

FOR LEASE

# CORNER RETAIL SPACE

*8,838 SF retail space available in  
Seattle's University District*

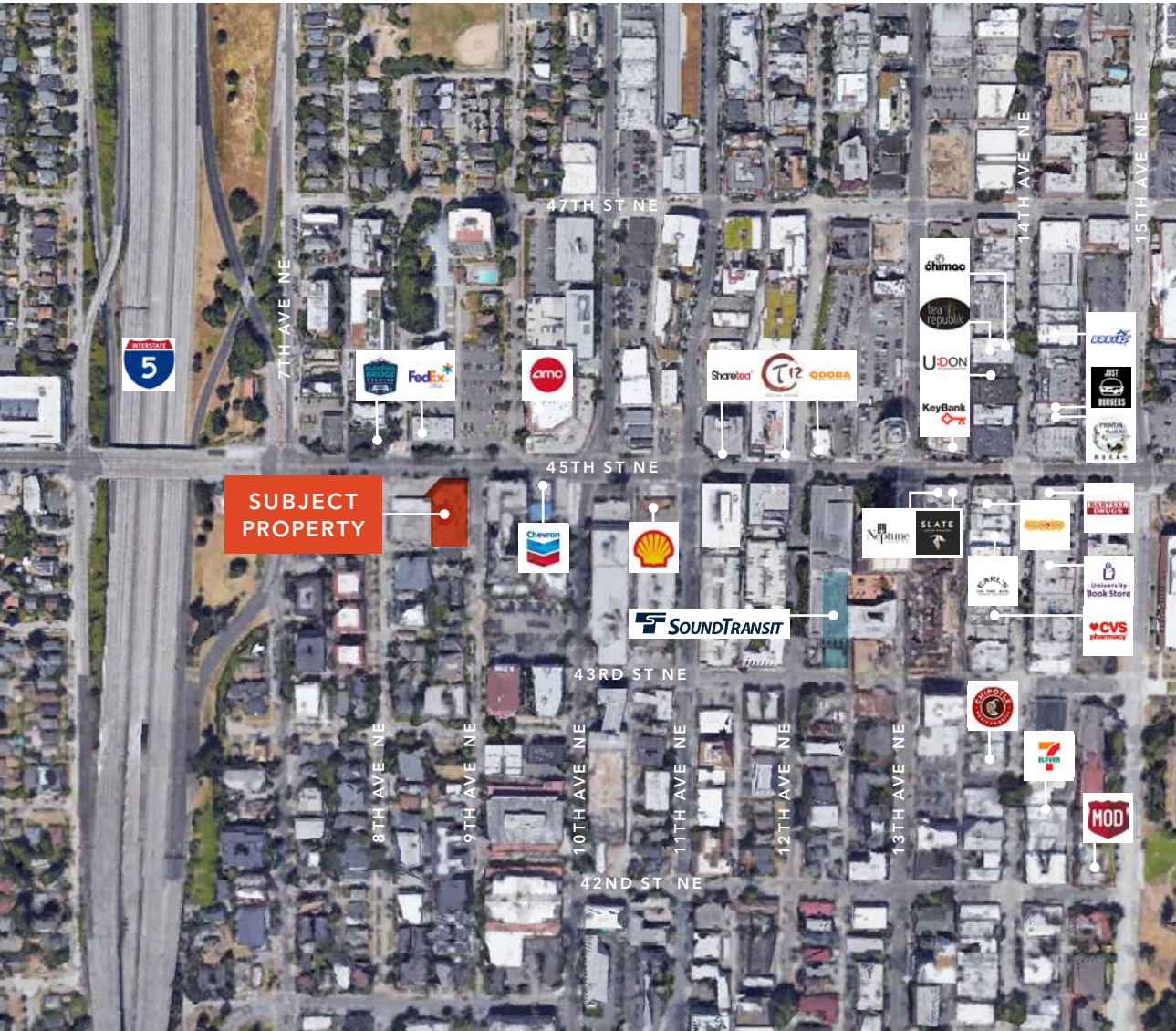
815 NE 45TH ST, SEATTLE, WA

AVAILABLE

Planet Fitness Coming Soon



planet  
fitness



## Property Highlights

Unique space provides options for retail, service office or medical use

Frontage and exposure of nearly 90 feet

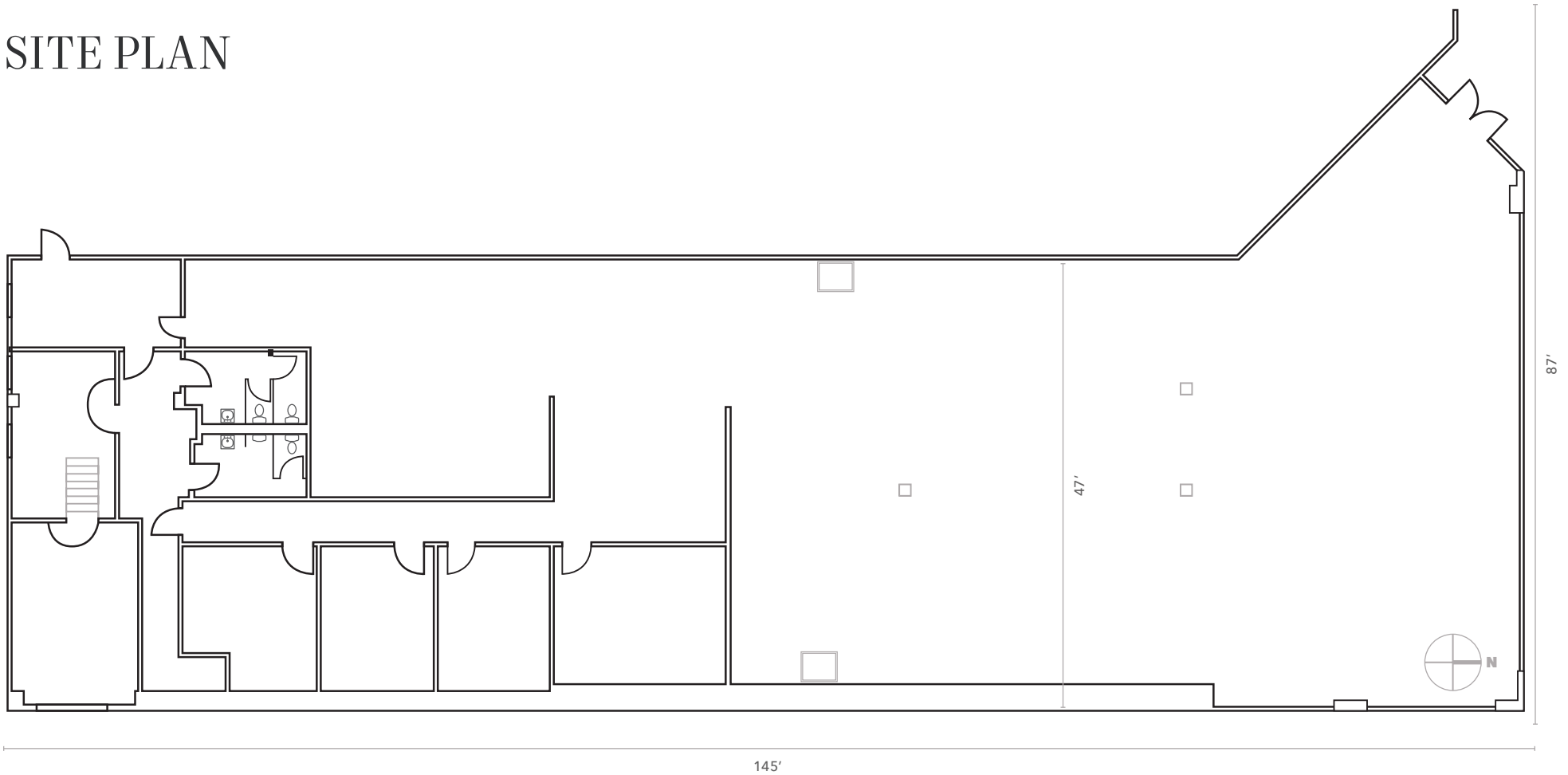
Convenient access to the freeway, multiple transit locations and only blocks away from the light rail station

Unequaled signage opportunities with two large raised monument signs, building signage

Rare junior box in city with access to 75 parking spaces across the street

815 NE 45TH ST

# SITE PLAN



*FIRST FLOOR*

FLOOR LEVEL

*8,838 SF*

AVAILABLE

*\$28.00/SF/YR*

LEASE RATE

*\$10.00/SF/YR*

ESTIMATE NNN

160,000±

DAILY TRAFFIC COUNT ON I5

25,000±

DAILY TRAFFIC COUNT ON NE 45TH ST

93

WALK SCORE

87

BIKE SCORE

84

TRANSIT SCORE

75

PARKING STALLS



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION (2025)	50,885	283,403	552,382
PROJECTED POPULATION (2030)	55,608	304,759	603,866
PROJECTED ANNUAL GROWTH (2025-2030)	4,723 (1.9%)	21,356 (1.5%)	51,484 (1.9%)

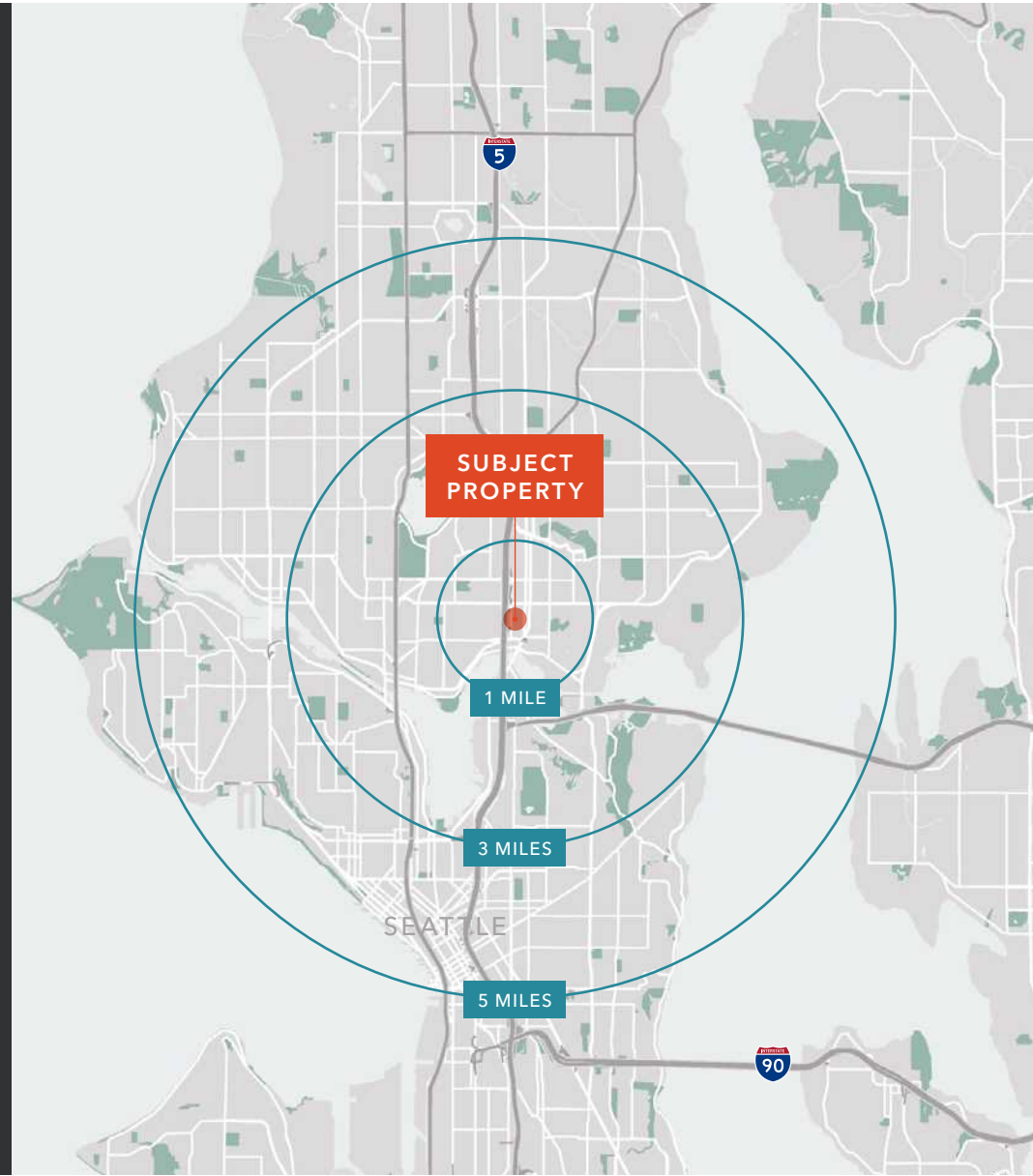
## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
ESTIMATED HOUSEHOLDS (2025)	21,321	140,483	280,956
PROJECTED HOUSEHOLDS (2030)	24,005	150,848	307,093
PROJECTED ANNUAL GROWTH (2025-2030)	2,684 (2.5%)	10,366 (1.5%)	26,137 (1.9%)
ESTIMATED AVERAGE HOUSEHOLD INCOME (2025)	\$121,188	\$194,038	\$183,181
PROJECTED AVERAGE HOUSEHOLD INCOME (2030)	\$117,342	\$197,708	\$183,332

## DAYTIME DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	2,634	18,854	42,066
TOTAL EMPLOYEES	17,201	121,363	365,601

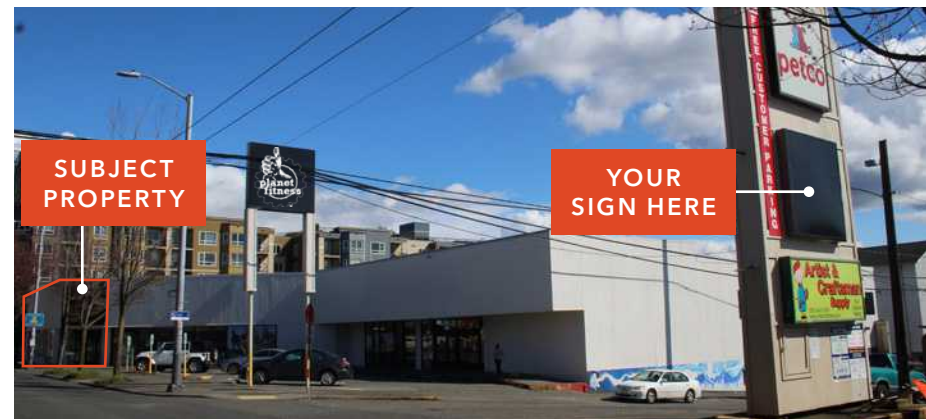
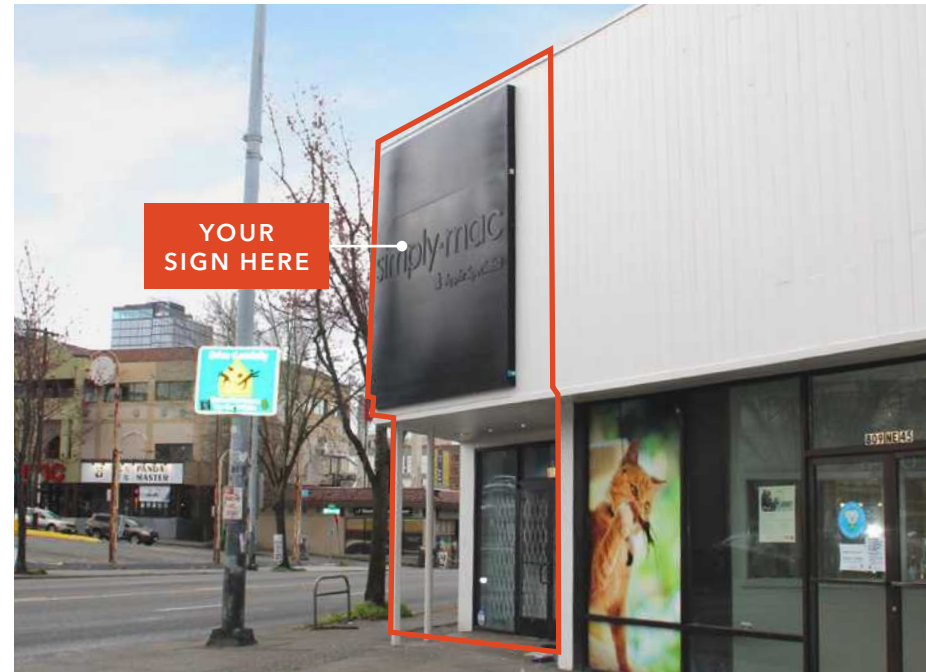
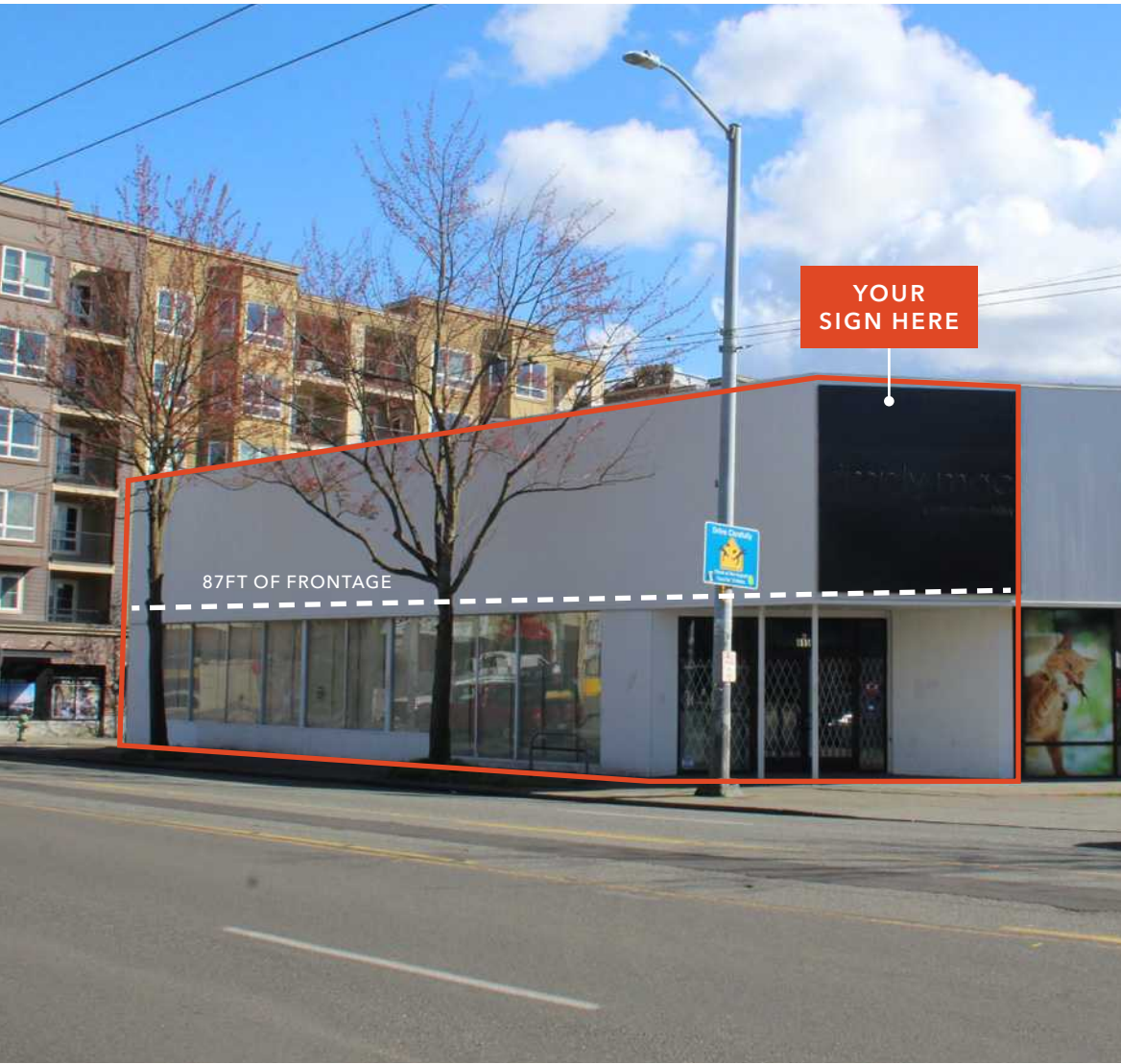
Data Source: ©2025, Sites USA



# MAIN FLOOR PHOTOS



# MULTIPLE SIGN LOCATIONS





## CORNER RETAIL SPACE

*For more information on  
this property, please contact*

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