

# RETAIL FOR LEASE 1,450 SF - 14,430 SF



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& ASSOCIATES**  
ADVISORY - BROKERAGE - DEVELOPMENT  
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**FORMER WALGREENS BUILDING IN WHITE CENTER**

**9456 16TH AVENUE SW | SEATTLE, WA**

# THE OFFERING

The Offering: An expansive 14,430 SF building ready to be transformed to suit your business needs. Former home of Walgreens, this versatile retail space is zoned NC2-40 and can accommodate a number of business types and sizes.

Lease the entire building, or possible demising options range from 10,000 SF to 1,450 SF suites. Additionally, this property features possible parking ratios from 3/1,000 - 6/1,000, depending on use and/or additional yard space, a rare find in this neighborhood.

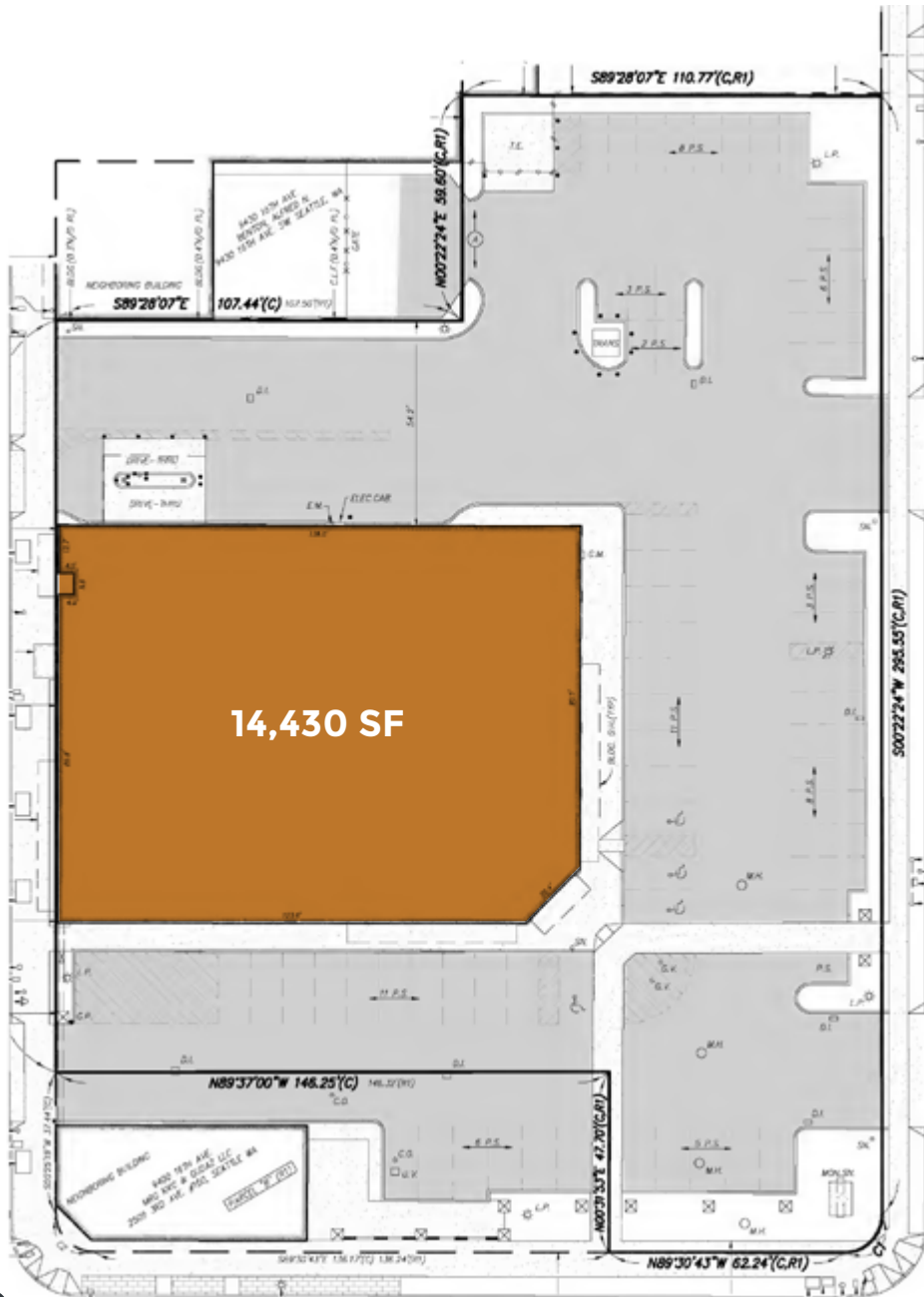
Positioned on a signalized hard corner, the site offers exceptional visibility and frontage along three roads. The three curb cuts provide convenient ingress and egress, and a pylon sign and drive-through lane offers the opportunity for three sided building signage to maximize exposure.

Join an eclectic mix of national brands and trendy local businesses in the dynamic and up-and-coming neighborhood of White Center. Often likened to what Capitol Hill was two decades ago, White Center boasts a vibrant commercial district and relatively affordable housing. The district is growing rapidly, making it the perfect time to establish your presence in this burgeoning area.

## PROPERTY OVERVIEW

LEASE RATE	<b>\$24-36 PSF NNN</b> <i>Based on Unit Size &amp; Delivery</i>
CAM ESTIMATE	<b>\$8-10 Per SF estimated</b>
ADDRESS	<b>9456 16th Avenue SW Seattle, WA 98106</b>
BUILDING SF	<b>14,430 SF</b>
DEMISING OPTIONS	<b>Available From 1,450 SF</b>
LOT SIZE	<b>Up to 1.22 AC / 53,348 Total SF Available</b>
CEILING HEIGHT	<b>Up to estimated 17 FT</b>
ZONING	<b>NC2-40</b> <i>Neighborhood Commercial 2</i>
PARKING RATIO	<b>3/1,000- 6/1,000</b> <i>Excellent Parking for the Area</i>
YEAR BUILT	<b>2002</b>
<b>Located on a Signalized Hard-Corner with Prime 3-Road Frontage Along Roxbury Street (19,221 VPD) and 16th Ave SW (4,907 VPD)</b>	
<b>Drive-Thru &amp; Pylon Signage</b>	
<b>\$157,961 Average Household Income (3-Mile)</b>	

# FLOOR PLAN & SITE



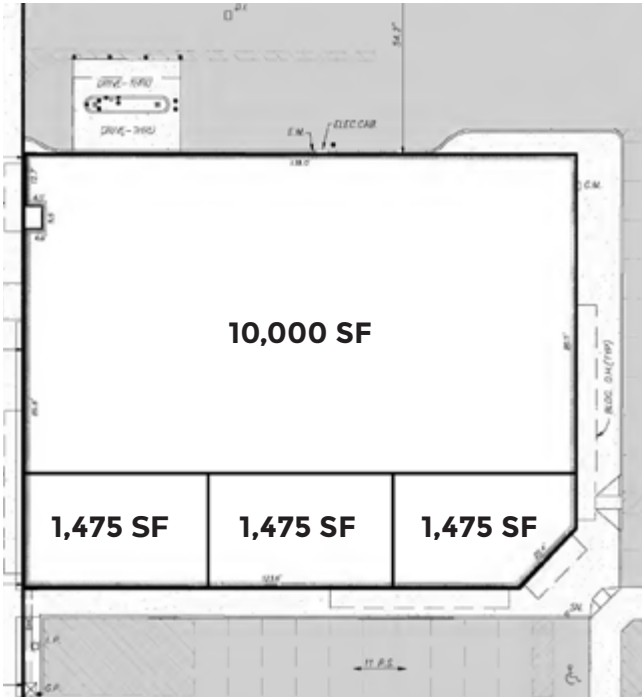
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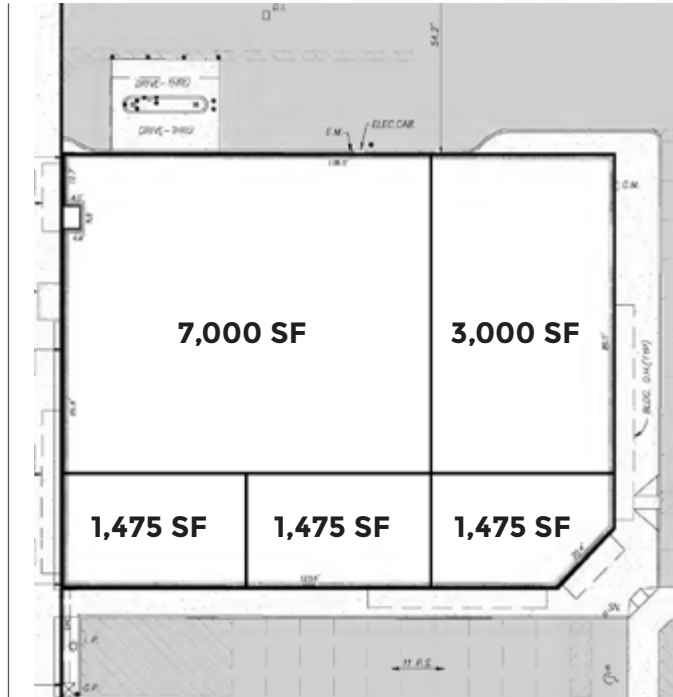
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# SAMPLE DEMISING OPTIONS

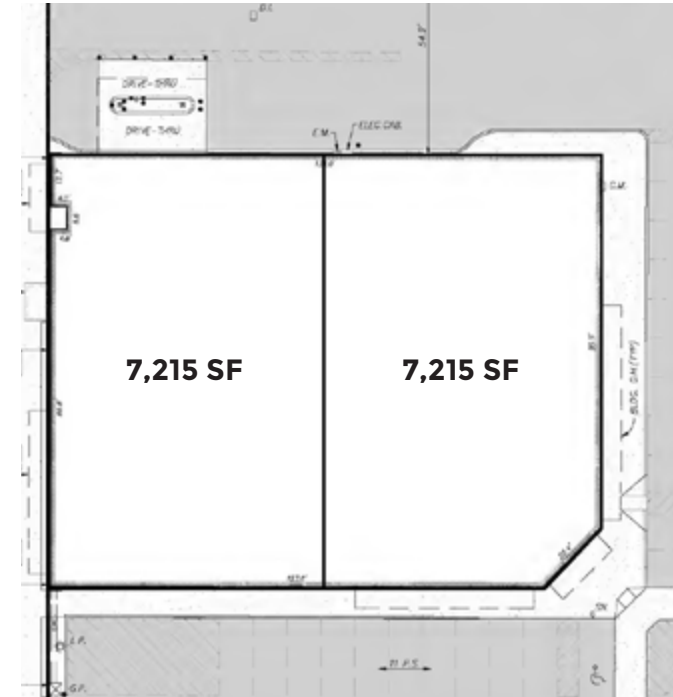
## OPTION ONE



## OPTION TWO



## OPTION THREE



Potential Demising Options. Not to Scale. For Illustrative Purposes Only.

# LOCATION

WESTWOOD  
VILLAGE  
SHOPPING  
CENTER



TARGET



PET SUPPLIES PLUS



MCDONALD'S



MCDONALD'S



GNC



GNC



GNC



Downtown  
Seattle  
±15-MINUTES

±19,221  
VPD (2025)

±4,907  
VPD (2024)

Domino's

T-Mobile

TAM  
SKYLIGHTS



# DEMOGRAPHICS

## POPULATION SUMMARY

	1-Mile	3-Miles	5-Miles
2023	22,883	111,506	274,121
2028	23,092	114,171	287,815

## MEDIAN HOUSEHOLD INCOME

	1-Mile	3-Miles	5-Miles
Median	\$143,109	\$116,367	\$132,426
Average	\$152,529	\$156,928	\$157,961



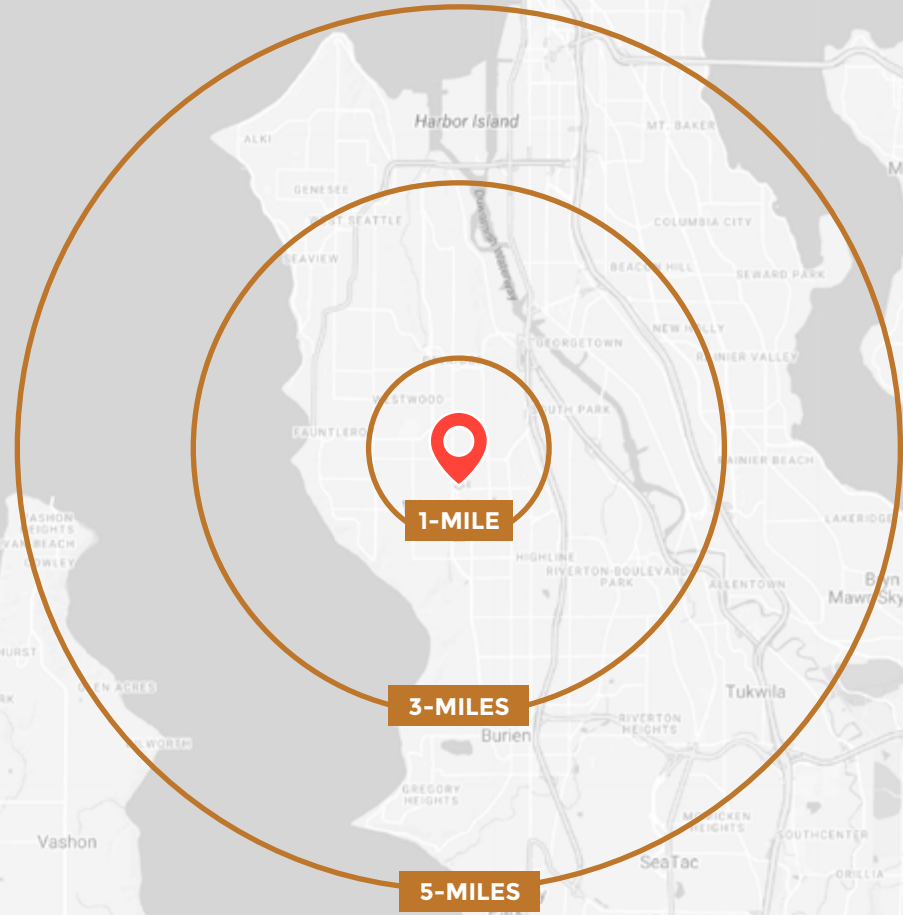
**39.7**  
MEDIAN  
AGE



**\$816K**  
MEDIAN  
HOME VALUE



**108,326**  
EMPLOYED  
POPULATION



EXCLUSIVELY LISTED BY



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