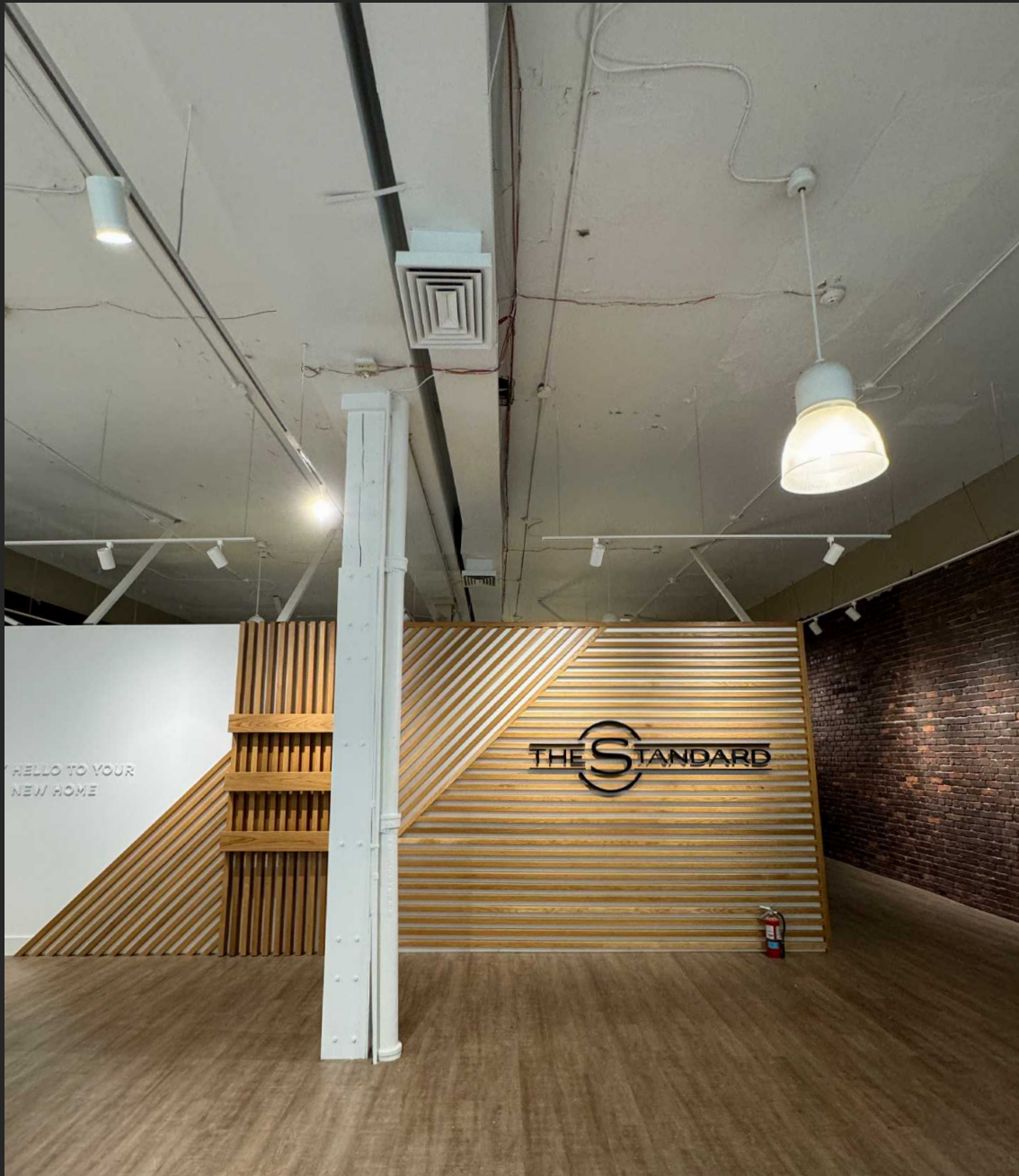


3,800 SF RETAIL
SPACE FOR LEASE

4321
university way ne

SEATTLE, WA

CBRE



PROPERTY HIGHLIGHTS

3,800 SF

Additional 2nd level and basement space at no charge

Great ceiling height on both retail levels

Exposed brick walls

prime location

In Seattle's University District

2 blocks from the University of Washington Campus

1.5 blocks from the U District Transit station

42' frontage

Located on busy University Way ("The Ave")

Directly across from UW Bookstore

ideal for

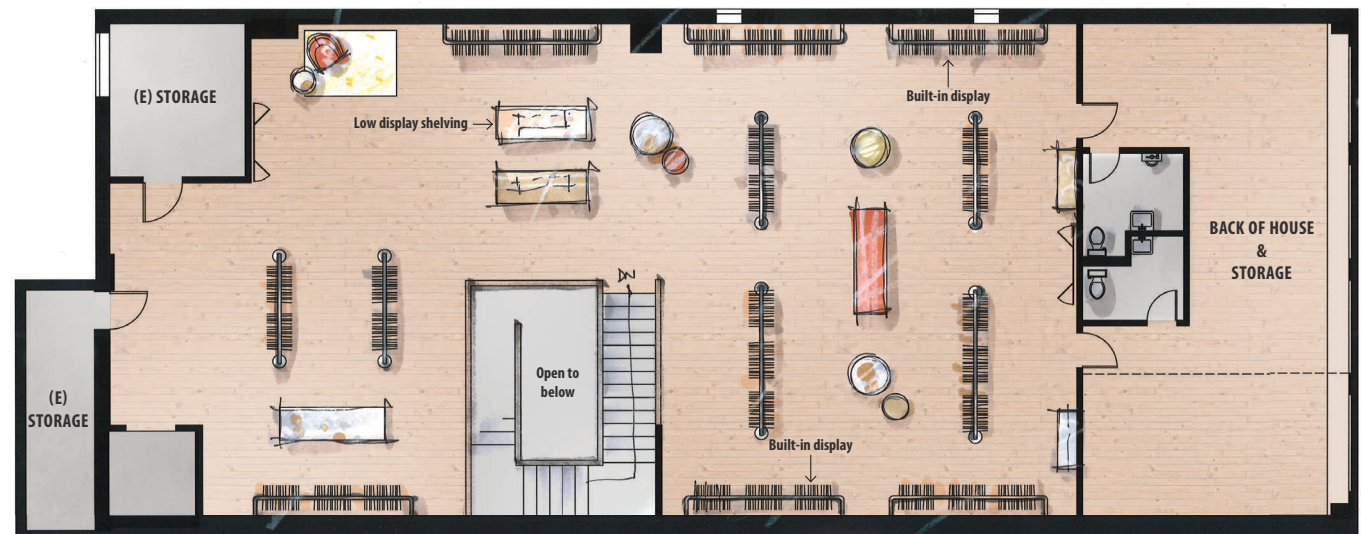
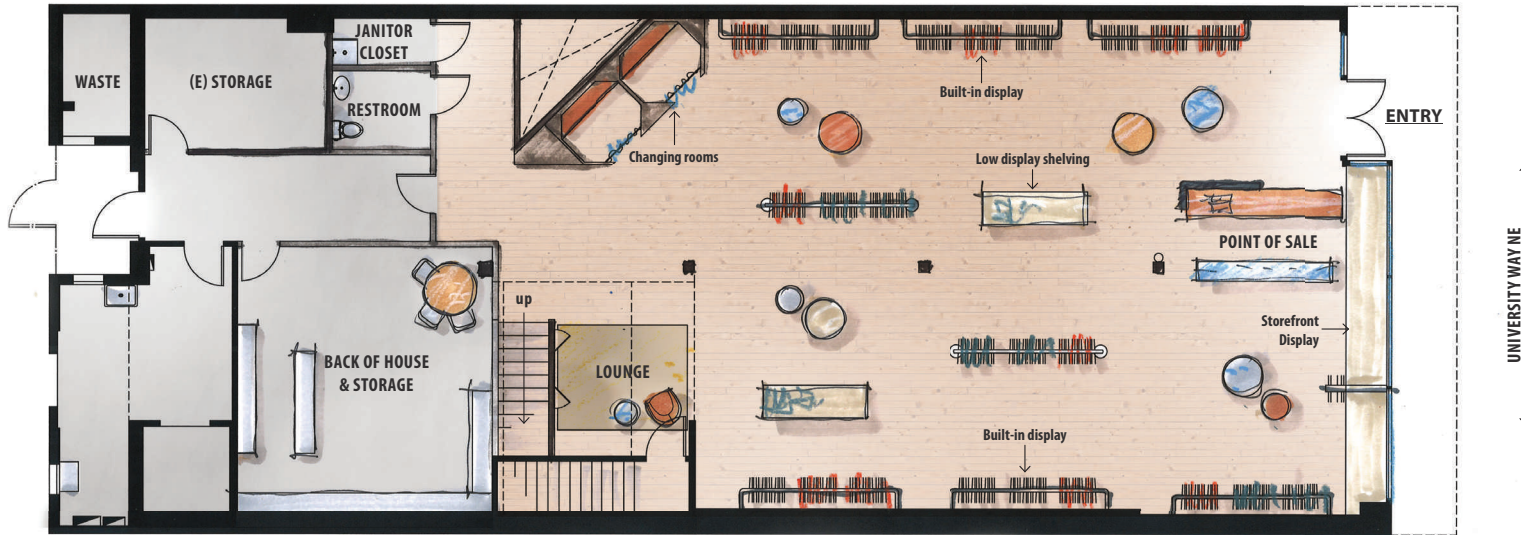
Mercantile retail

Cafe, restaurant or bar



FLOOR PLANS

3,800 SF WITH ADDITIONAL 2ND LEVEL AND BASEMENT SPACE AT NO CHARGE



LOCATION HIGHLIGHTS

population

1 mile: 45,904

3 miles: 270,498

5 miles: 570,098

average hhi

1 mile: \$104,683

3 miles: \$152,564

5 miles: 146,198

walker's paradise

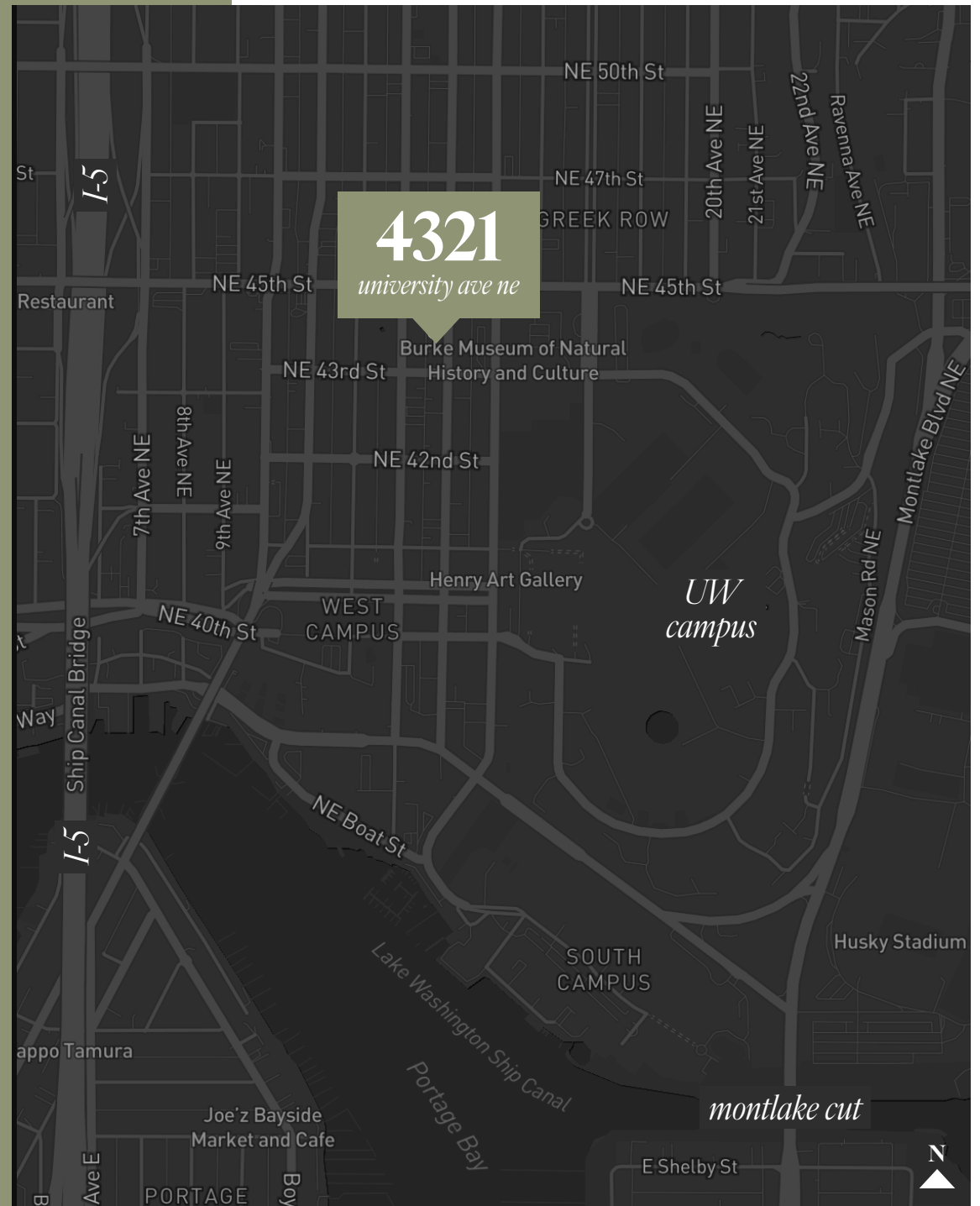
walk score: 99

excellent transit

transit score: 83

very bikeable

bike score: 88



3,800 SF RETAIL SPACE FOR LEASE

4321

university ave ne

SEATTLE, WA

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