



**For Lease**

## Retail Spaces Available In The Heart Of Wallingford

4469 Stone Way N. Seattle, WA 98103 & 1235 N 45th St, Seattle, WA 98103

- 1235 N 45th St: 1,574 SF
- 4469 Stone Way N: 3,221 SF
- Generously sized sales floor
- Lofty ceilings
- Ample natural light
- Private restrooms
- Thoughtfully designed back of house
- Custom built-in security gates

Accelerating success.

-  Signage opportunity
-  High visibility corner
-  Available now
-  Negotiable rate
- NNN** \$6.70 PSF
-  **P** 2 parking space available for purchase

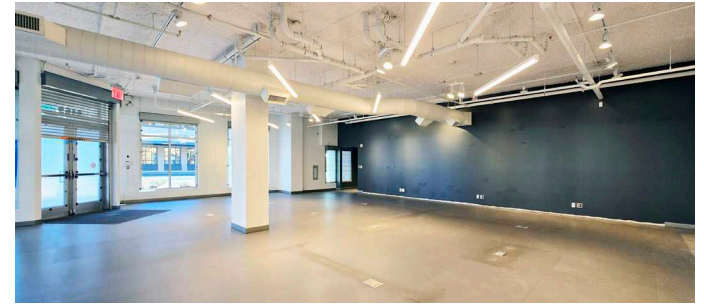
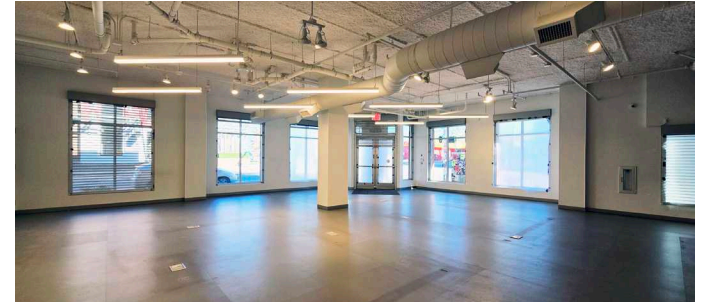
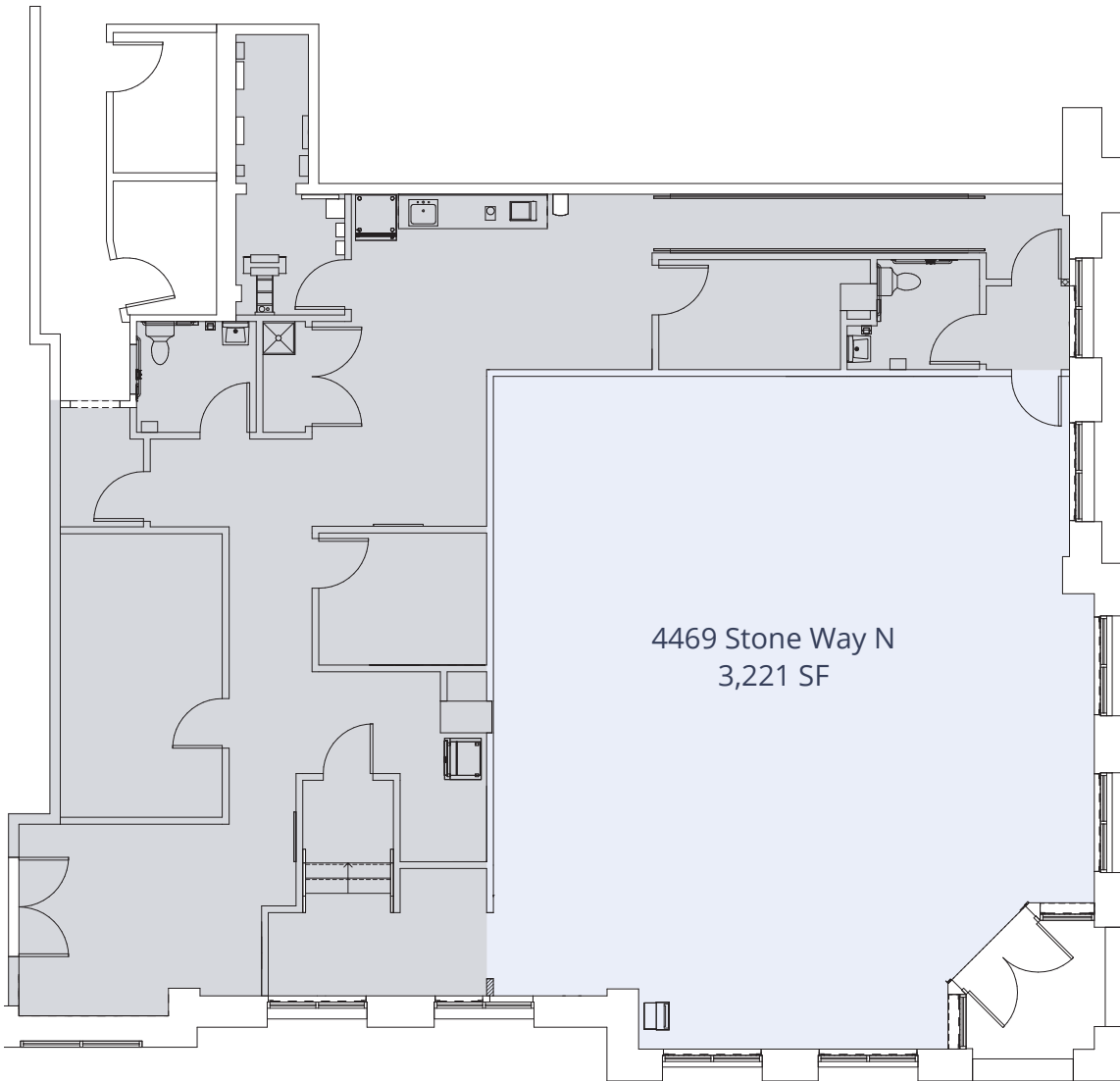
**Ryan Amos**  
 Senior Associate  
[ryan.amos@colliers.com](mailto:ryan.amos@colliers.com)  
 +1 (425) 409-4811



11225 SE 6th, Suite 240  
 Bellevue, WA 98004  
 P: +1 (425) 453-4545  
[colliers.com/pugetsound](http://colliers.com/pugetsound)

4469 Stone Way N

- Mercantile
- Business



11225 SE 6th, Suite 240  
Bellevue, WA 98004  
P: +1 (425) 453-4545  
[colliers.com/pugetsound](http://colliers.com/pugetsound)

**Ryan Amos**  
Senior Associate  
[ryan.amos@colliers.com](mailto:ryan.amos@colliers.com)  
+1 (425) 409-4811

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.

1235 N 45th St



11225 SE 6th, Suite 240  
Bellevue, WA 98004  
P: +1 (425) 453-4545  
[colliers.com/pugetsound](http://colliers.com/pugetsound)

**Ryan Amos**  
Senior Associate  
[ryan.amos@colliers.com](mailto:ryan.amos@colliers.com)  
+1 (425) 409-4811

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.

# Retail Area Highlights

## Vibrant and Diverse Community:

- Eclectic atmosphere and strong sense of community
- Appeals to a diverse mix of residents, tourists, and workers
- Thriving arts scene and “Center of the Universe” reputation

## High Foot Traffic and Tourist Appeal:

- Popular destination with landmarks like the Fremont Troll
- Hosts events like the Fremont Sunday Market and Solstice Parade
- Steady stream of visitors creates excellent exposure for businesses

## Strong Retail and Dining Scene:

- Diverse array of shops, boutiques, eateries, and bars
- Trendy boutiques featuring local designers
- Acclaimed restaurants contribute to Fremont’s culinary reputation








# Demographics

N 45th Street + Stone Way N	1 mile	3 miles	5 miles
Population (worday)	31,206	328,770	699,501
Number of hoshholds (total)	17,490	149,897	265,142
Household income (average)	\$191K	\$181.6K	\$175.6K
Consumer spending (annual)	\$1.7b	\$14.2b	\$23.7b
Consumer spending (5yr forecast)	\$1.9b	\$16.2b	\$27b

# Traffic

## N 45th Street + Stone Way N

 Vehicles per day	<b>19K</b>
 Foot traffic per day	<b>20.7K</b>
 Walk score	<b>91</b>
 Bike score	<b>84</b>
 Transit score	<b>61</b>

This location is a Walker's Paradise so daily errands do not require a car.



11225 SE 6th, Suite 240  
 Bellevue, WA 98004  
 P: +1 (425) 453-4545  
[colliers.com/pugetsound](http://colliers.com/pugetsound)

**Ryan Amos**  
 Senior Associate  
[ryan.amos@colliers.com](mailto:ryan.amos@colliers.com)  
 +1 (425) 409-4811

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.