

FOR LEASE

LAKE CITY SQUARE

3018 NE 125TH ST SEATTLE, WA, 98125

 Kidder
Mathews

LAKE CITY SQUARE



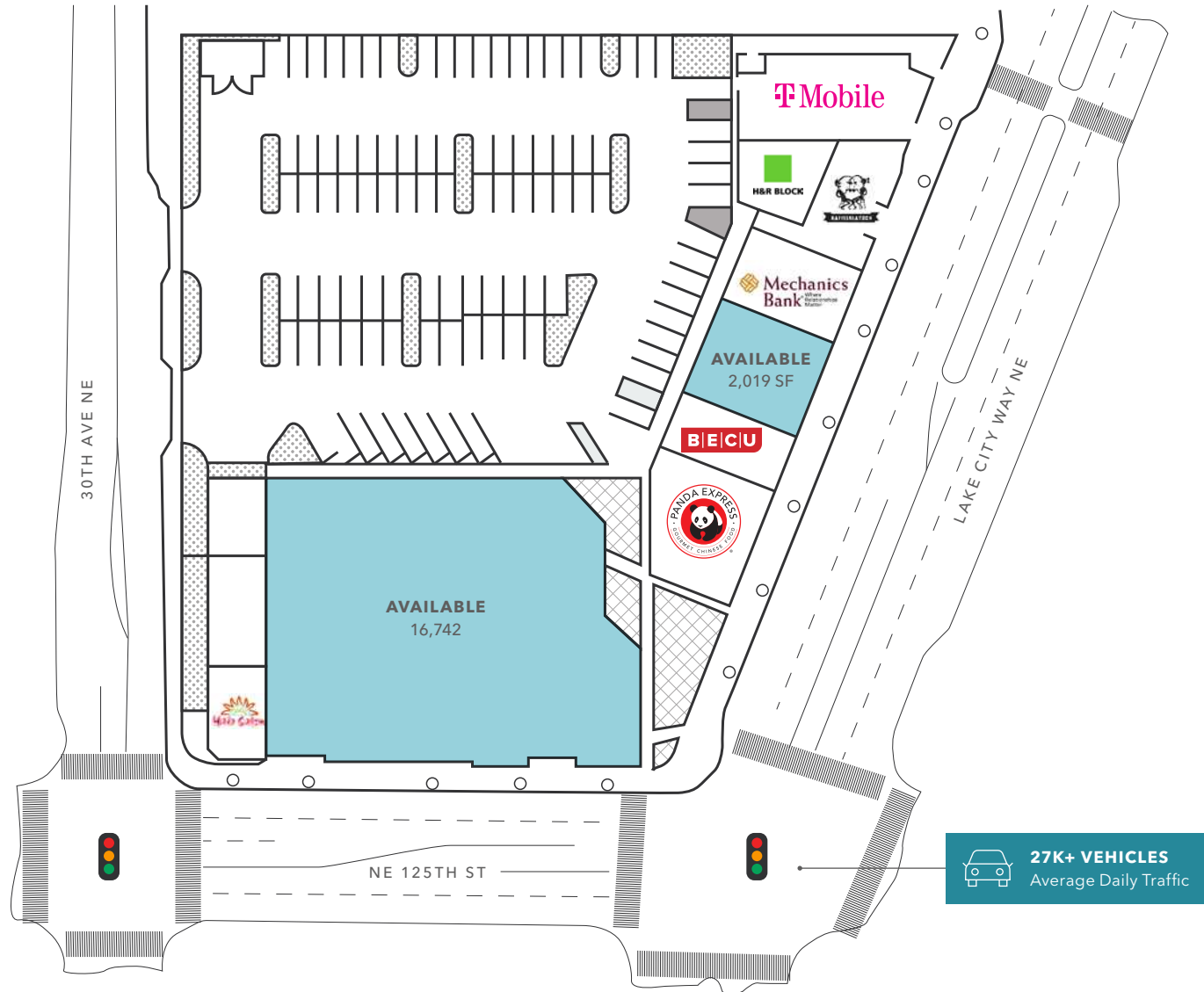
Join Existing Tenants Panda Express, Mechanics Bank, BECU, H&R Block, Kaffeeklatsch Seattle

ADDRESS	3018 NE 125th St Seattle, WA 98125
AVAILABLE SF	- Former Bartell Drug: 16,742 SF - Former FedEx: 2,019 SF
LEASE RATE	Call Brokers
TRAFFIC COUNTS	27,000+ at Lake City Way & NE 125th

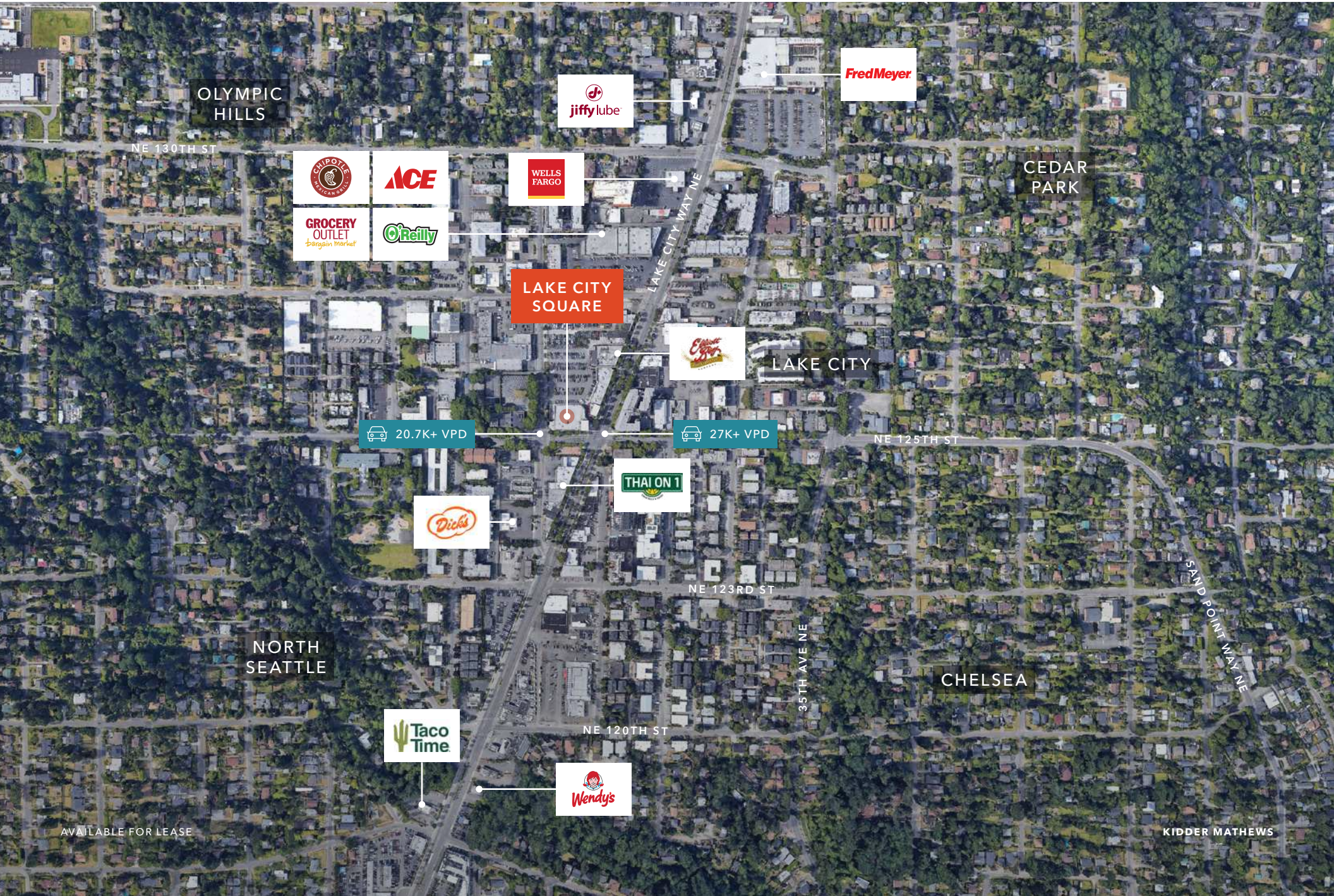
18,761 SF

TOTAL AVAILABLE

SITE PLAN



LAKE CITY SQUARE



OLYMPIC HILLS

NE 130TH ST



CEDAR PARK

LAKE CITY SQUARE

LAKE CITY WAY NE



LAKE CITY

20.7K+ VPD

27K+ VPD

NE 125TH ST



NE 123RD ST

NORTH SEATTLE

CHELSEA

35TH AVE NE

SAND POINT WAY NE

NE 120TH ST



AVAILABLE FOR LEASE

KIDDER MATHEWS

LAKE CITY SQUARE



DEMOGRAPHICS



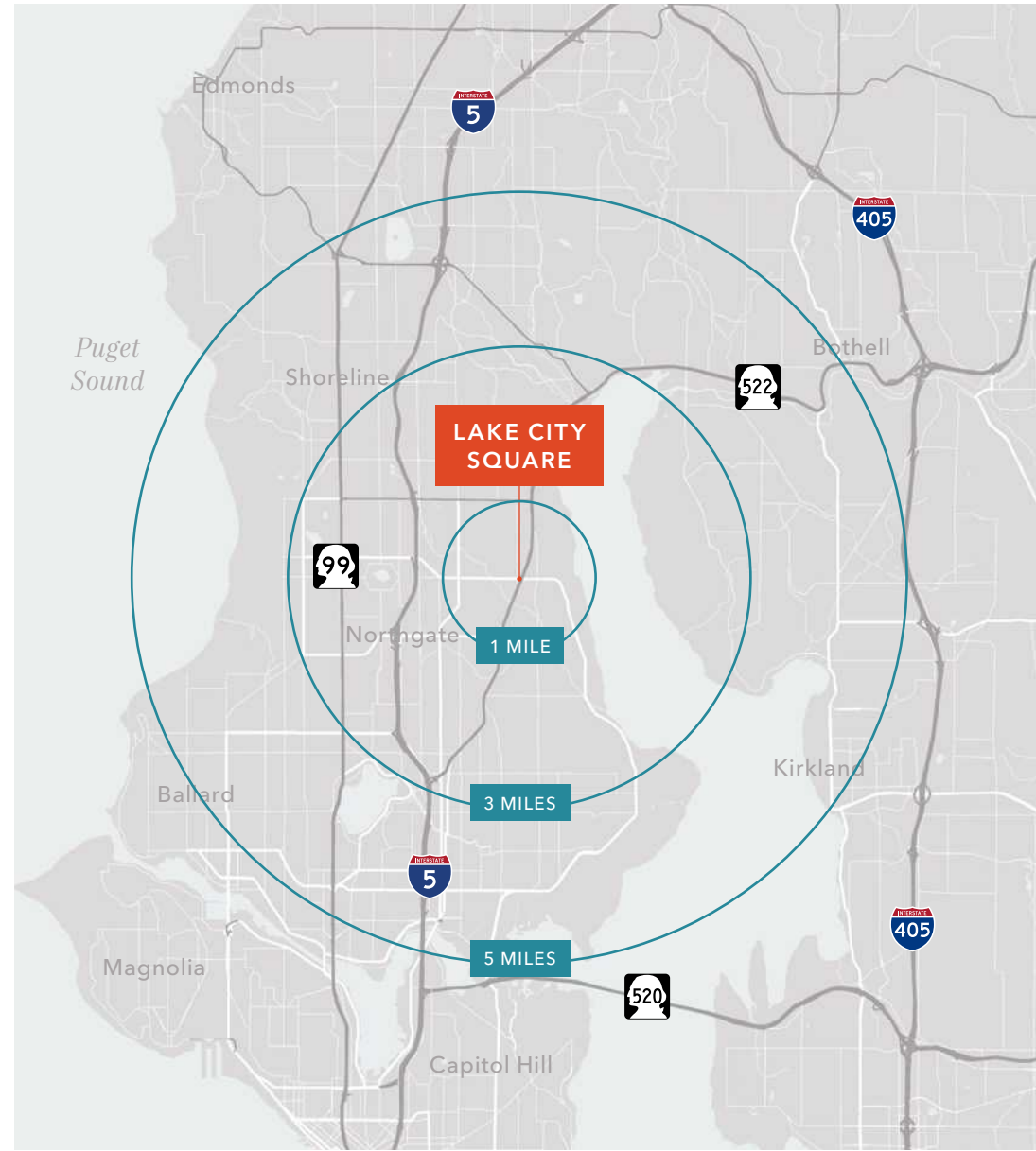
Population

	1 Mile	3 Miles	5 Miles
EST POPULATION (2025)	26,068	160,305	447,869
PROJ POPULATION (2030)	25,706	161,762	457,248
CENSUS POPULATION (2020)	25,337	153,358	425,573
PROJ ANNUAL GROWTH (2025-2030)	-0.3%	0.2%	0.4%
HIST ANNUAL GROWTH (2020-2025)	-	0.9%	1.0%



Households

	1 Mile	3 Miles	5 Miles
EST AVG HH INCOME (2025)	\$158,664	\$183,260	\$189,167
PROJ AVG HH INCOME (2030)	\$159,897	\$183,755	\$188,408
PROJ ANNUAL CHANGE (2025-2030)	0.2%	-	-
HIST ANNUAL CHANGE (2000-2025)	7.6%	7.6%	7.2%
HOUSING UNITS OWNER-OCCUP (2025)	44.1%	53.9%	52.9%
HOUSING UNITS RENTER-OCCUP (2025)	55.9%	46.1%	47.1%
EST MEDIAN HH INCOME (2025)	\$119,036	\$139,378	\$142,590
PROJ MEDIAN HH INCOME (2030)	\$120,285	\$139,665	\$141,866
EST PER CAPITA INCOME (2025)	\$72,524	\$80,866	\$81,479
CENSUS PER CAPITA INCOME (2010)	\$30,775	\$35,043	\$36,319



Exclusively listed by

JIM LOVSTED, CPM
Senior Vice President & Market Leader
206.398.2271
jim.lovsted@kidder.com

MIKE KING
Senior Vice President
206.926.9292
mike.king@kidder.com

ERIK SWANSON
Senior Vice President
206.296.9628
erik.swanson@kidder.com

KIDDER.COM

