

RETAIL FOR LEASE
PRIME FREMONT LOCATION
3420 Fremont Ave N, Seattle, WA 98103



For more information please contact:

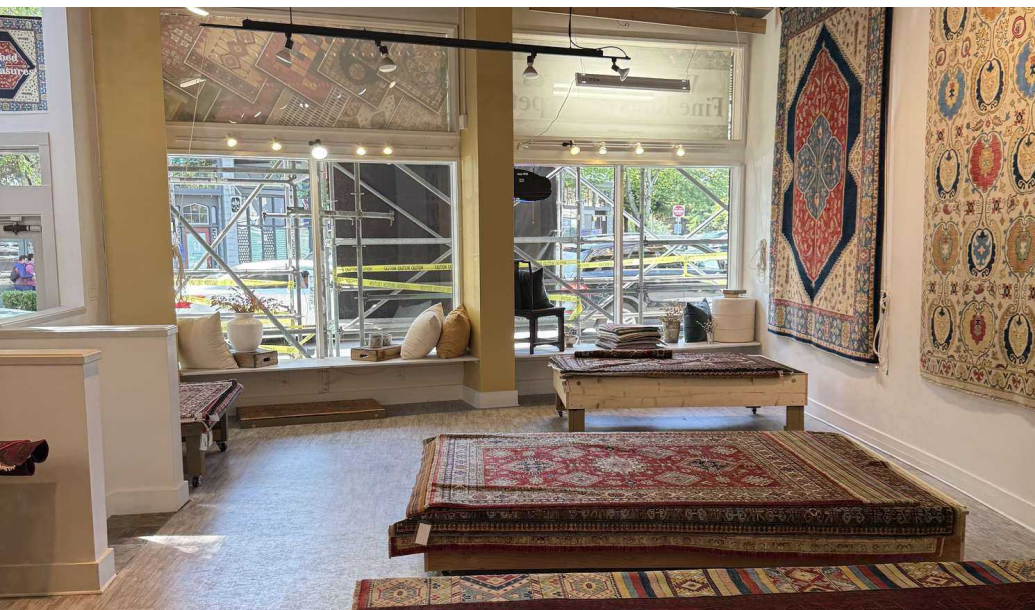
LAURA MILLER
laura@gibraltarusa.com
206.351.3573

TRACY CORNELL
tracyc@gibraltarusa.com
206.948.0630

 **GIBALTAR**
INVESTMENT PROPERTY SOLUTIONS

3420 FREMONT AVE N, SEATTLE, WA 98103

RETAIL FOR LEASE



THE NEIGHBORHOOD

Freewheeling and fun, the Fremont neighborhood offers funky finds for all ages and lifestyles. Charming cafes, friendly boutiques, and lively music venues give these neighborhoods perennial flair. A distinct personality shines brightly in Fremont, an artsy, bohemian zone that also happens to be the self-proclaimed "Center of the Universe". www.visitseattle.org

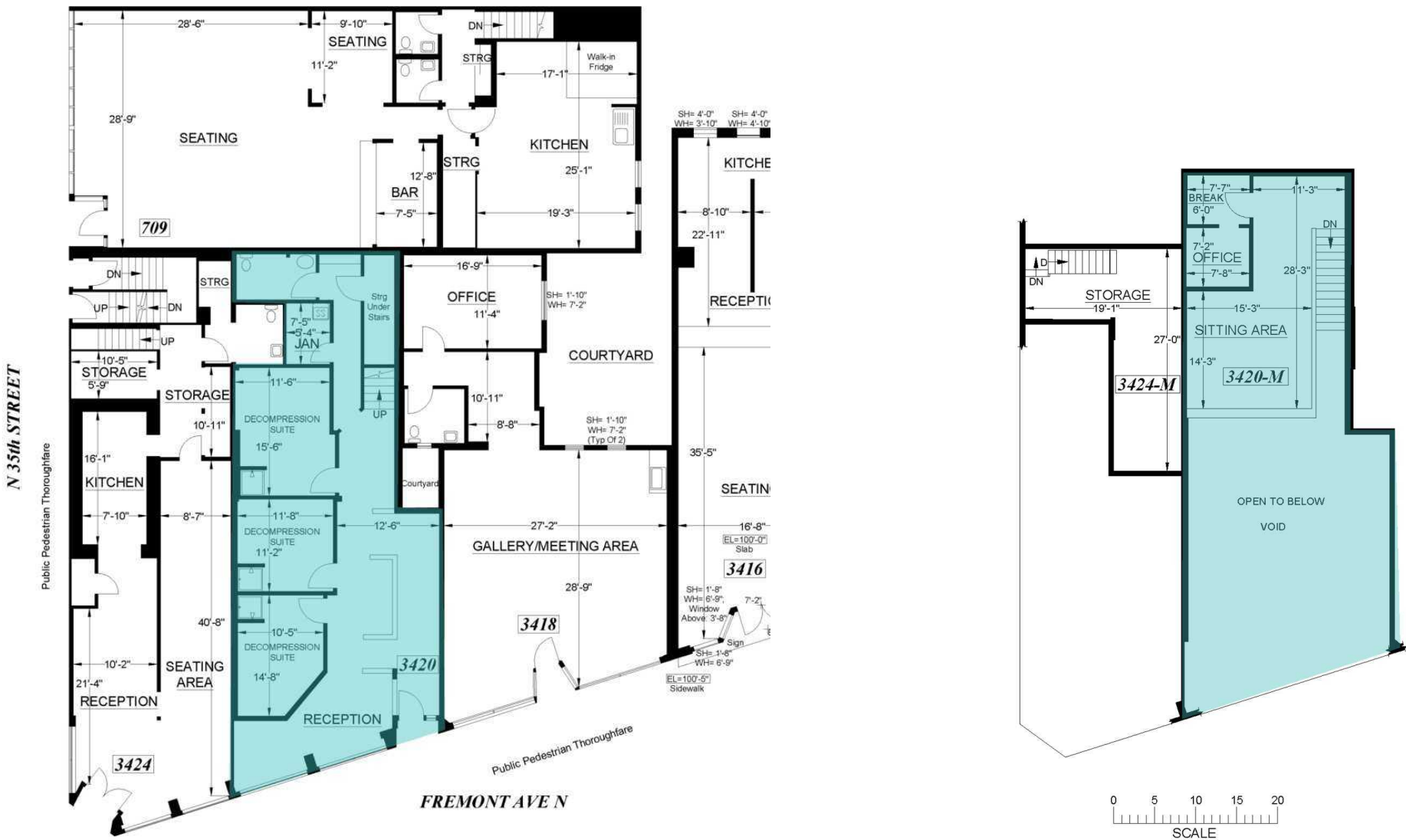
HIGHLIGHTS

- Rare street level boutique retail space in the heart of Seattle's bustling Fremont neighborhood
- Character space features open layout with large west-facing windows, abundant natural light, high ceilings, tiled entrance, new flooring throughout, modern buildout, HVAC, in-suite ADA restroom, and storage space on main level
- 1,895 total square feet comprised of 1,371 square foot main floor and 524 square foot mezzanine
- Surrounding neighborhood tenants include Fainting Goat Gelato, Lazy Cow Bakery, Schilling Cider House, Aesop, and more!
- Rental Rate \$25.50/SF plus 2025 NNN (\$6.50/SF). Garbage, recycling and compost included in NNN.

3420 FREMONT AVE N, SEATTLE, WA 98103

RETAIL FOR LEASE

FLOOR PLAN



3420 FREMONT AVE N, SEATTLE, WA 98103

RETAIL FOR LEASE



64

TRANSIT SCORE



97

WALK SCORE



85

BIKE SCORE



36,170

POPULATION



16,785

HOUSEHOLDS



\$122,434

MEDIAN HH INCOME

3420 FREMONT AVE N, SEATTLE, WA 98103

RETAIL FOR LEASE

