

RETAIL FOR LEASE

TAVIN

10,000 SF Retail and Restaurant Space at Crown Hill's Gateway Intersection.



Tavin features approximately
10,000 SF of high visibility
retail for lease at the gateway
intersection to Ballard's
Crown Hill, Blue Ridge and
North Beach neighborhoods.
Strong demographics, great
neighborhoods, a high walk score
of 89 and transit on all
four corners create a multitude
of retail possibilities.

AVAILABLE NOW

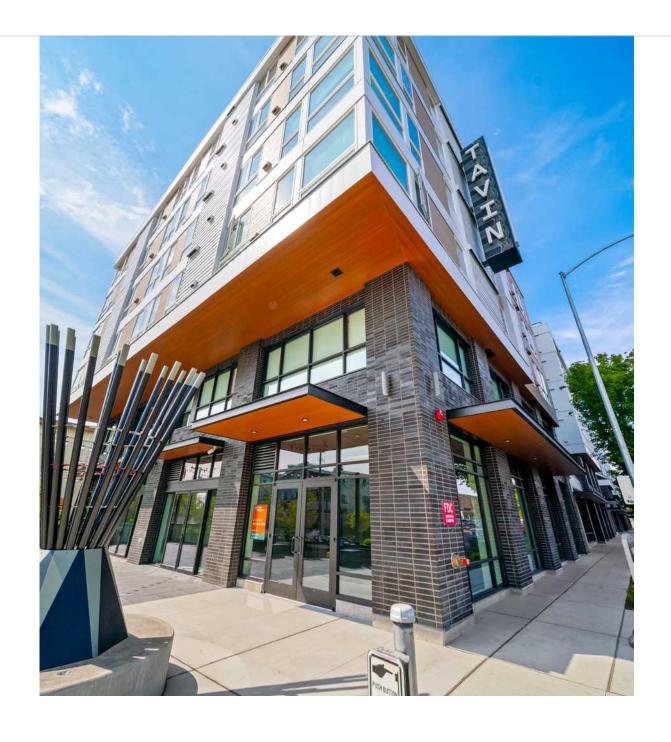
1,348 - 3,865 SF

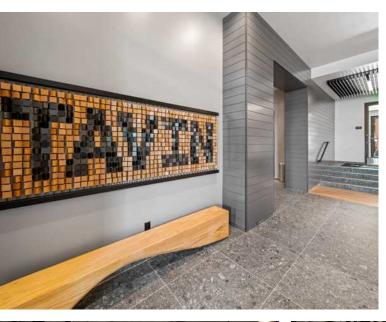
| RETAIL 120 | 2,329 SF | |
|------------|----------|---|
| RETAIL 122 | 3,865 SF | |
| RETAIL 123 | 1,472 SF | C |
| RETAIL 126 | 1,348 SF | _ |

CAN BE COMBINED

\$35.00 PSF/YEAR + NNN

\$10.00

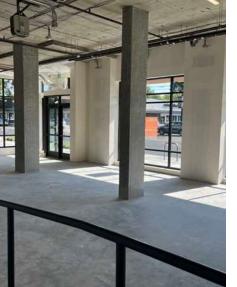






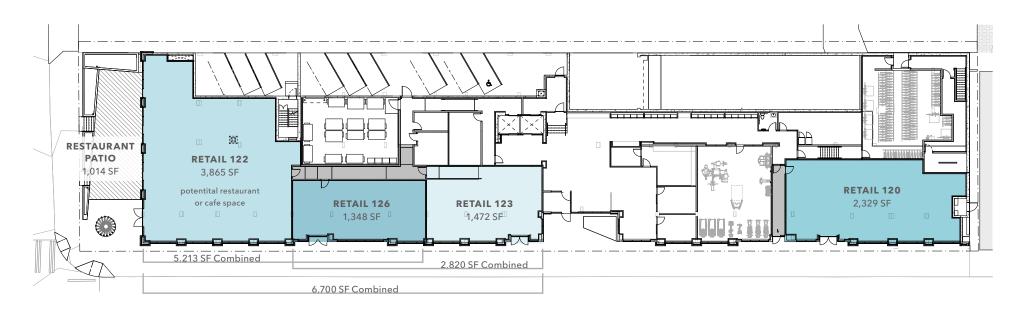








FLOOR PLAN



HIGHLIGHTS



NEW CONSTRUCTION



GREAT CORNER
RESTAURANT SPACE



SW PATIO



196 UNITS



TYPE 1 VENTING



EXCELLENT WALK SCORE



BEAUTIFUL OUTDOOR PUBLIC SPACE



IN-GROUND GREASETRAP



HIGH VISIBILITY INTERSECTION WITH 12,824+ VPD ON 15TH AVE NW & 4,821+ VPD ON NW 85TH ST



THE OPPORTUNITY

Tavin features approximately 10,000 SF of high visibility, demiseable, street retail and restaurant space adjacent to the Metropolitan Market, a high-end grocery, at the gateway intersection to Ballard's Crown Hill, Blue Ridge and North Beach neighborhoods. Strong demographics, great neighborhoods, a high walk score of 89 and transit on all four corners create a multitude of retail possibilities here.

The restaurant opportunity is located at the corner of NW 85th St and 15th Ave NW. It features a spacious southwest-facing patio, a grand corner entrance with a public art installation, 12'4" clear height ceilings, and a large window line that offers excellent signage potential. This prime spot anchors the 196-unit property.

CROWN HILL AND SURROUNDING NEIGHBORHOODS

Crown Hill is a character rich neighborhood in the northwest part of Seattle, known for its residential charm and community-oriented atmosphere. Crown Hill has a range of local businesses, including grocery stores, cafes, restaurants, and specialty shops. The neighborhood has seen steady development with new residential projects and improvements to infrastructure, enhancing its appeal to new residents. Crown Hill's real estate market is competitive, with a mix of older homes and new construction. The neighborhood offers a balance of affordability and quality of life, attracting a diverse group of residents.

The nearby Blue Ridge and North Beach neighborhoods offer appealing high end residential options with access to natural beauty and a range of amenities including waterfront community clubs. Blue Ridge is known for its upscale, community-focused atmosphere and stunning views, while North Beach provides a more relaxed, eclectic environment with a slightly more affordable housing market. Both neighborhoods benefit from their proximity to parks, beaches, and the scenic Puget Sound, making them desirable places to live in Seattle.













DEMOGRAPHICS

POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| 2020 CENSUS | 29,630 | 174,489 | 398,169 |
| 2010 CENSUS | 26,354 | 148,424 | 338,061 |
| 2024 ESTIMATED | 30,051 | 179,262 | 409,897 |
| 2029 PROJECTED | 31,494 | 186,616 | 429,021 |

HOUSEHOLD INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------|-----------|-----------|-----------|
| 2024 MEDIAN | \$177,765 | \$147,421 | \$142,188 |
| 2029 MEDIAN PROJECTED | \$181,354 | \$149,968 | \$144,105 |
| 2024 AVERAGE | \$230,699 | \$195,517 | \$189,735 |
| 2029 AVERAGE PROJECTED | \$235,840 | \$200,148 | \$192,492 |

HOUSEHOLDS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| 2024 ESTIMATED | 13,086 | 86,946 | 191,720 |
| 2029 PROJECTED | 13,559 | 89,881 | 199,947 |
| HOUSING UNITS OWNER-OCCUPIED | 8,759 | 41,648 | 87,371 |
| HOUSING UNITS RENTER-OCCUPIED | 4,327 | 45,297 | 104,349 |

89

WALK SCORE -VERY WALKABLE 51

TRANSIT SCORE -GOOD TRANSIT 74

BIKE SCORE -VERY BIKEABLE

