

Retail for Lease

323
West Nickerson Street
Seattle, WA 98119

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WCCR

West Coast Commercial Realty



Two leasing opportunities available next to the Seattle Pacific University campus.

Located in North Queen Anne, this area is known for its mix of residential and commercial, making it an appealing spot for retailers looking for both an urban and neighborhood feel.

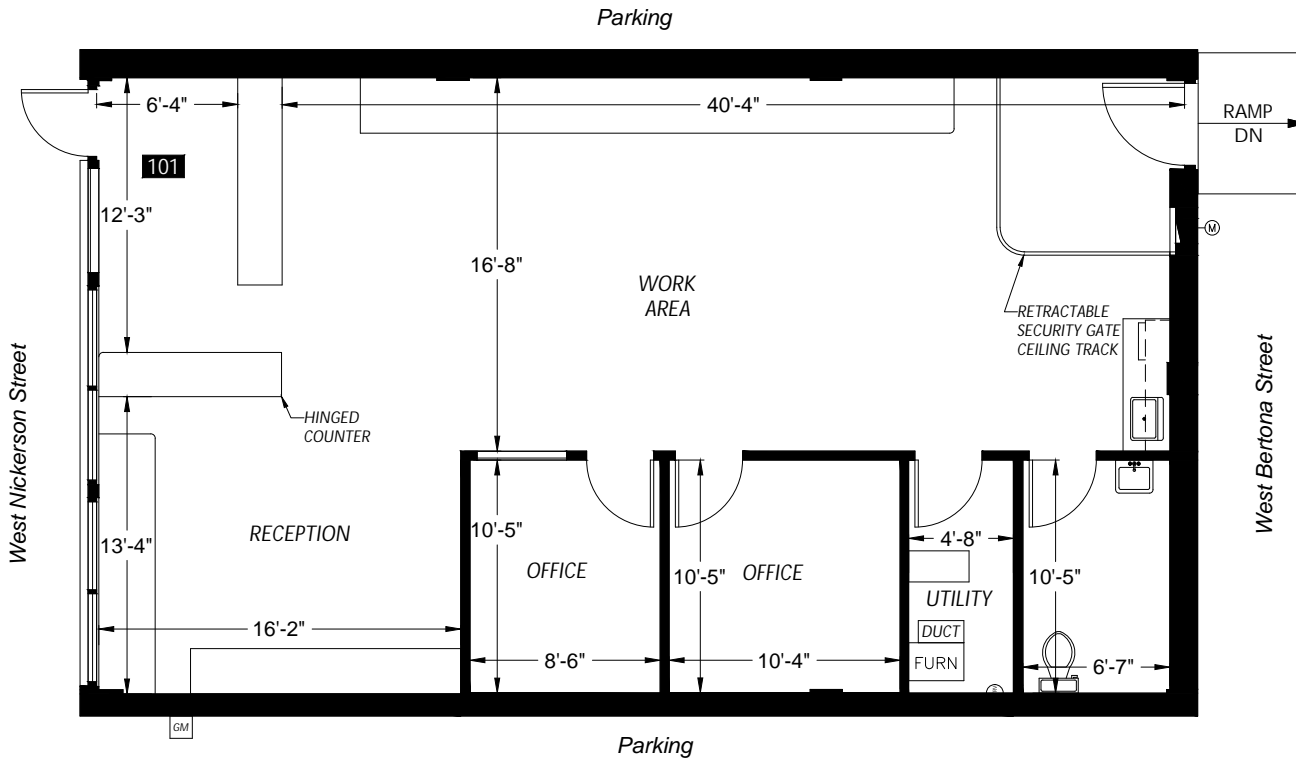
- **323 West Nickerson Street:** Second generation retail space for lease directly next to 301 West Nickerson Street.
- **leased** - 301 West Nickerson Street: 2,502 SF highly-visible standalone retail opportunity. Dedicated parking fronting Nickerson Street.

The Opportunity

- Roughly 2,000 undergraduate students attend Seattle Pacific University. Retailers benefit from a strong population of students living on or nearby campus within the immediate area.
- Dedicated parking for both retail spaces
- Strong demographics in the area with an average household income of roughly +/- \$165,000 within a 1-mile radius.
- Strong street visibility off Nickerson Street and signage opportunity.
- Well-connected to major roads, making it easy to access Downtown Seattle and nearby public transportation.
- Diverse population with a mix of students, young professionals, families and long-term residents.



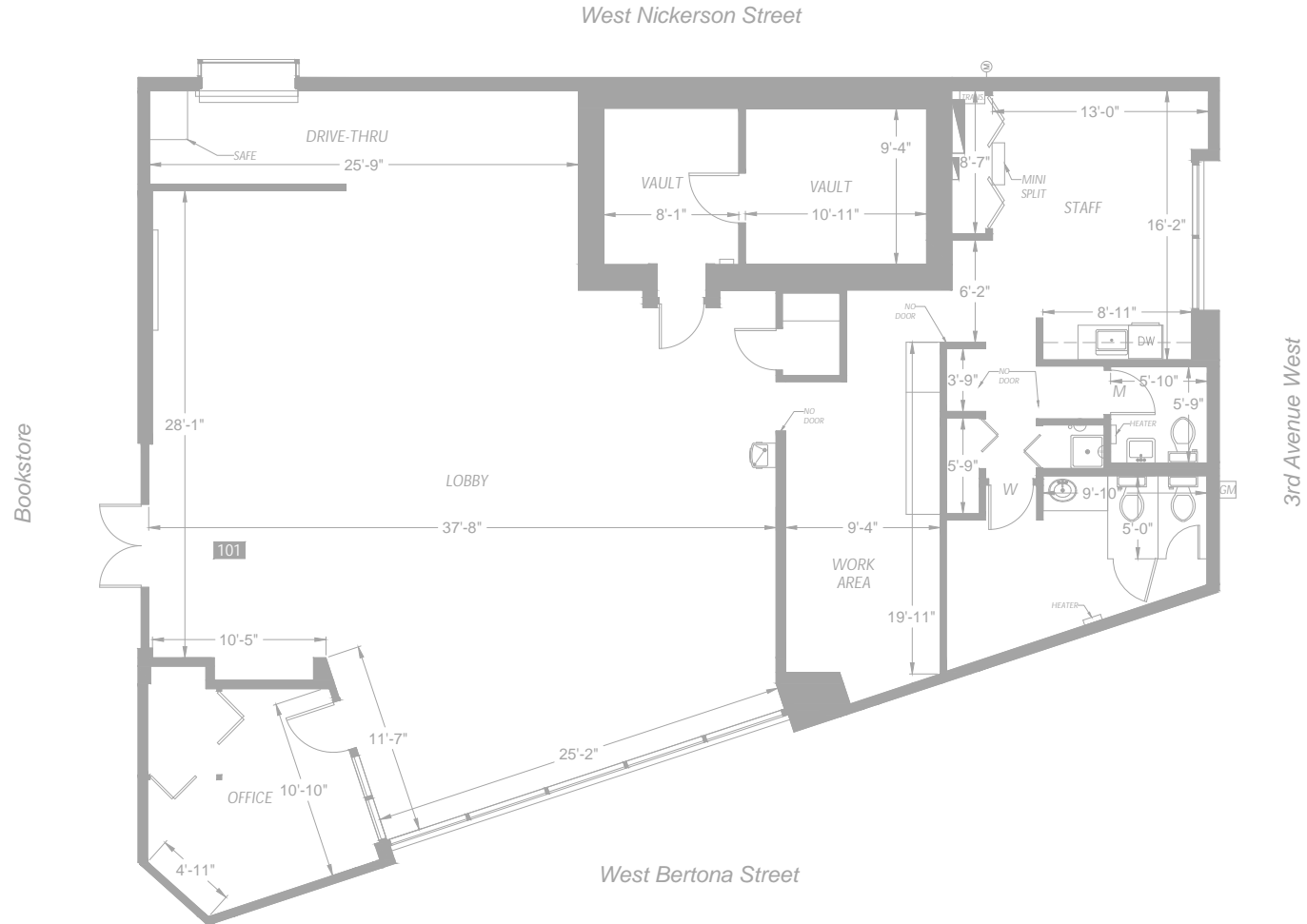
323 West Nickerson Street
1,327 SF



leased

301 West Nickerson Street

2,502 SF





323 West Nickerson Street
1,327 SF Available

BALLARD

FREMONT

QUEEN ANNE

SEATTLE PACIFIC UNIVERSITY

Interbay GOLF CENTER

HomeGoods

Michaels
Where Creativity Happens

WHOLE FOODS MARKET

GRAPPA RESTAURANT

BARTELL DRUGS

how to cook a wolf

TRADER JOE'S

PCC COMMUNITY MARKET

Adobe

Google

99

99

INTERSTATE 5

Gas Works Park

Lake Union

15th Avenue NW

W NICKERSON ST

Fremont Cut

Queen Anne Ave N



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1,327 SF Available

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LEASING INFORMATION

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