

# Sand Point Village

5440 Sand Point Way NE,  
Seattle, WA 98105



12,299 SF Anchor Space with demising options  
Available For Lease

LEASED  
BAKERY/CAFE  
COMING SOON

Sand Point Way NE

This highly visible neighborhood retail center is located near Hawthorne Hills, Windermere, and Laurelhurst. This popular retail center has served local families for years, and will continue to do so! Join a strong lineup of established tenants, including Sand Point Grill, Windermere Real Estate, Uncle Lee's Chinese Restaurant, and Katterman's Sand Point Pharmacy. This is a fantastic opportunity to position your business in a well-loved community hub.

#### Highlights:

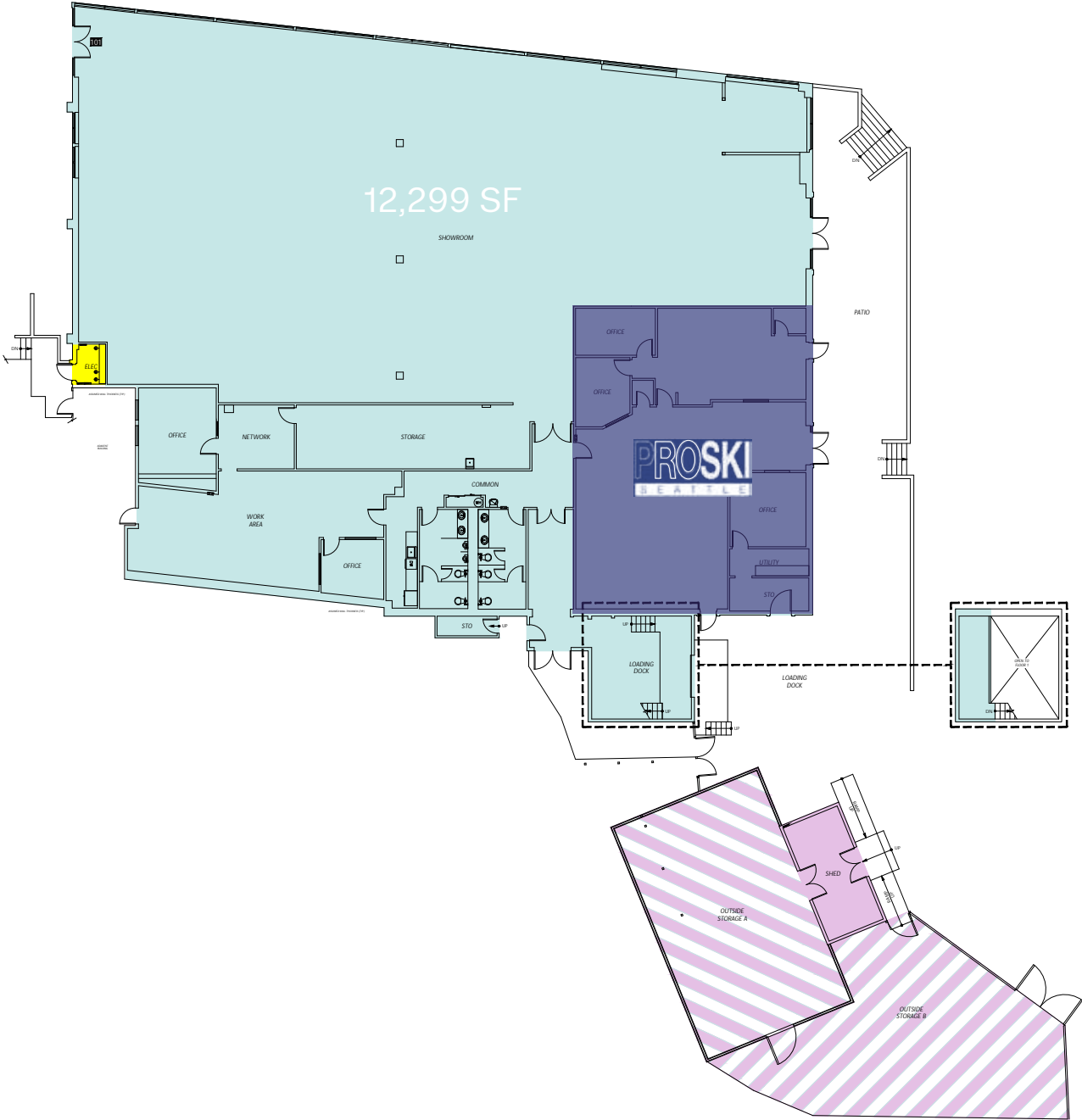
- Ample parking
- Anchor Space
- Excellent visibility on Sand Point Way with 15,191 average daily traffic counts
- Average household income within a 1 mile radius is \$203,005
- Total Population of 135,605 within a radius of 3 miles



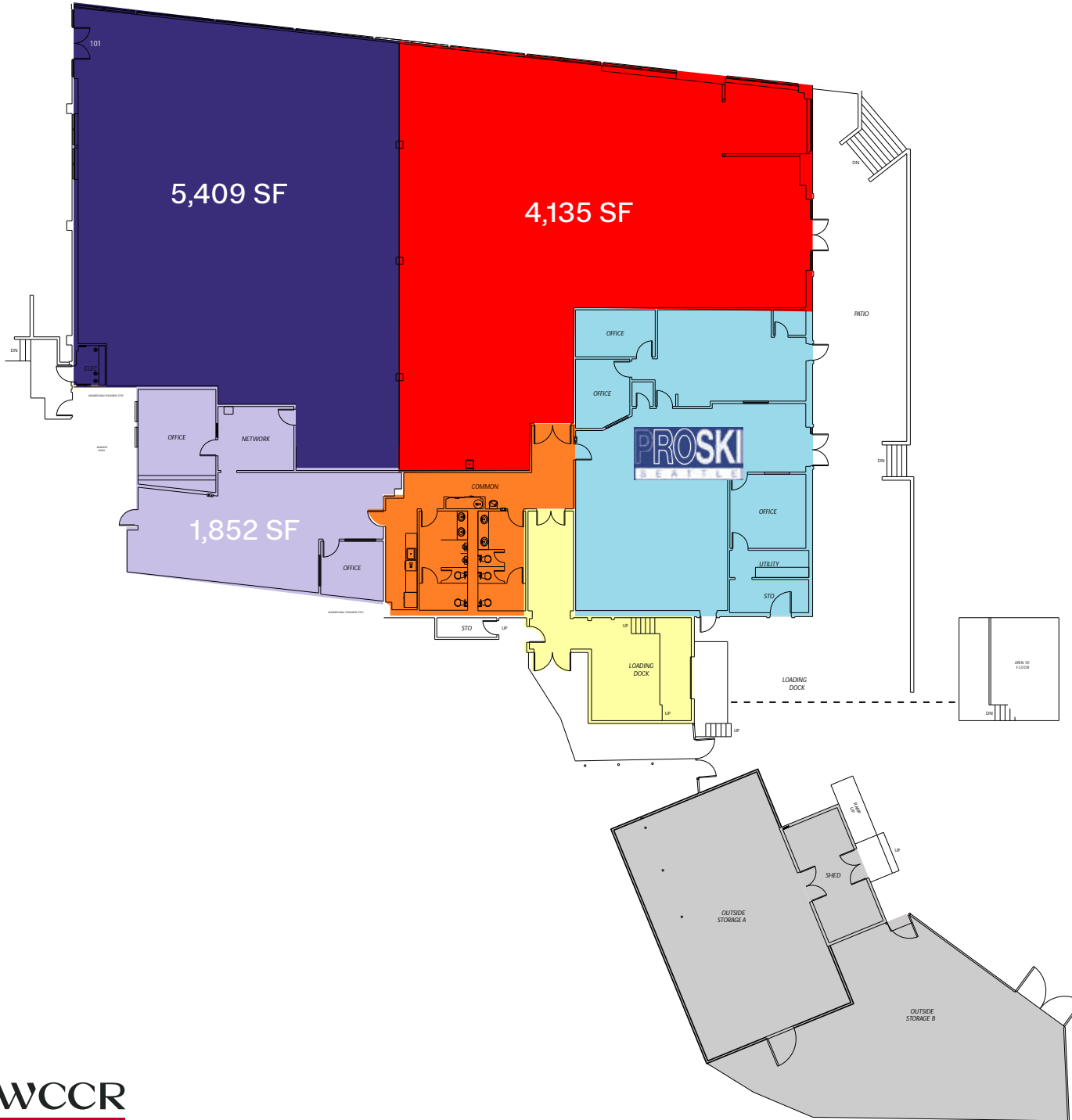
# FULL FLOOR PLAN

Available Space

12,299 SF



# DEMISING FLOOR PLAN



## Available Space

- 5,409 SF
- 4,135 SF
- 1,852 SF

# UNIVERSITY VILLAGE



## RETAIL FOR LEASE

5440 Sand Point Way NE W Seattle, WA 98015

Warren G. Magnuson Park

Sand Point Way NE

PAGLIACCI PIZZA

Katterman's SAND POINT PHARMACY

metropolitanmarket. (m)

NATIONAL ARCHIVES

True Value

QFC Quality Food Centers

SAFEWAY

general purpose

BURGERMASTER

UNIVERSITY of WASHINGTON

Seattle Children's

Lake Washington

LEASED  
BAKERY/CAFE  
COMING SOON

5440 Sand Point Way NE  
Seattle, WA 98015

VILLAGE  
PHYSICAL THERAPY

76

University  
WINES

Katterman's  
SAND POINT PHARMACY

UNCLE  
Lee's  
东北小馆



Sand Point Way NE

Stacy Earlywine  
Structural Medicine

Windermere

SAND  
POINT  
GRILL





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Commercial  
Realty

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