



FOR LEASE | NEPTUNE RETAIL

904 Dexter Avenue N
Seattle, Washington 98109

LISTING SUMMARY

Neptune Apartments | Retail
904 Dexter Avenue N, Seattle, WA 98109

NEPTUNE APARTMENTS | RETAIL

Sitting at the NEC of Dexter Ave. N & Aloha Street, the location is readily accessed by foot, bike or car and is a block from the northbound off ramp of Hwy 99. Located within the Neptune Apartment building with 234 DU, the community is within easy walking distance to Uptown and South Lake Union neighborhoods and the shores of Lake Union. Currently built out as an optician.

- Now Available: 1,064 SF & 1,930 SF
- Rental Rate: \$33.00 PSF + \$14.00 PSF NNN
- 1,064 SF Space: Drain Lines Equipped for Food & Beverage Use if Required
- 1,930 SF Space
- Retail Parking Available On-Site
- Current Tenants: Stone Korean, Refine Nails & Spa, and Dexter Dry Cleaners

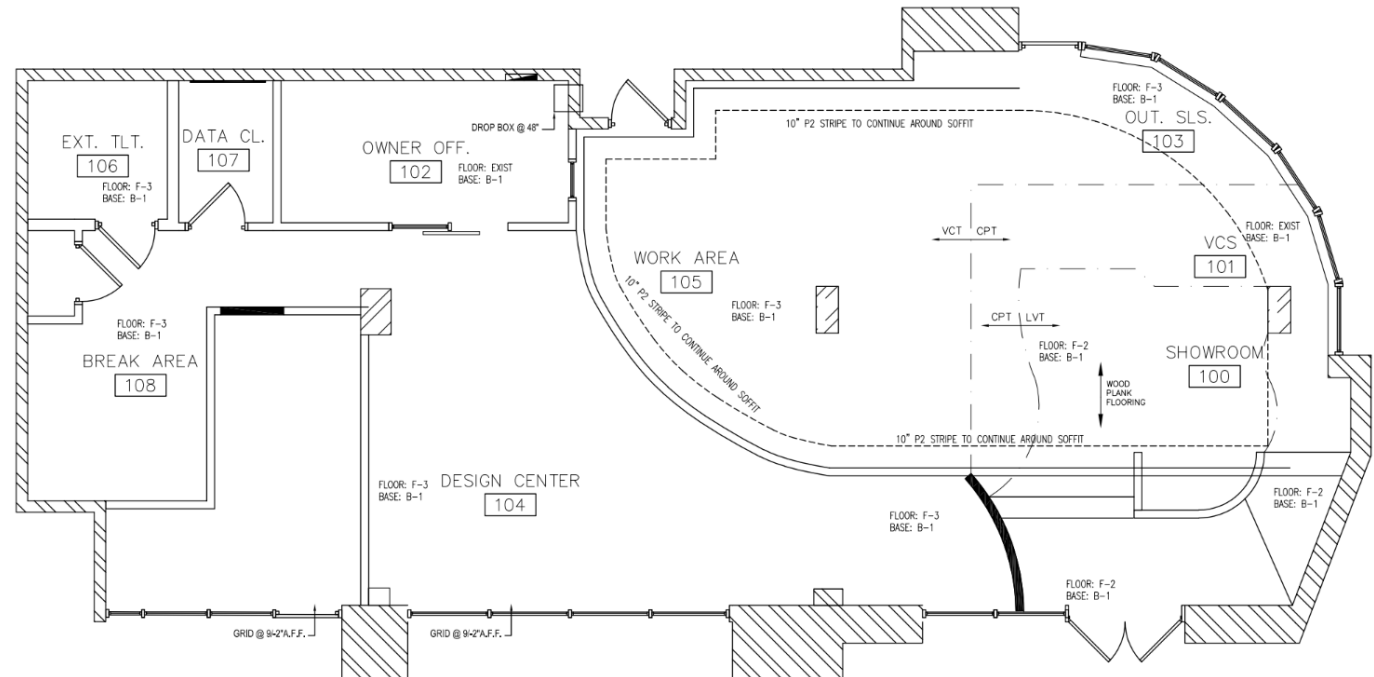


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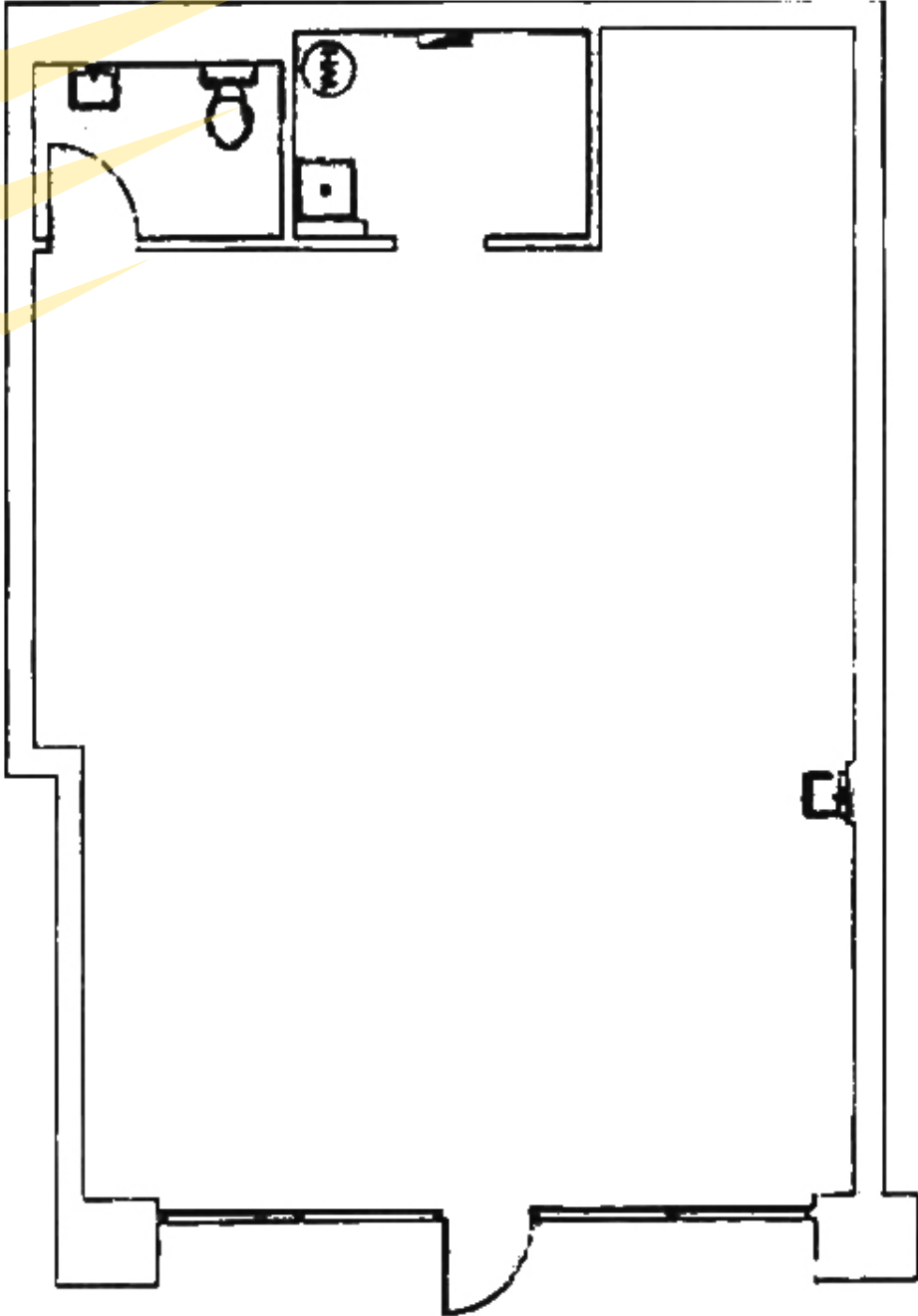


Former Fast Signs Space:
1,930 SF



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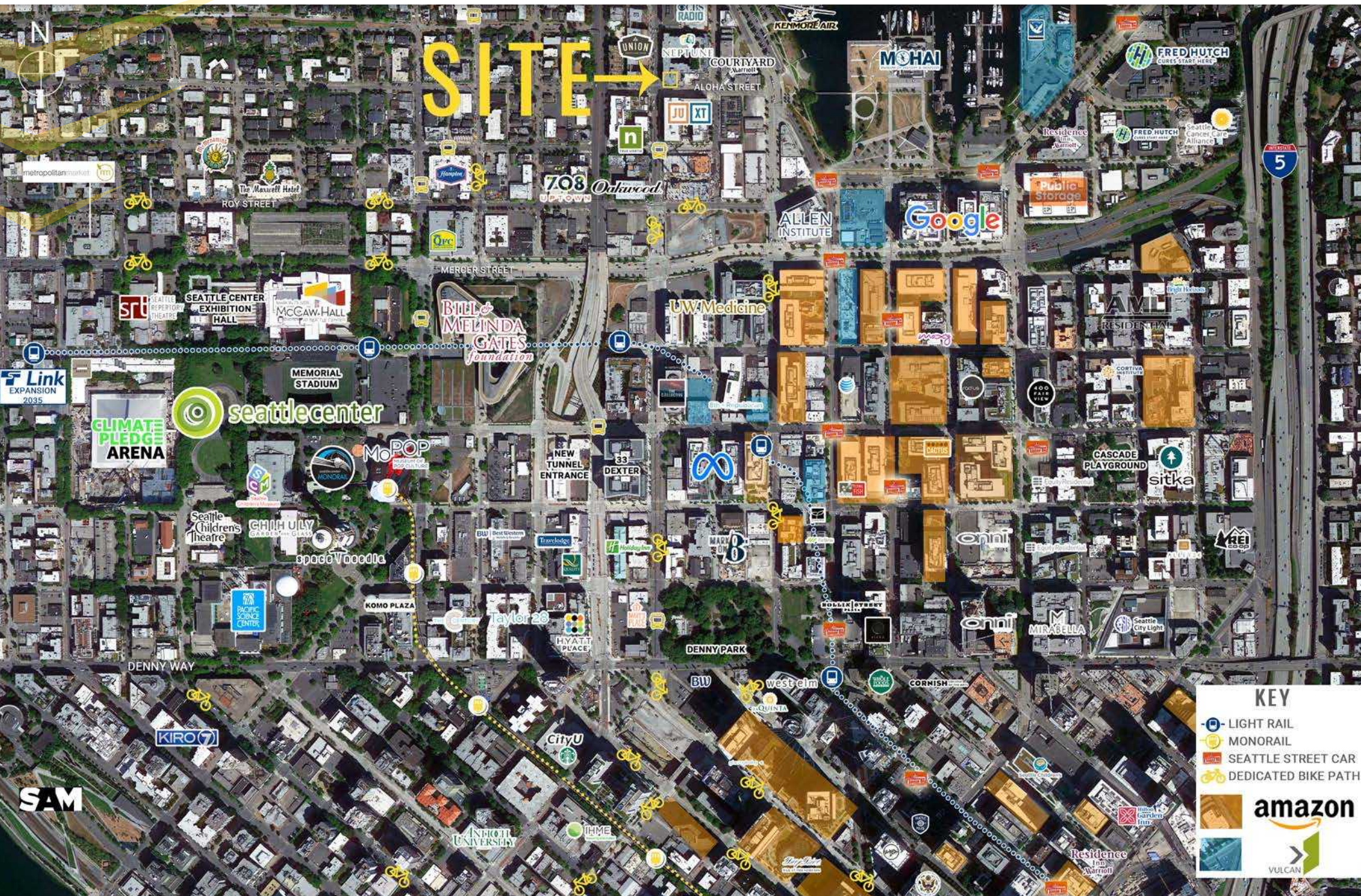


Former Optical Space:
1,064 SF

SITE AREA SUMMARY

SUBMARKET OVERVIEW | AERIAL

Neptune Apartments | Retail
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KEY

- LIGHT RAIL
- MONORAIL
- SEATTLE STREET CAR
- DEDICATED BIKE PATH
- amazon
- VULCAN

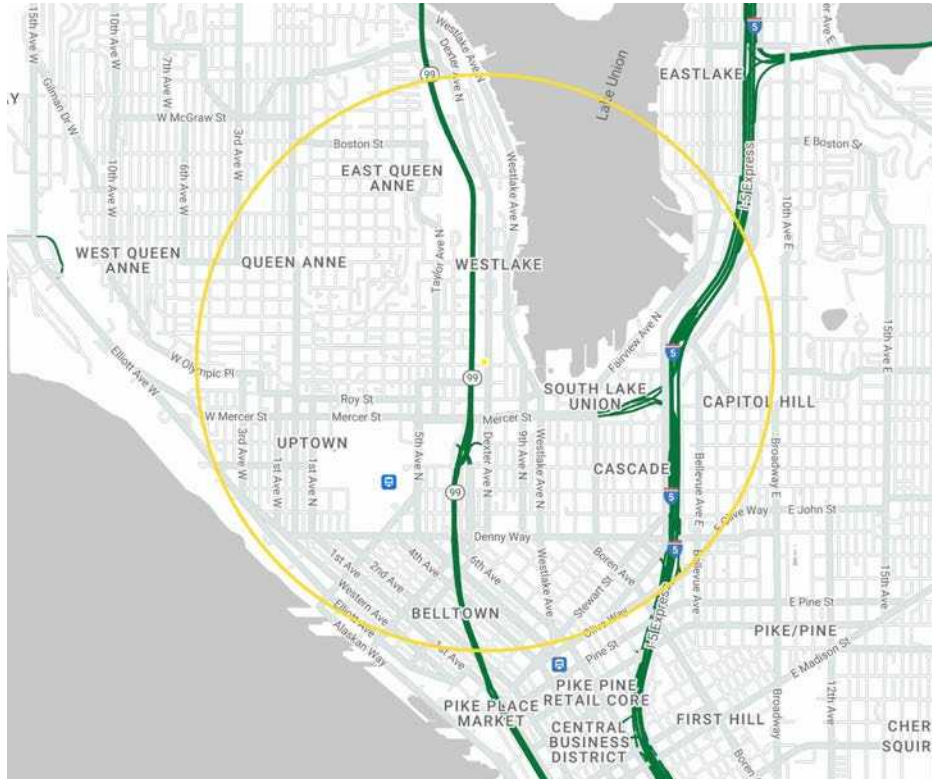
SITE AREA SUMMARY

SUBMARKET OVERVIEW | PROFILE

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WESTLAKE.....

is .15 square miles, the smallest of the Seattle neighborhoods. The thin strip of land running the west shores of Lake Union is home to roughly 1,700 people, which makes it one of the denser neighborhoods, and convenient to the hot-spots in Fremont, Queen Anne, Eastlake and South Lake Union. Westlake is a major transportation corridor between downtown and North Seattle, filled with a mix of



1 Mile Radius



POPULATION
82,256



HOUSEHOLDS
53,269



AVERAGE
HOUSEHOLD INCOME
\$186,903



DAYTIME
POPULATION
67,603



condos, apartments, offices, homes and houseboats and very few children. The demographic of the area swings heavy on high-income urban singles and couples, and very mobile singles living in the city. Access to Lake Union and its Bike/Running path is less than 500' from the site. The property sits in the southwest corner of Westlake and abuts with Uptown Urban Center and the burgeoning South Lake Union neighborhoods.



WALK SCORE
90



BIKE SCORE
92

SITE AREA SUMMARY

SUBMARKET OVERVIEW | NEIGHBORHOODS

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UPTOWN URBAN CENTER.....

Once referred to as Lower Queen Anne, is a neighborhood that has been shaped by several significant development periods, including the World's Fair of 1962 which established Seattle Center. Uptown today is a destination for visitors from throughout the region, a home to Seattleites seeking to live close to downtown, a center for the performing arts, a place for families and the location of a growing workforce. As the city grows, Uptown will play a central role in Seattle's future as a regional center for housing and job growth, as one of Seattle's six regional Urban Centers within the city, meaning it will experience significant growth of both jobs, housing and transit service. The design character of Uptown is dynamic and evolving. Open space in this dense pedestrian-oriented, mixed-use urban center is more than parks and the Seattle Center. Sidewalks, ground level open space of buildings, mid-block crossings and alleys provide open space connections and places throughout the neighborhood. Today Uptown is connected to downtown and other neighborhoods by bus transit, including Rapid Ride, as well as the Monorail. Future light rail station, located near Queen Anne and Republican Streets, will add high capacity transit to the mix. Uptown's proximity to downtown make walking and biking significant transportation modes.



SOUTH LAKE UNION.....

This community is within walking distance of companies such as Amazon, the University of Washington Medical Center, the Seattle Children's Research Institute, Seattle Cancer Care Alliance, the Bill & Melinda Gates Foundation, Facebook, and REI. Part of the unique South Lake Union neighborhood within the City of Seattle, comprised of 170 acres of parks, community amenities, LEED-certified commercial and residential buildings as well as lakefront access and a myriad of alternative transit options. Both residents and business owners are drawn to the neighborhood because of its pedestrian-oriented infrastructure and modern approach to place-making. Public art, pocket parks and historic buildings provide tranquility and a rich culture. From retail, to life sciences, to tech startups, the one thing all businesses in South Lake Union have in common is a desire to innovate and evolve. South Lake Union offers residents a dense urban feel and most residents rent their homes.



KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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