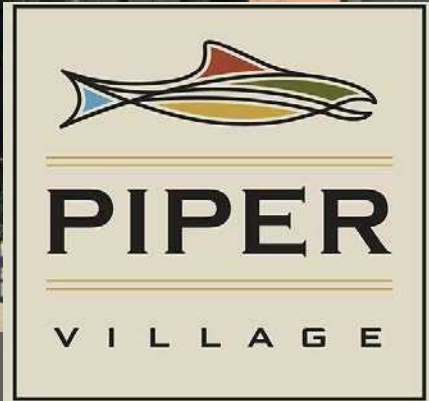


# FOR LEASE

8606 & 8608 Palatine Ave N  
Seattle, WA 98103



## 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

**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 Apartments (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



PIPER VILLAGE RETAIL

Fred Meyer

MUDBAY

LADIES ROOM

1,457 SF  
1,535 SF  
MORROW APTS

SCHOOL OF ROCK SEATTLE

THE AGAVE COULDERINE

Coffeeholic HOUSE

THE Greenwood AMERICAN BISTRO

N 85TH STREET - 21,000 ADT

GREENWOOD AVE N - 10,100 ADT

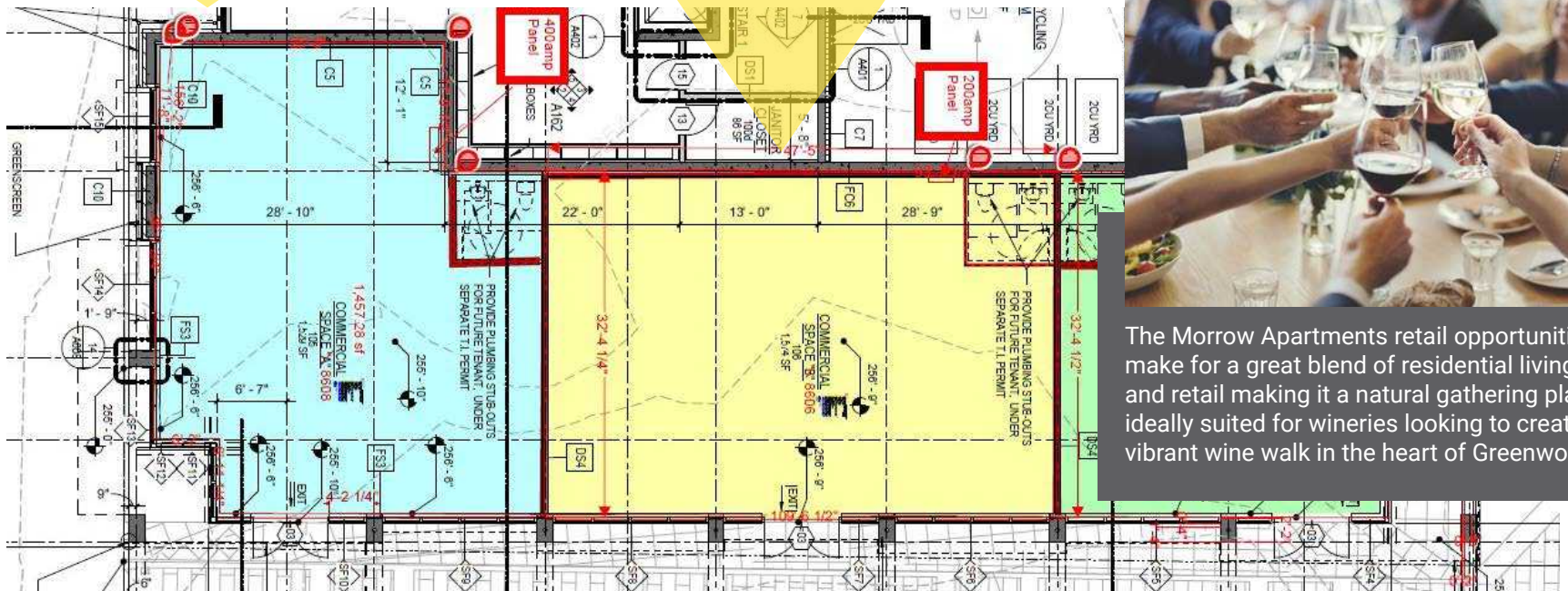
# MORROW APARTMENTS RETAIL



1,457 SF  
8608 PALANTINE AVE N

1,535 SF  
8606 PALANTINE AVE N

1,205 SF (LEASED)  
8604 PALANTINE AVE N

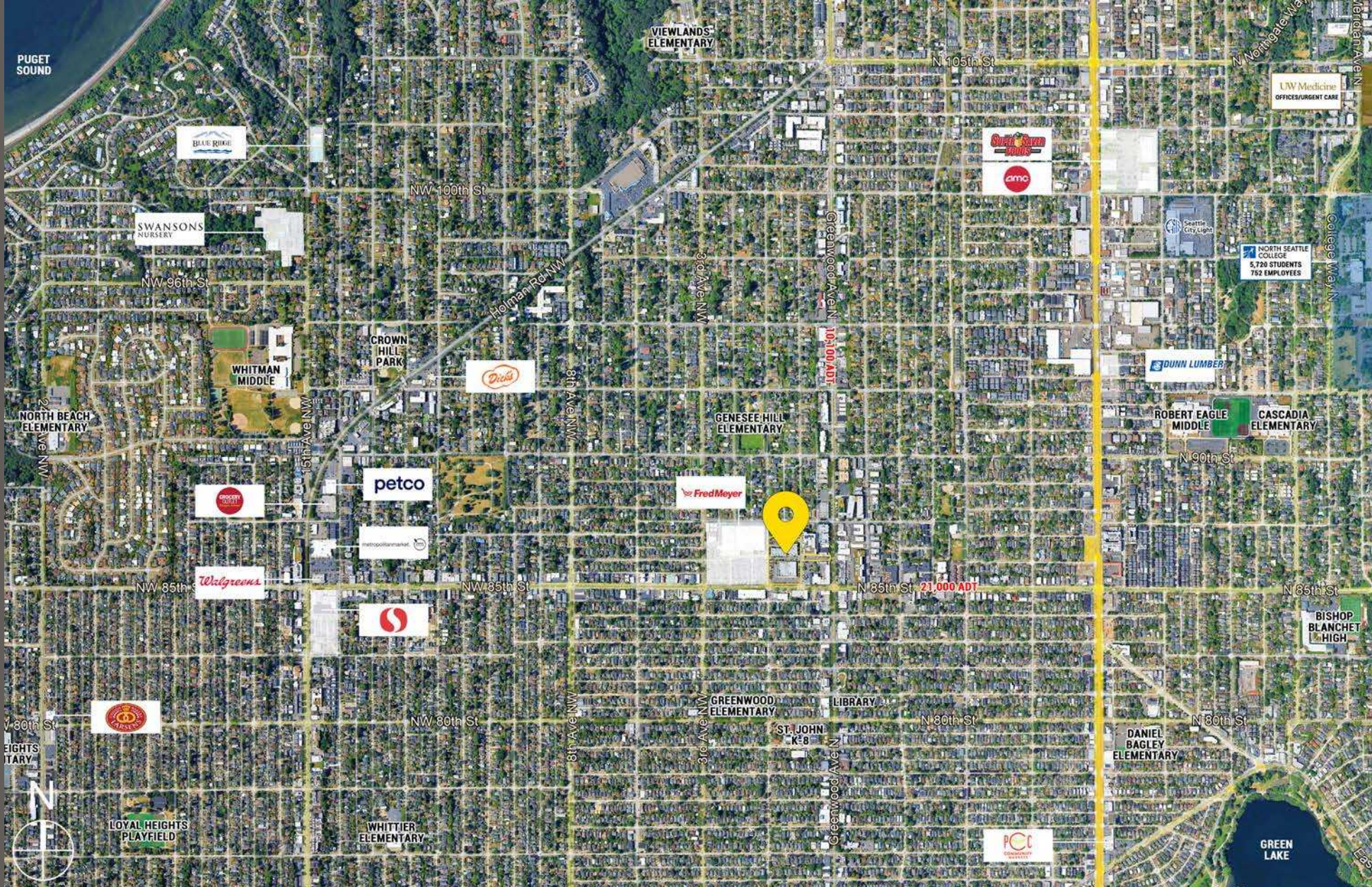


The Morrow Apartments retail opportunities make for a great blend of residential living and retail making it a natural gathering place, ideally suited for wineries looking to create a vibrant wine walk in the heart of Greenwood.

MORROW APARTMENTS RETAIL



LOCATION DETAILS



Located moments from access to Interstate-5



Located in the center of Greenwood Neighborhood



10,100 ADT Greenwood Ave N



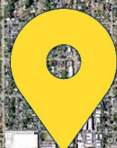
21,000 ADT N 85th Street

LOCATION AERIAL



PUGET SOUND

GREEN LAKE



Redevelopment  
Future Hotel/Apts/Retail

- \* Kraken Community Ice Plex
- \* 1,000 Residential Units
- \* 950,000 SF Class 'A' Office
- \* 340 Hotel Rooms
- \* 54,000 SF Outdoor Space

**NORTHGATE STATION**  
THE WASHINGTON STATE LIGHT RAIL



BALLARD BLOCKS  
West Marine

LA FITNESS  
TRADER JOE'S

PCC COMMUNITY MARKETS  
ROSS

Fred Meyer

TRADER JOE'S

PCC COMMUNITY MARKETS

MAJESTIC BAY THEATRES

WOODLAND PARK ZOO

Kent's Market

PCC COMMUNITY MARKETS

PCC COMMUNITY MARKETS

THE WOODS MARKET

DAVINO

INTERSTATE 5

S

S

PCC COMMUNITY MARKETS

REGAL

NORTH SEATTLE COLLEGE

Great South Books

amc

UW Medicine

RESEARCH CENTER & MEDICAL CENTER

DICK'S BEST BUY

petco

THE MOVIE SOURCE

UW Medicine

RESEARCH CENTER & MEDICAL CENTER

LOWE'S

amazon fresh

ULTA

99

LA FITNESS

HOBBY LOBBY

SPROUTS FARMWORK MARKET

JACKSON PARK

COMMUNITY

523

GROcery

ACE

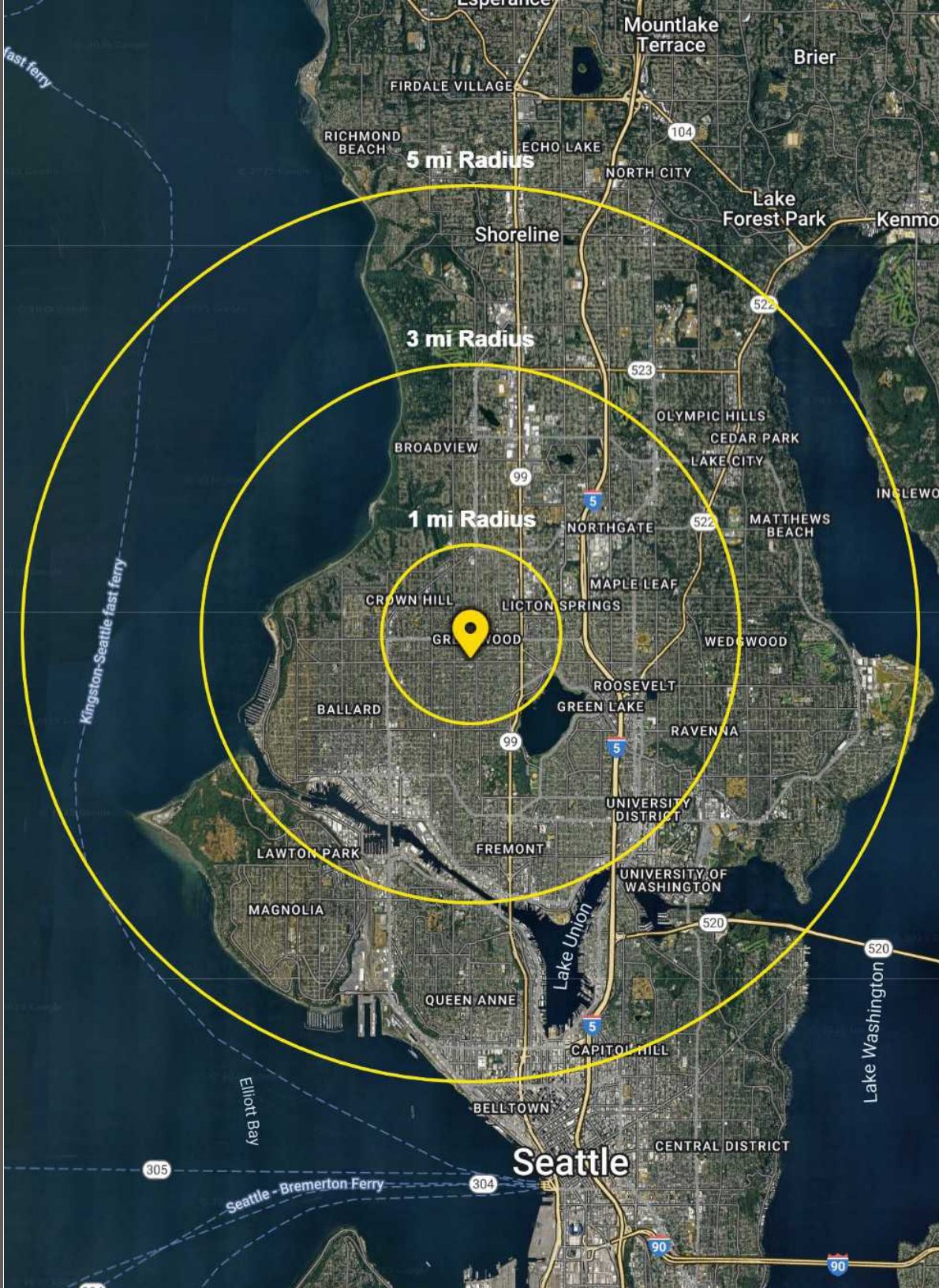
S

522

W

# DEMOGRAPHICS

# 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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**PIPER**

V I L L A G E



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