

MAGNOLIA STRIP CENTER



3101 W. Jameson St., Seattle, WA 98199

Cary Adams, Broker

(206) 686-9191 | Cary@PCRnw.com



OFFERING



Suite 3102: 662 SF

Base Rent: \$36.00 SF/Y

Est. NNN: \$9.47 SF/Y

Base Rent + Est. NNN = \$2,508.43 Per Month

CBA #: 43688070

Suite 3102 A: 338 SF

Base Rent: \$36.00 SF/Y

Est. NNN: \$9.47 SF/Y

Base Rent + Est. NNN = \$1,208.74 Per Month

CBA #: 43688113

Suite 3102 B: 324 SF

Base Rent: \$36.00 SF/Y

Est. NNN: \$9.47 SF/Y

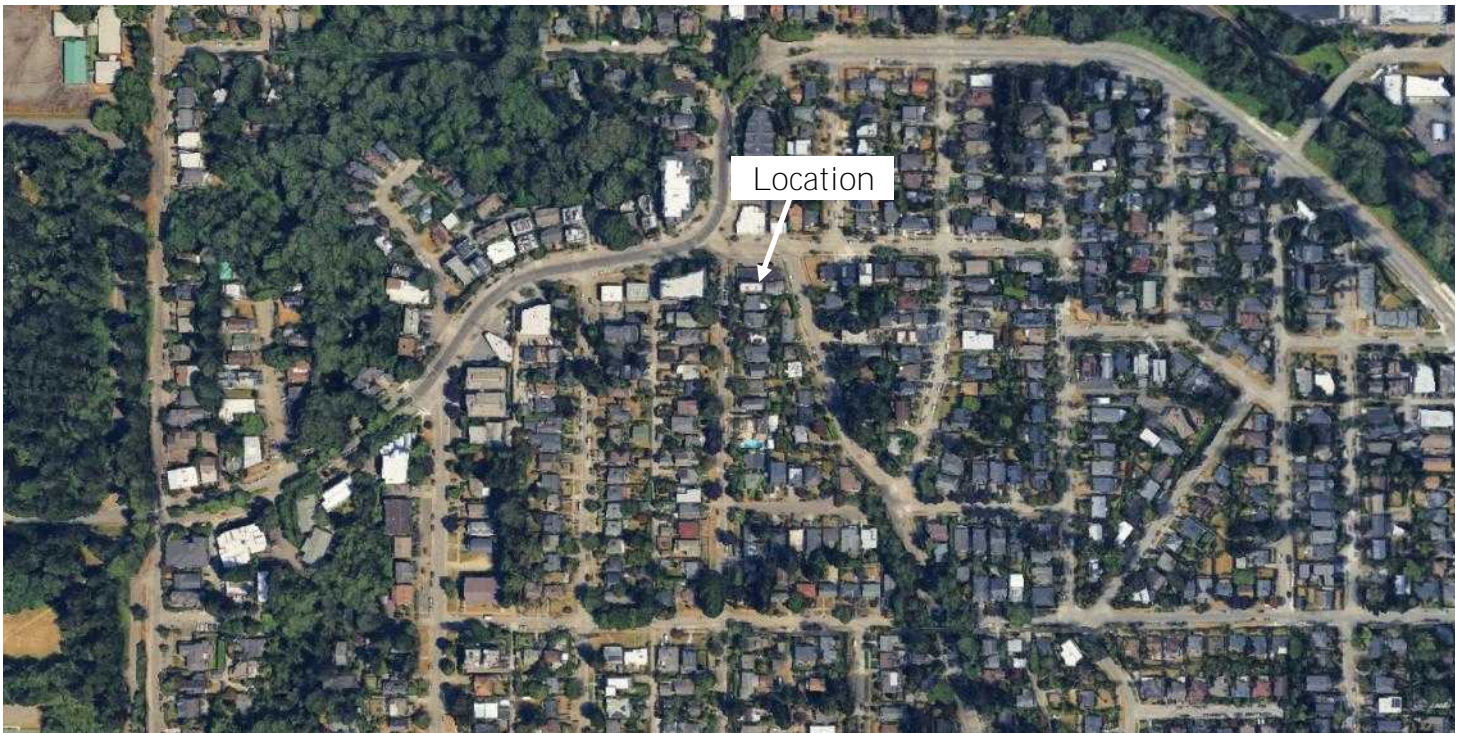
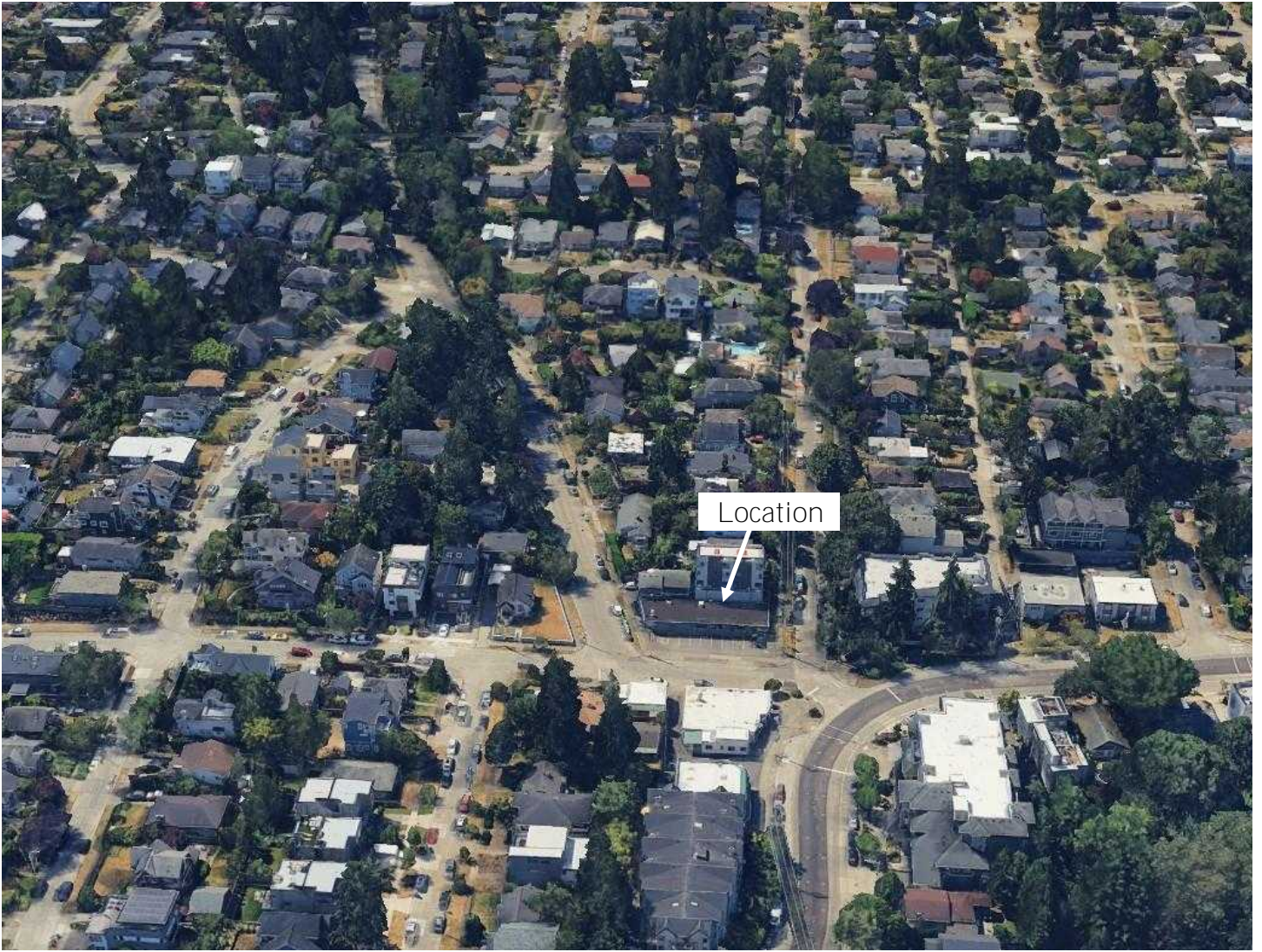
Base Rent + Est. NNN = \$1,227.69 Per Month

CBA #: 43688121

Suite 3102 is one suite that can be demised into Suite A and Suite B.

Wonderful quaint strip center in the beautiful neighborhood of Magnolia in the north part of Seattle. Great location for retail business or tenants looking for a small office suite.

SURROUNDING AREA



Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

MARKET AREA

Seattle lies on a narrow strip of land between the salt waters of Puget Sound and the fresh waters of Lake Washington. Beyond the waters lie two rugged mountain ranges, the Olympics to the west and the Cascades to the east. It is a city built on hills and around water, in a mild marine climate that encourages prolific vegetation and abundant natural resources. Modern Seattle has both strengths and challenges. The city is proud of its arts and cultural institutions, its many live theaters, and its professional and collegiate sports. It is proud of its parks, of Pioneer Square and the Pike Place Market, and, above all, of the beauty of its surroundings. Meanwhile, the city's growth has led to increased income inequality and a dearth of affordable housing for its working population, while endemic issues of racism, social injustice, and a warming planet continue to inspire demands for change.



NATURAL BEAUTY

The dominating Mt. Rainier towers over the city, with its staggering beauty. The deep expansive blue of the ocean carries our sight to the Puget Sound. All the while you are hugged by the soft green of thunderous trees that decorate land for as far as the eye can see.



STRATEGIC LOCATION

The prosperous city of Seattle is home to many global business such as Boeing, Microsoft, Amazon, Costco Wholesale, Starbucks, Blue Origin and many more call the greater area of Seattle home.



HIGHER EDUCATION

Within Seattle there are many different institutions of higher education that cover a vast array of different focuses. University of Washington, Seattle University, Seattle Pacific University, Cornish College of the Arts, Pacific Lutheran University and many more all provide qualified and skilled workers.

DEMOGRAPHICS



Population

755,081



Average HH Income

\$120,608



Median Age

35.6