FOR LEASE

8606 & 8608 Palatine Ave N
Seattle, WA 98103

PIPER VILLAGE

FIRST WESTERN PROPERTIES

MORROW APARTMENTS RETAIL

Steve Erickson | Sebastian Camacho | Jake Thurber

First Western Properties | 425.822.5522
11621 97th Lane NE, Kirkland, WA 98034| fwp-inc.com

SUMMARY

PIPER VILLAGE is the retail destination in the heart of rapidly growing Greenwood. The village offers unmatched visibility and access in one of North Seattle's most vibrant neighborhoods and combines national brands with local favorites. Designed as an open-air community hub with walkways, green space, residential units, and gathering areas, Piper Village is recognized as the retail core of the district, supported by ample on-site surface parking—an uncommon advantage in Seattle.

AVAILABLE SPACES:

1,457 SF 8616 PALATINE AVE N

1,535 SF 8616 PALATINE AVE N

Retail below Morrow Aparments (141 units)

- **Community Destination** – Piper Village serves as the retail heart of Greenwood, drawing consistent traffic from surrounding neighborhoods like Crown Hill, Phinney Ridge, Green Lake, and North Ballard.
- **Open-Air, Neighborhood-Centric Design** – Thoughtfully laid out with landscaped walkways, green spaces, residential units, and communal gathering areas, creating a welcoming and walkable pedestrian experience.
- **Exceptional On-Site Convenience** – Rare in Seattle, the center offers ample surface parking directly onsite, providing seamless access for shoppers and enhancing tenant visibility.
- **Dynamic Retail Mix** – Blending local favorites with national retailers, Piper Village offers a curated shopping experience that balances household names with neighborhood charm.

NEARBY RETAIL & SERVICES

Fred Meyer
Trader Joe's
Mud Bay
Kiddie Academy Educational Child Care
BECU
Coffeeholic House
Flying Bike
Half Moon Bouldering
The Ladies Room
School of Rock Seattle
The Greenwood American Bistro

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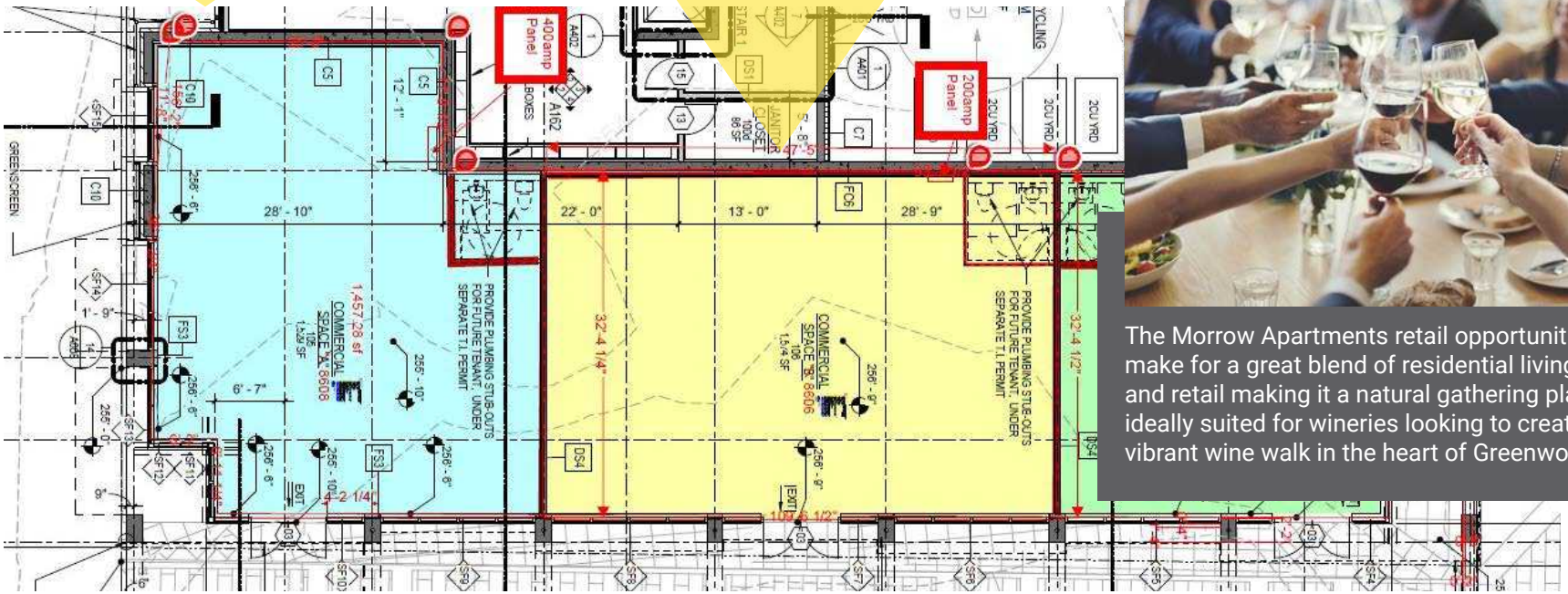

The Morrow Apartments retail opportunities make for a great blend of residential living and retail making it a natural gathering place, ideally suited for wineries looking to create a vibrant wine walk in the heart of Greenwood.

FIRST WESTERN PROPERTIES

MORROW APARTMENTS RETAIL

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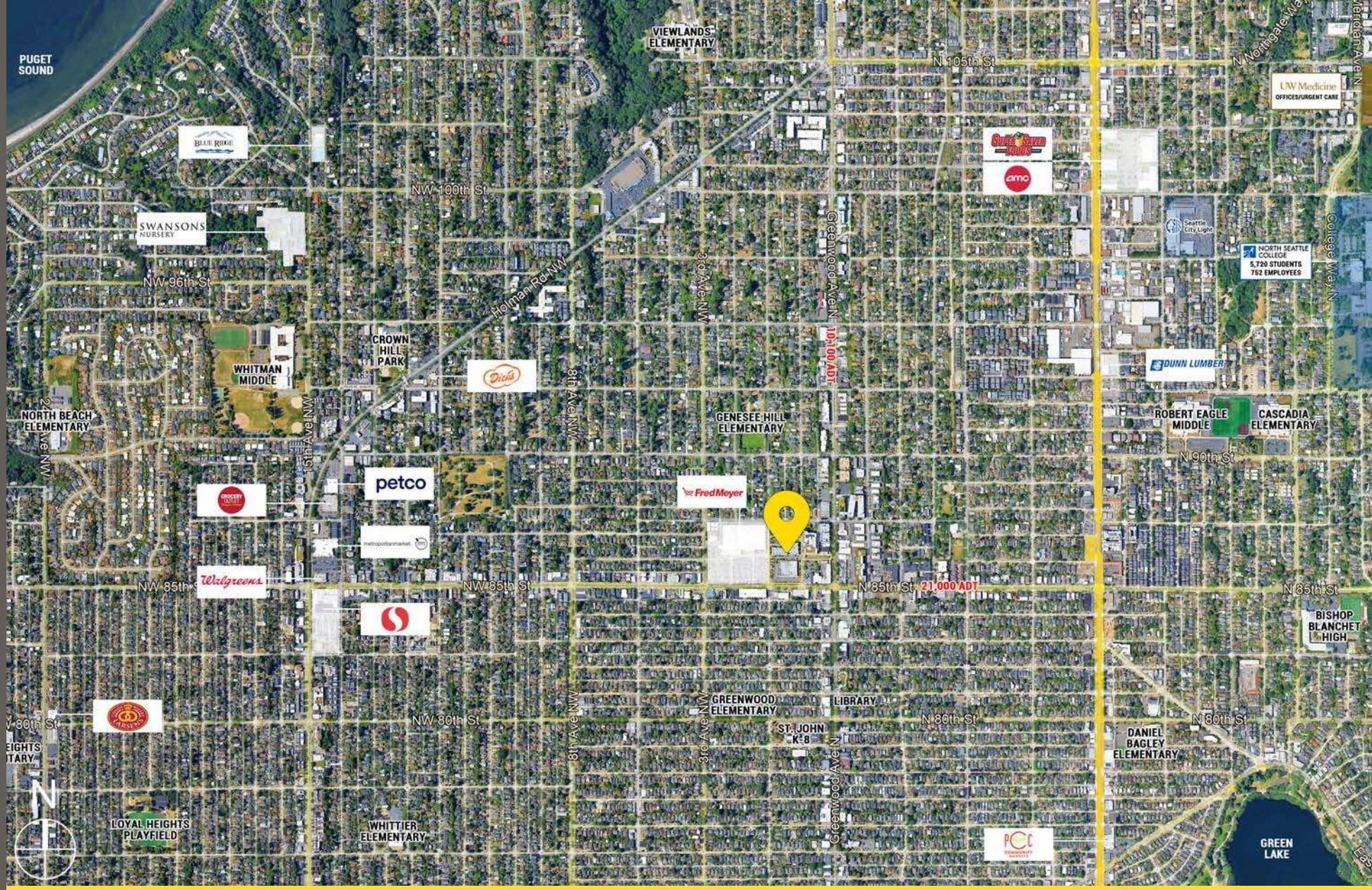
LOCATION DETAILS



Located moments from access to Interstate-5

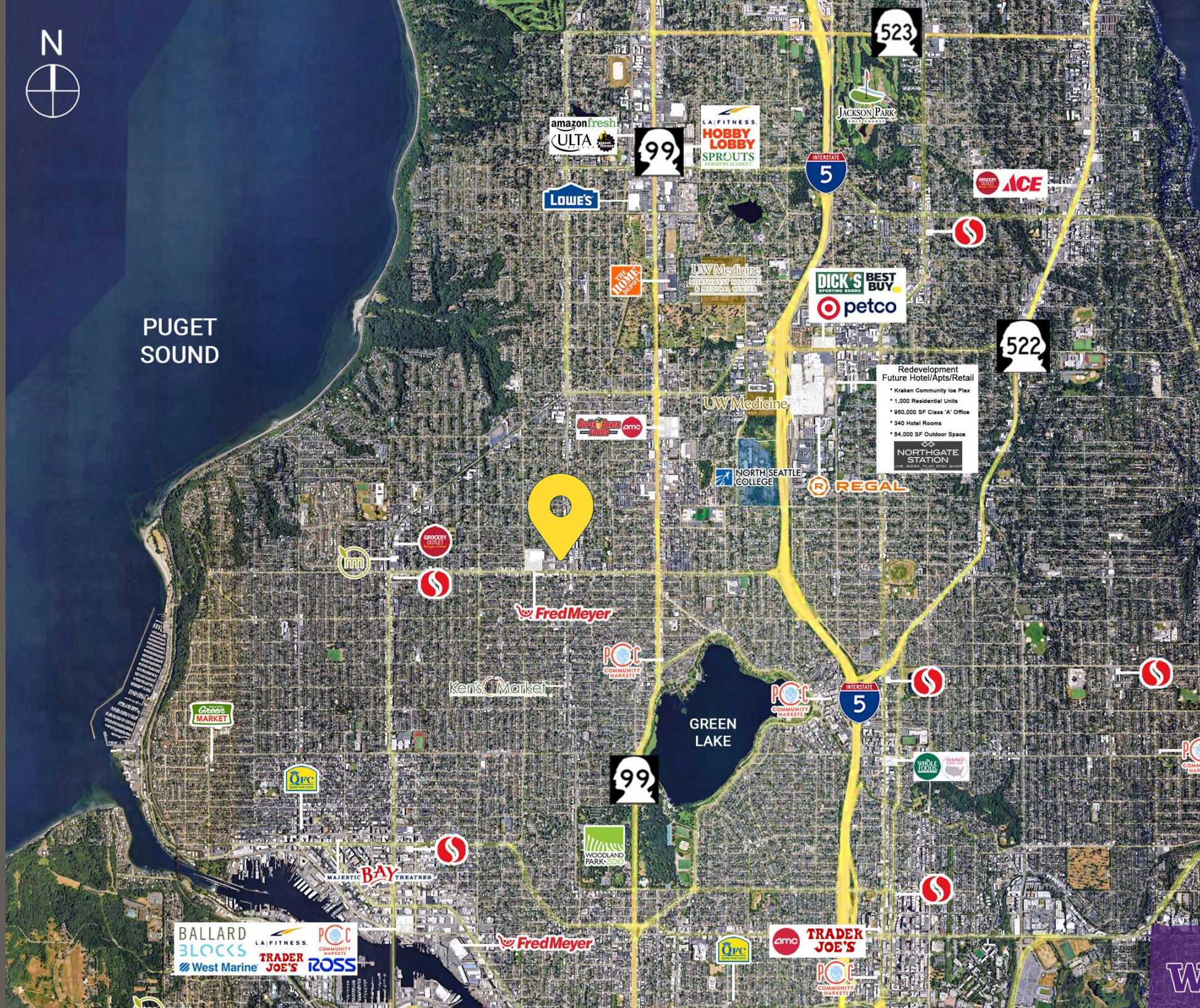
Located in the center of Greenwood Neighborhood

10,100 ADT
Greenwood Ave N

21,000 ADT
N 85th Street

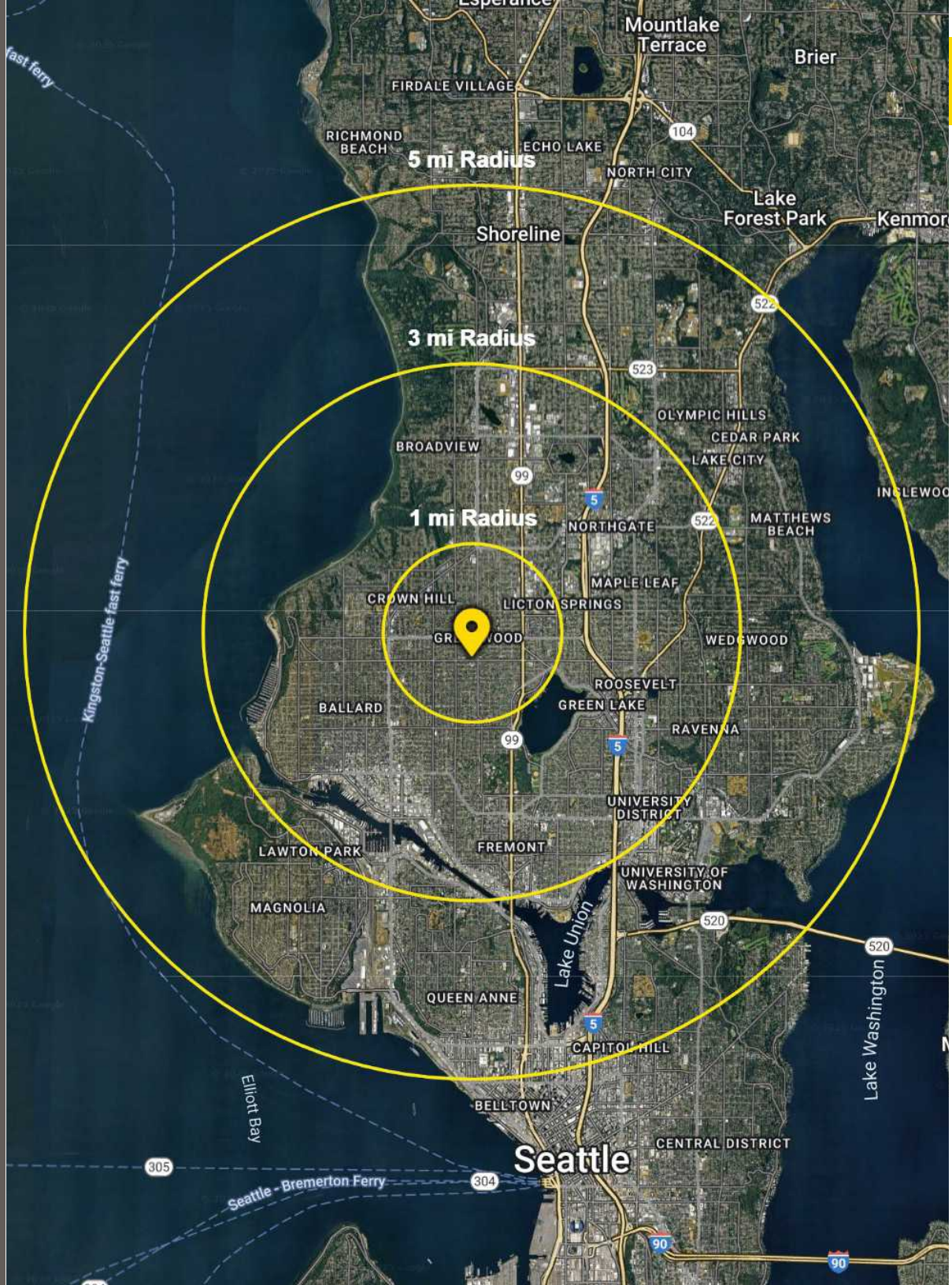
FIRST WESTERN PROPERTIES

LOCATION AERIAL



FIRST WESTERN PROPERTIES

DEMOGRAPHICS



FIRST WESTERN PROPERTIES

Regis - 2025

DEMOGRAPHICS

POPULATION

Mile 1	Mile 3	Mile 5
38,591	248,546	469,563

AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
$198,615	$187,310	$196,330

DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
14,039	58,673	97,732

HOUSEHOLDS

Mile 1	Mile 3	Mile 5
17,796	118,199	220,102

COLLEGE EDUCATION+

Mile 1	Mile 3	Mile 5
20,935	134,373	252,226

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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