



4329 UNIVERSITY WAY NE
SEATTLE, WA

10,169 SF HISTORIC
RETAIL FOR LEASE

Varsity Theater

CBRE

Project Highlights



Location

- The Varsity is positioned prominently between NE 43rd and NE 45th in the highest foot-traffic area of The Ave.
- The space is across the street from the UW Bookstore, a hub of activity.



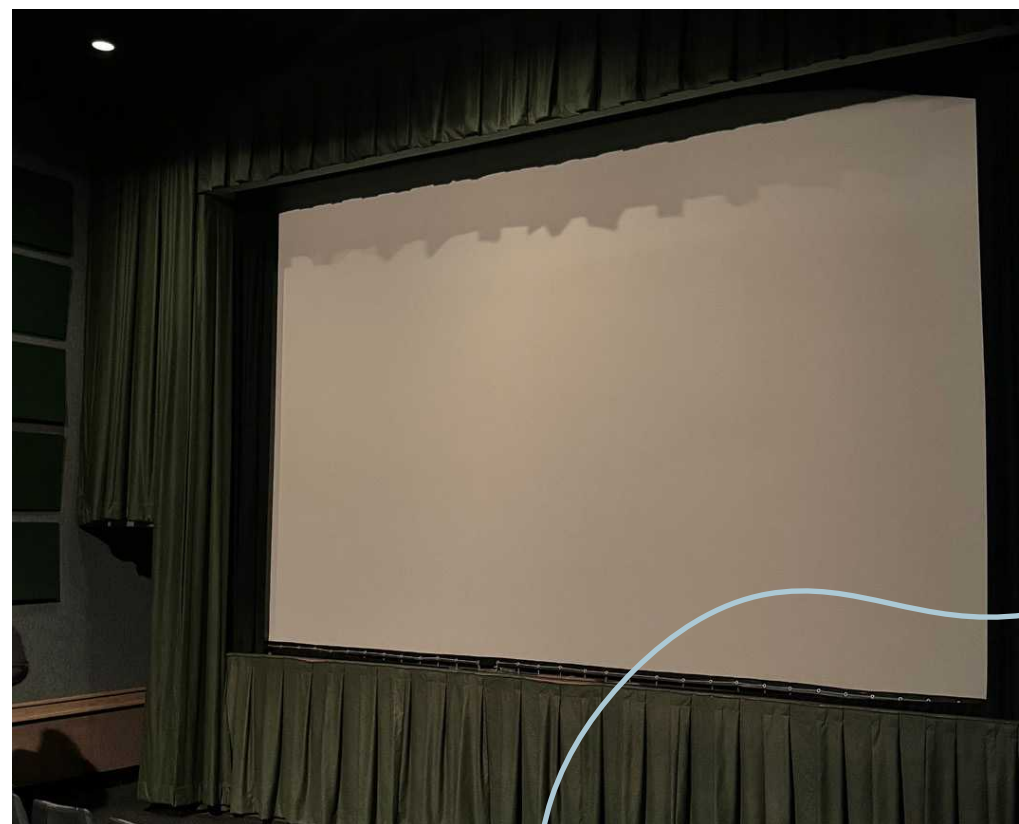
History

- The Varsity Theater is a Seattle landmark originally built in 1940.
- The theater marquee sign was recently reconditioned to showcase its historical features.



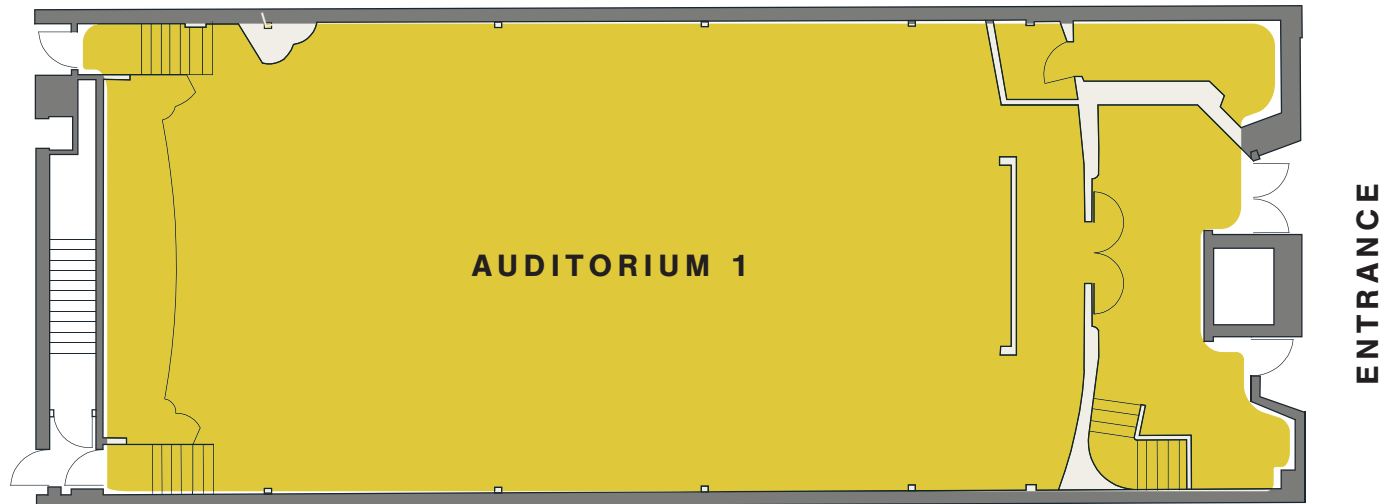
Opportunity

- Currently the Varsity houses 3 theaters, including a large ± 300 seat auditorium on level one. Auditorium 2 holds ± 130 and auditorium 3 holds ± 90 seats on level two.
- Reconfiguration of the space is a possibility for a long-term user.

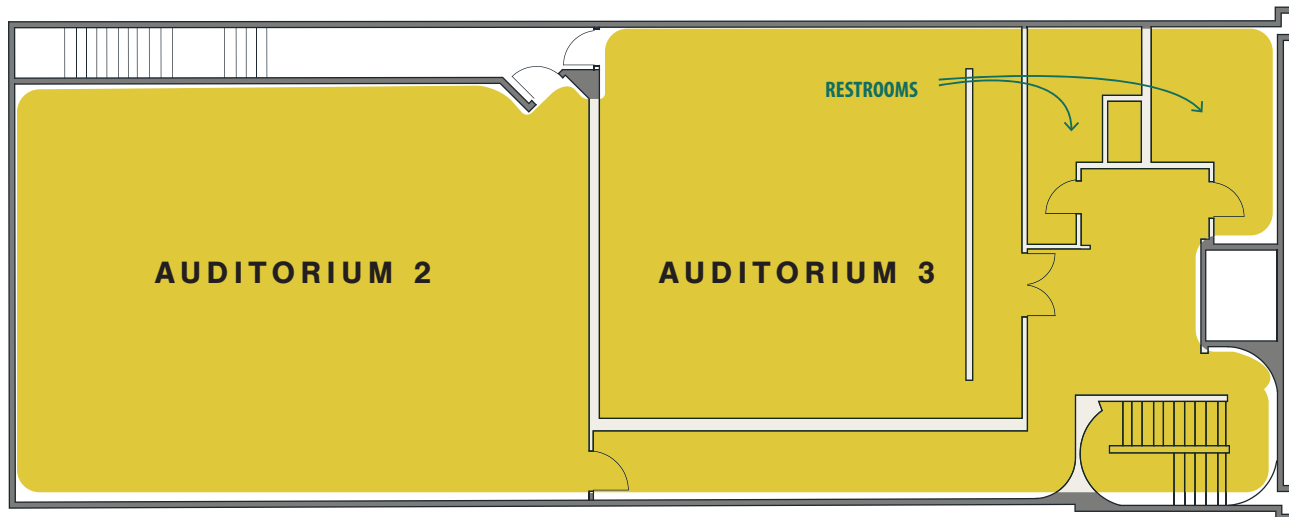


Floor Plans

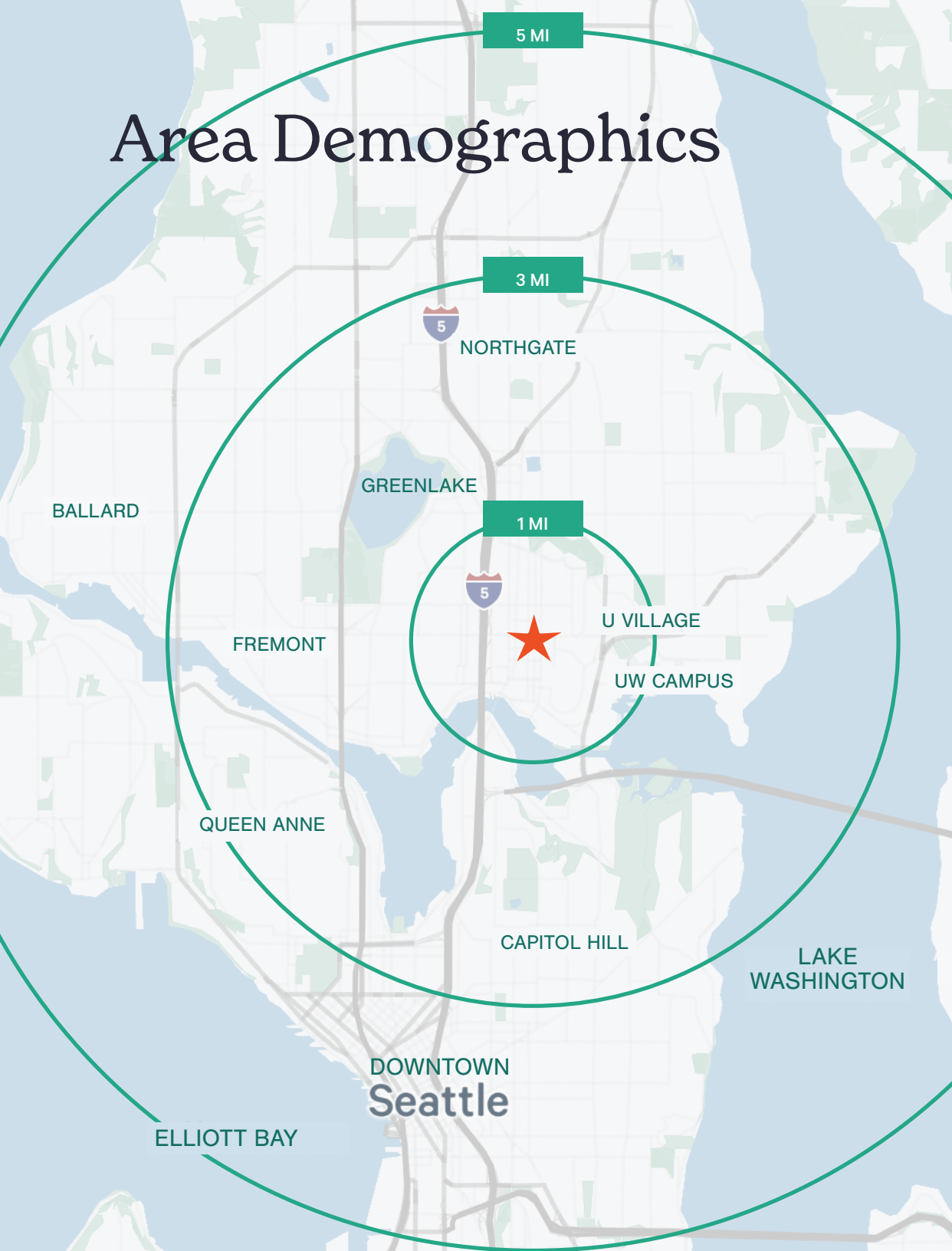
FLOOR 1



FLOOR 2



Area Demographics



Population

45,206
1 mile

266,309
3 miles

561,759
5 miles

AHHI

\$104,608
1 mile

\$152,798
3 miles

\$146,935
5 miles

Source: CoStar, 2024



Walker's Paradise



Excellent Transit



Very Bikeable



Varsity Theater

4329 UNIVERSITY WAY NE | SEATTLE, WA

CONTACT

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