



DAY NAILS 1 SPA
Professional Nails Care
9450 35th Avenue SE
Seattle, WA 98148

Global
SMOKE
& VAPE

PIZZA MART
www.pizzamart.com 12001 832-0350

AVAILABLE

RAPIDRIDE

PIZZA
MART
DAY NAILS 1 SPA
Global
SMOKE
& VAPE



First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

9450 35TH AVENUE SE | SEATTLE, WA

FOR LEASE

ROXBURY PLAZA

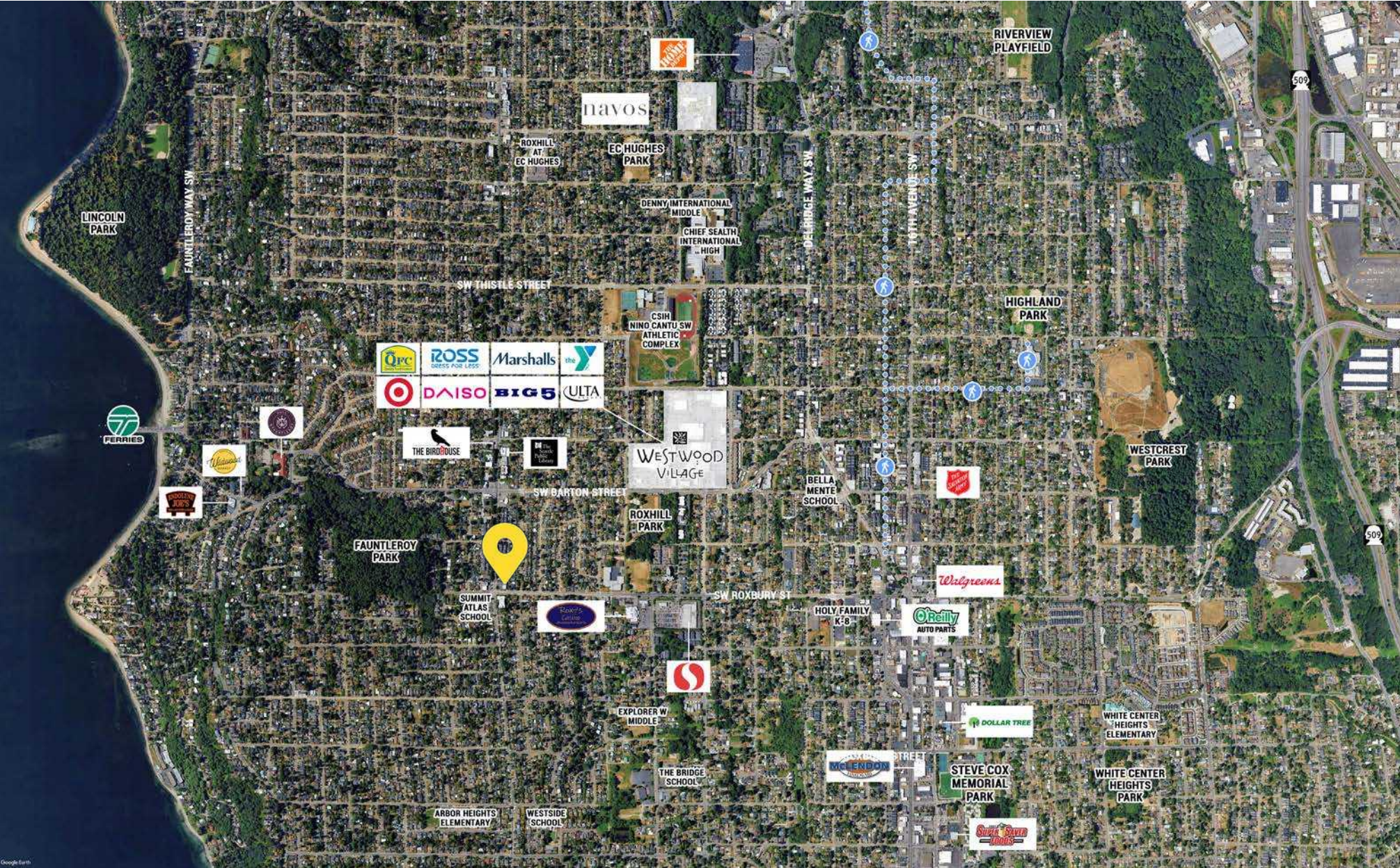
SITE SUMMARY

ROXBURY PLAZA is a well-positioned neighborhood strip retail center located in West Seattle, just moments from the Westwood Village retail hub, offering strong visibility and convenient access within an established residential and commercial corridor. The available end-cap space features an open floor plan with approximately 12-foot ceilings, creating a bright and flexible environment suitable for a variety of retail or service uses. The suite includes a private restroom, four dedicated parking spaces, and a move-in ready condition.

End Cap Available	2,500 SF
Asking Rate	\$30.00 PSF, Modified Gross
Utilities	All Included Except Separately Metered Gas
Co-Tenants	<ul style="list-style-type: none">• A Pizza Mart• Day Nails Spa• Global Smoke
Parking	<ul style="list-style-type: none">• Generous Parking• 4 Reserved Stalls
Signage	Pylon Signage

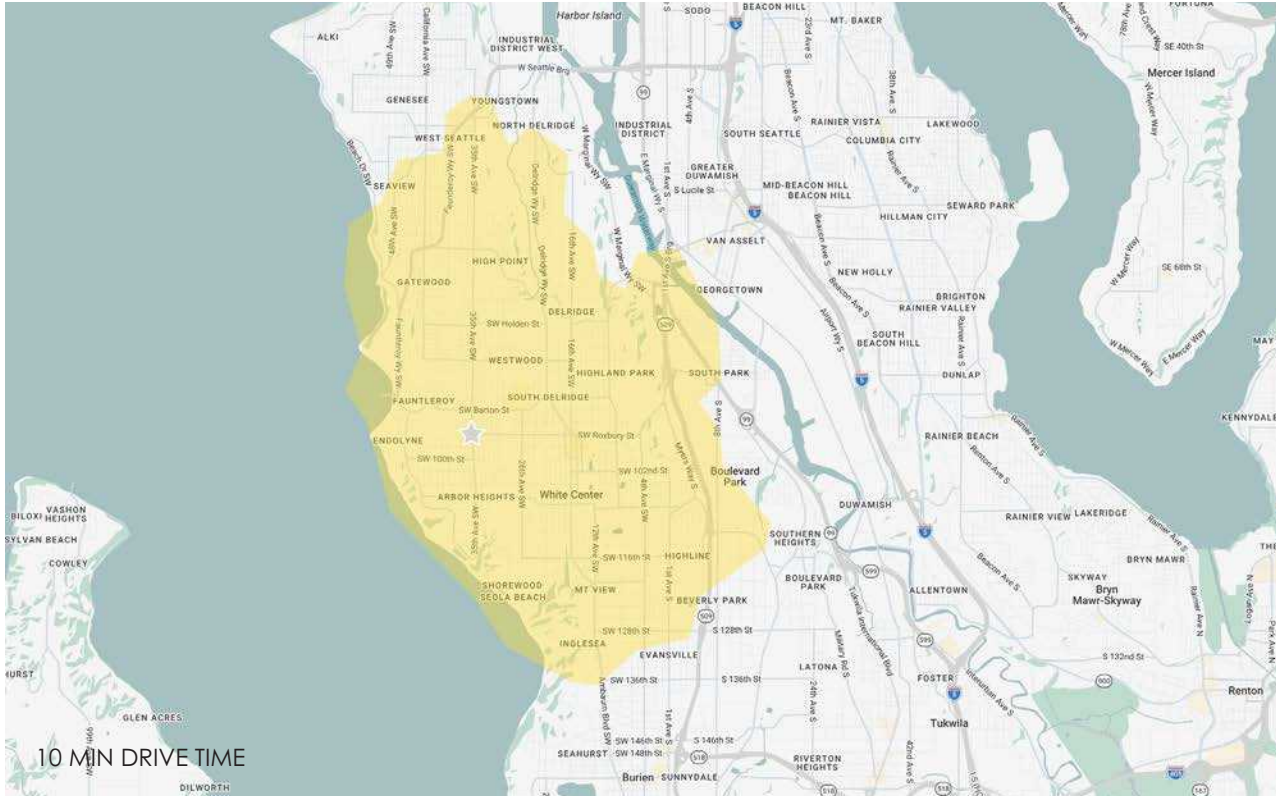


LOCATION AERIAL



DEMOGRAPHICS

SEATTLE, WA, is the leading economic engine of the Pacific Northwest, anchored by a diversified, innovation-driven economy with global influence in technology, aerospace, life sciences, maritime trade, and advanced manufacturing. The city benefits from a highly educated workforce, world-class research institutions, and the headquarters or major campuses of globally significant employers, driving sustained population and employment growth. Its strategic Pacific Rim location, deep-water port infrastructure, and international airport position Seattle as a critical gateway for global trade and investment. Supported by a robust venture capital ecosystem, strong public-private partnerships, and ongoing infrastructure investment, Seattle continues to attract capital, talent, and enterprise—reinforcing its role as one of the most competitive and resilient metropolitan economies in the United States.



96,819

POPULATION
10 MIN DT



40,004

NO OF HOUSEHOLDS
10 MIN DT



\$163,748

AVERAGE HH INCOME
10 MIN DT



\$762,610

MEDIAN PROPERTY VALUE
10 MIN DT



38.1

YEARS OLD
MEDIAN AGE



\$2.76B

TOTAL NON-RETAIL
EXPENDITURE



46,241

DAYTIME ADJ. POPULATION
10 MIN DT



17,925

ADT
AT INTERSECTION



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

Kyle Nordby
+1 425.250.3287
kyle@fwp-inc.com

First Western Properties | 425.822.5522 | 11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com