

FOR LEASE | 1521 3rd AVENUE
SEATTLE, WA 98101

Marcus & Millichap





1521 3rd Avenue, Seattle

PROPERTY SUMMARY

1521 3RD AVENUE
SEATTLE, WA

Property Address

1913

Year Built

6,867 SF

Gross Leasable Area

DRC 85150

Zoning

99/100

Walk Score/Transit Score

.23 ACRES

Lot Size

\$18.00

Rent PSF

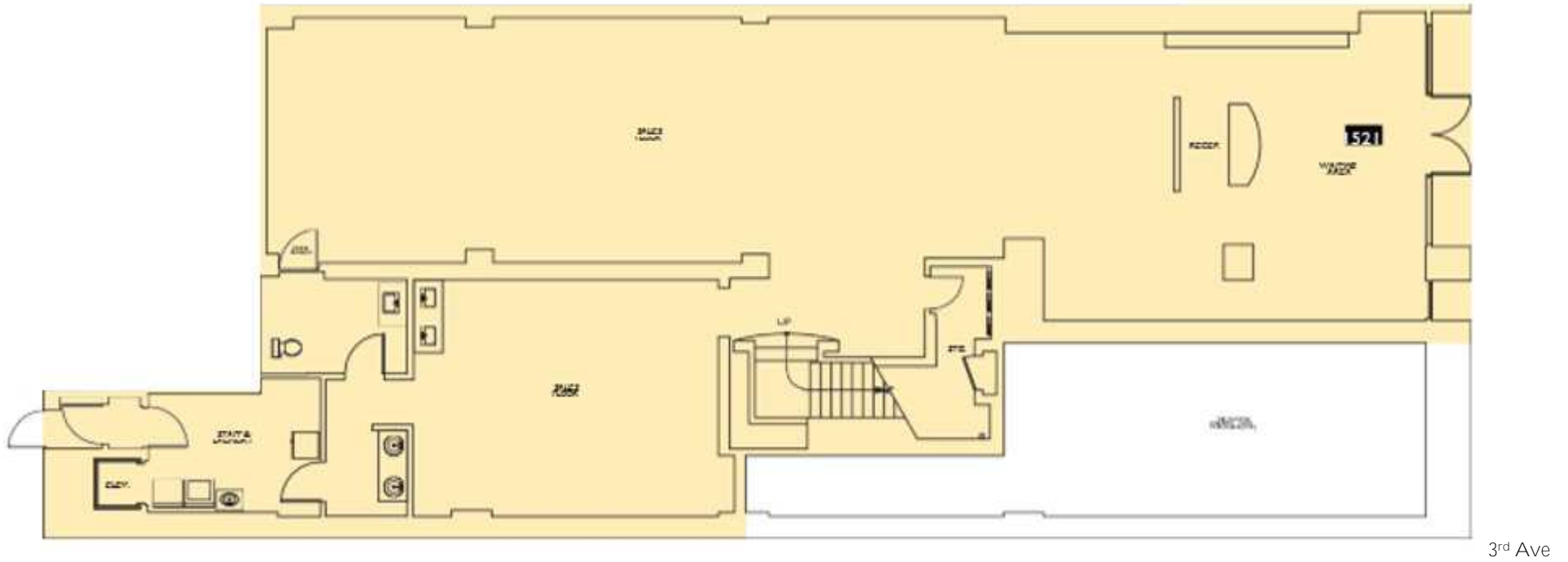
NNN
*ESTIMATE \$8.64

Lease Type

3RD AVE CARRIES 290
BUSSES/PEAK HOUR

Most in the US/Canada

SITE PLAN

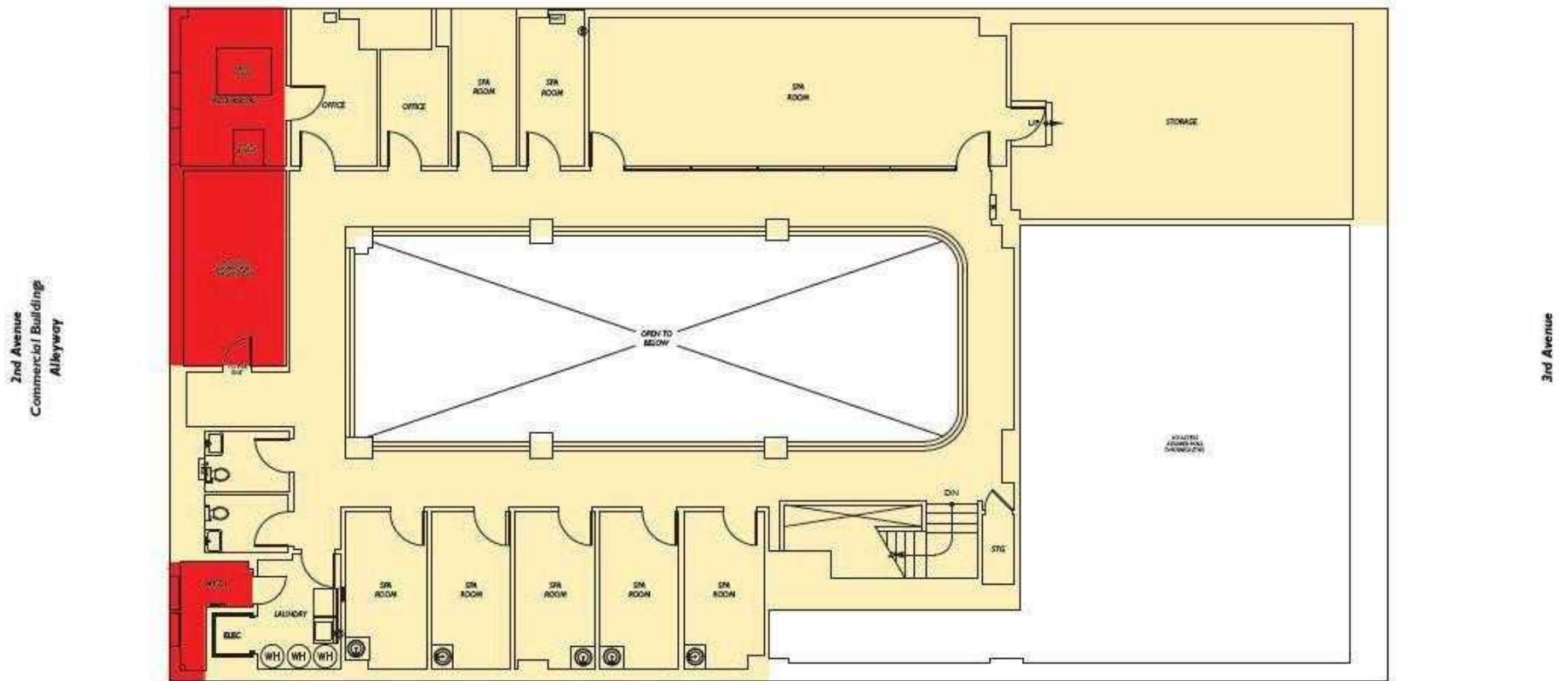


Floor Summary
Total Occupant Area
3,230 SQ. FT.

Area Analysis performed in accordance with ANSI/BOMA Z65.5 - 2012 Standard.

SECOND STORY SITE PLAN

Pine Street
Adjacent Commercial Buildings



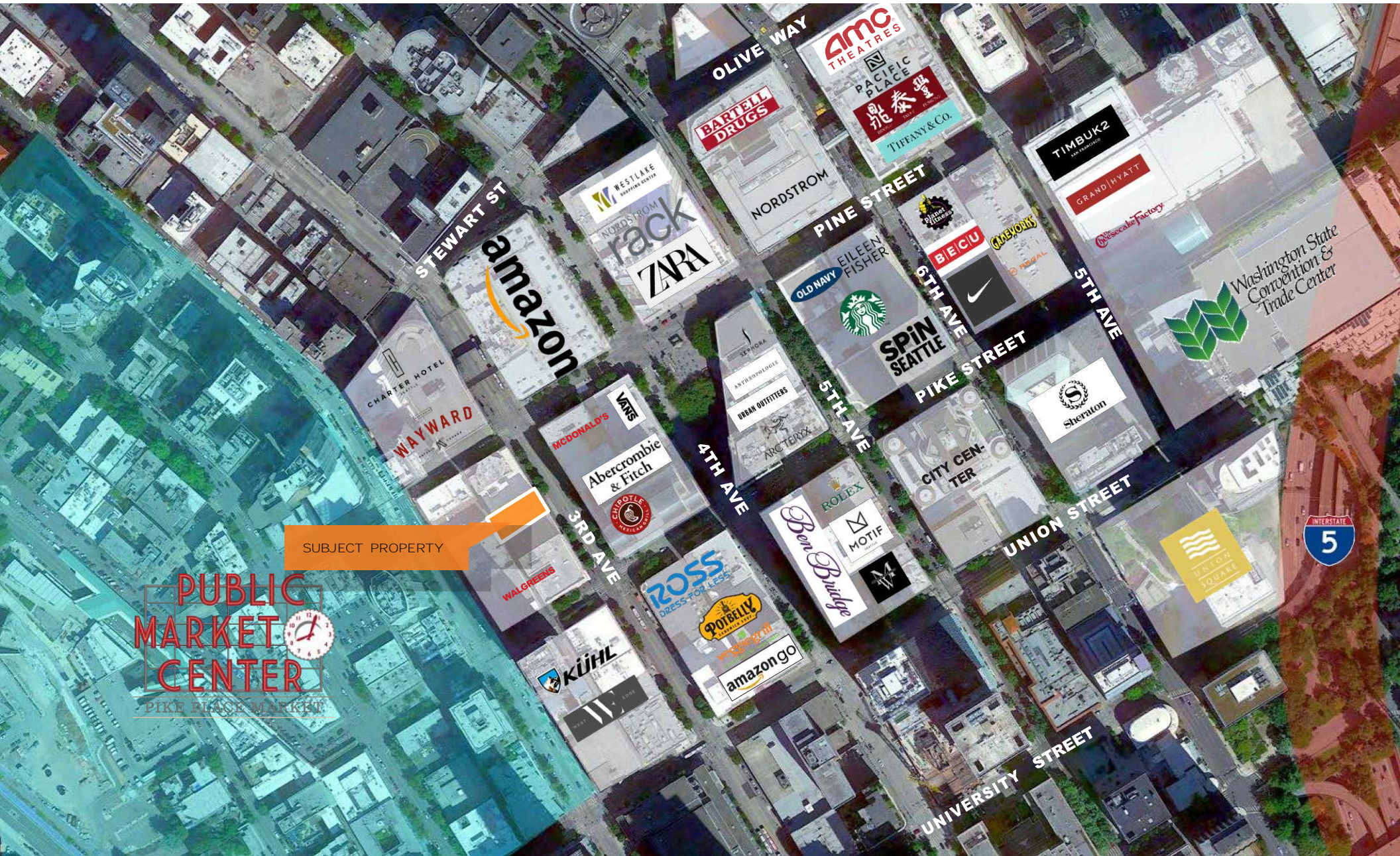
Floor Summary SQ. FT.
Total Occupant Area 3,637.24

Floor Service Area	0	Suite #	Occupant Area
Building Service Area	177.47	Suite 1521	3,637.24
Total Vertical	0		

Area Analysis performed in accordance with ANSI/BOMA Z65.5 - 2012 Standard.

Adjacent Commercial Buildings
Pike Street





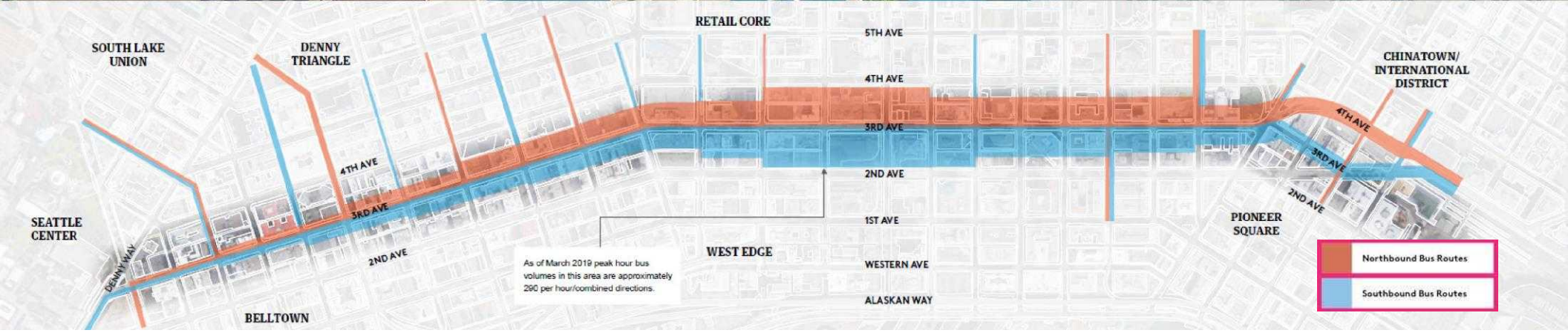
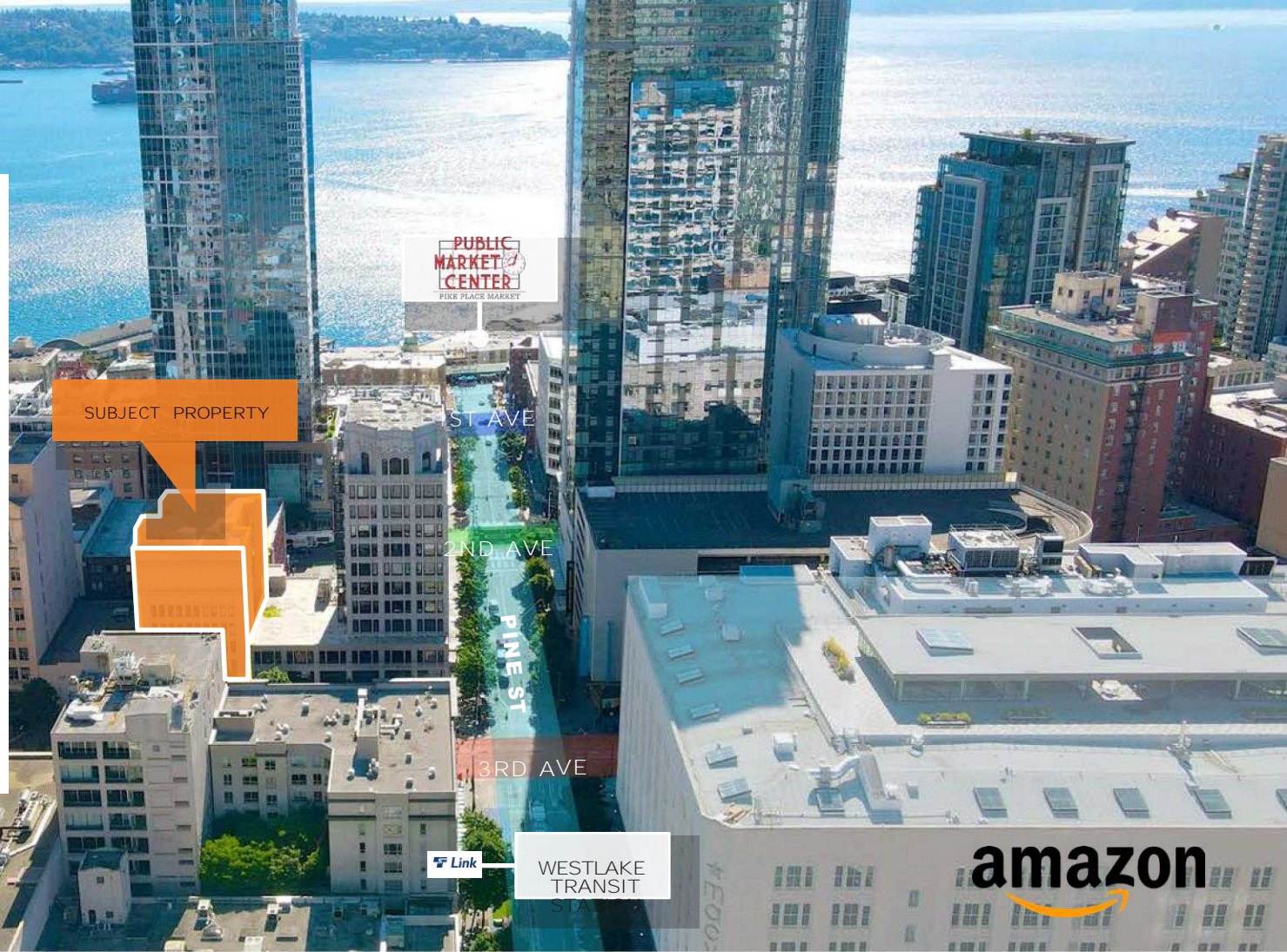
SUBJECT PROPERTY

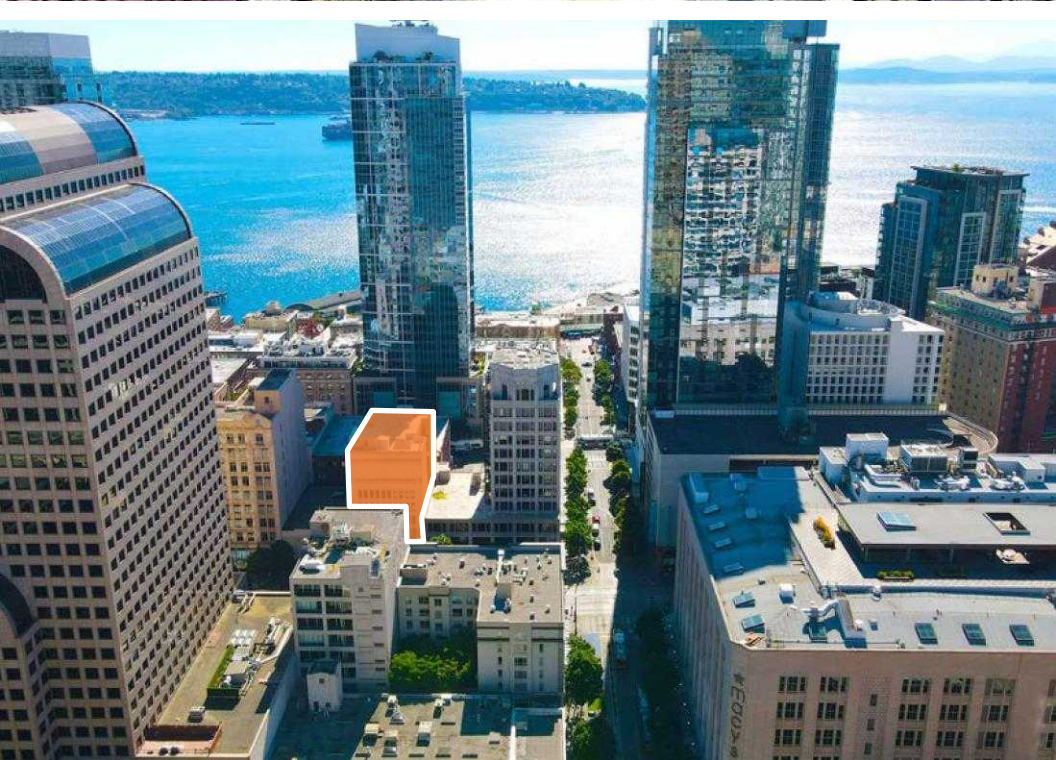
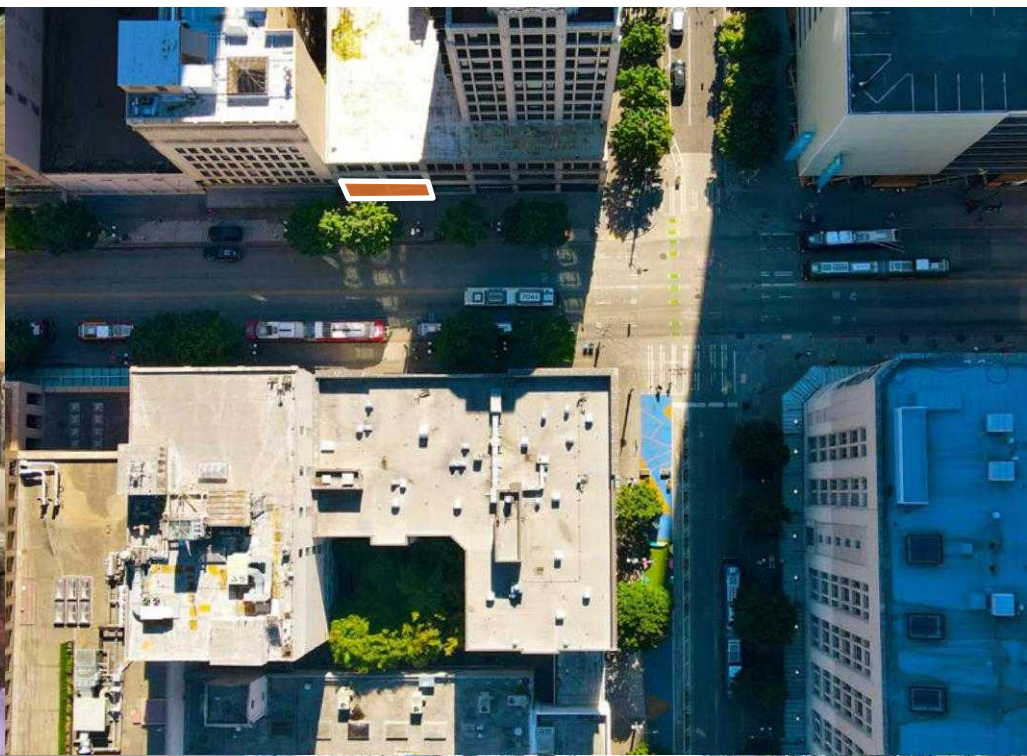
PUBLIC MARKET CENTER
PIKE PLACE MARKET

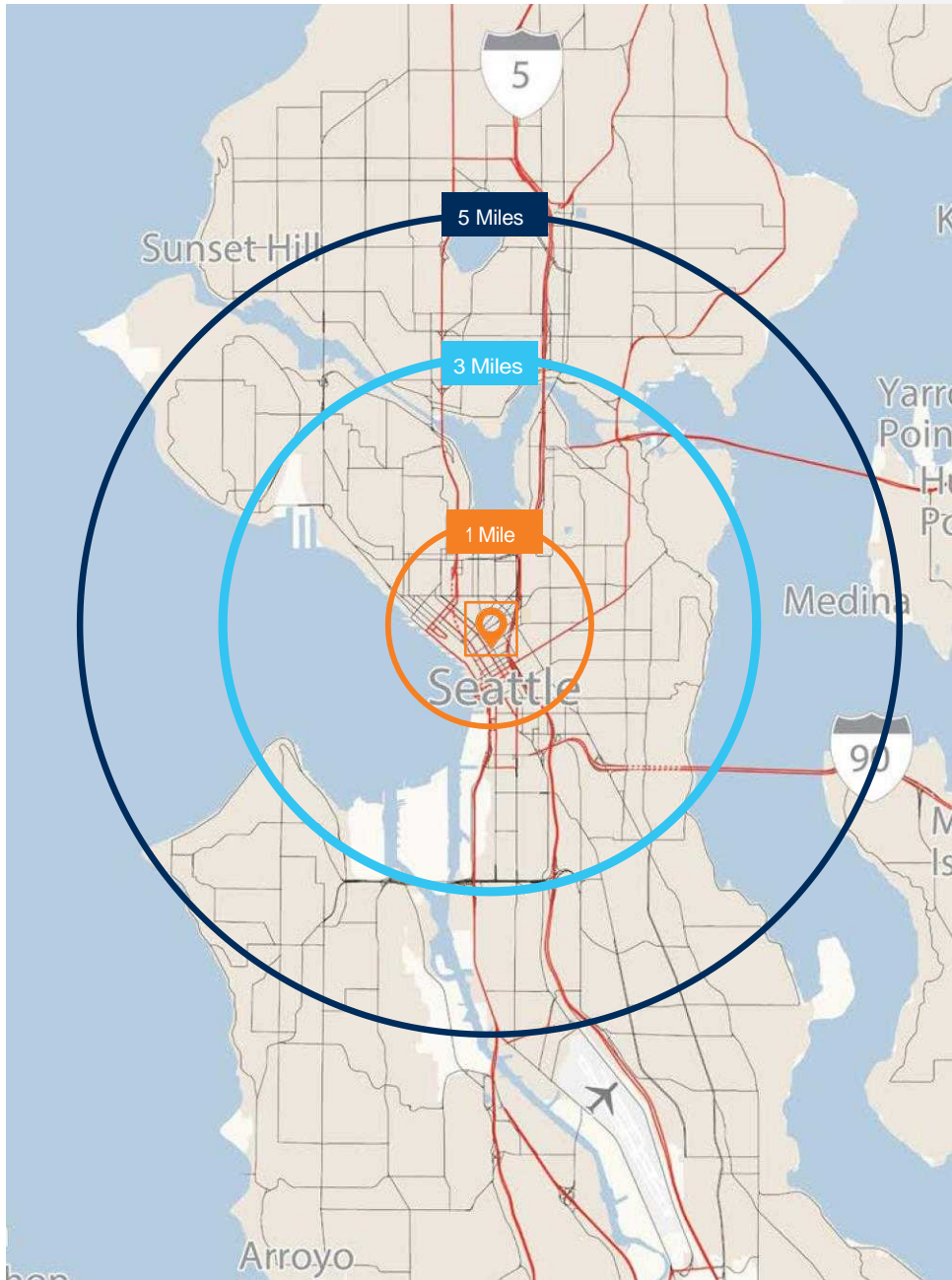


THIRD AVENUE CARRIES OVER 290 BUSES PER PEAK HOUR—MORE THAN ANY OTHER TRANSIT STREET IN THE U.S. OR CANADA.

Third Avenue is a critical north-south transportation route in downtown Seattle. It is a busy gateway to downtown, carrying approximately 52,000 transit riders per day.







1523 3rd Avenue, Seattle

NEIGHBORHOOD DEMOGRAPHICS

Population	1 Miles	3 Miles	5 Miles
2010 Population	47,666	176,901	376,105
2021 Population	89,935	257,814	504,943
2026 Population Projection	99,466	278,471	540,451
Population Growth 2010 - 2021	88.68%	45.74%	34.26%
Pop Growth Forecast 2021 - 2026	10.60%	8.01%	7.03%
Average Age	37.4	37.2	36.6

Housing	1 Mile	3 Miles	5 Miles
Median Home Value	\$736,489	\$828,260	\$815,320
Median Year Built	2003	1984	1972

Households	1 Mile	3 Miles	5 Miles
2021 Total Households	53,617	135,405	241,329
2026 Household Projection	59,015	145,683	257,485
Annual Growth 2021-2026	2.00%	1.50%	1.30%
Median HH Income	\$102,864	\$108,633	\$108,122
Avg. HH Income	\$131,262	\$138,550	\$138,002
Avg. HH Vehicles	1	1	1

Marcus & Millichap



EXCLUSIVELY LISTED BY

MIKE HORNER

FIRST VICE PRESIDENT

O. 206.826.5807

C. 360.620.5575

michael.horner@marcusmillichap.com