

6716 ROOSEVELT WAY NE
SEATTLE, WA



THE RYDER APARTMENTS RETAIL

ROOSEVELT NEIGHBORHOOD

CBRE

PROPERTY OVERVIEW

- + The Ryder will be a brand new, 8-Story, 244-Unit Apartment project opening in Fall 2026. The Ryder has an available, ground-level, single-suite retail space.
- + Easily Accessible: The Ryder is located just one block away from the Roosevelt Link Light Rail Station
- + Prime Location: Directly across from Roosevelt High School, home to 1,650 students, and surrounded by several new, large apartment projects.
- + Ideal location for a variety of casual, light food preparation uses, including: Bakeries, Soup, Salads, Sandwiches, Coffee, Tea, Acai, Juice, Ice Cream shops and more.



PROPERTY HIGHLIGHTS

±1,268 RSF

AVAILABLE RETAIL SPACE

244 Unit

RESIDENTIAL PROJECT

October 2026

DELIVERY DATE

2 Minute Walk

ROOSEVELT LIGHT RAIL STATION



AMENITY MAP

Roosevelt has become one of Seattle's most prominent and desirable neighborhoods over the last several years. With numerous shops and restaurants, easy access to nearby parks and recreational spaces, and excellent transportation options, Roosevelt remains an active and vibrant neighborhood.

Situated one block from the light rail station and surrounded by several large apartment projects, The Ryder is a highly accessible and visible part of the Roosevelt neighborhood.



Luna Apartments
72 Units

Vista 7011
56 Units

Vivid
57 Units

Lucille on Roosevelt
106 Units

Roosevelt Station
78 Units

Fireside Flats
102 Units

Cedar Crossing
254 Units

Maude Urban Living
76 Units

Eleanor
260 Units

The Ryder

Roosevelt High School
1,650+ Students

Roosevelt Station
3,700+ Daily Riders

Rise on 67th
178 Units

Iron Flats
289 Units

Theo Apartments
79 Units

Track 66
75 Units

Vida
201 Units

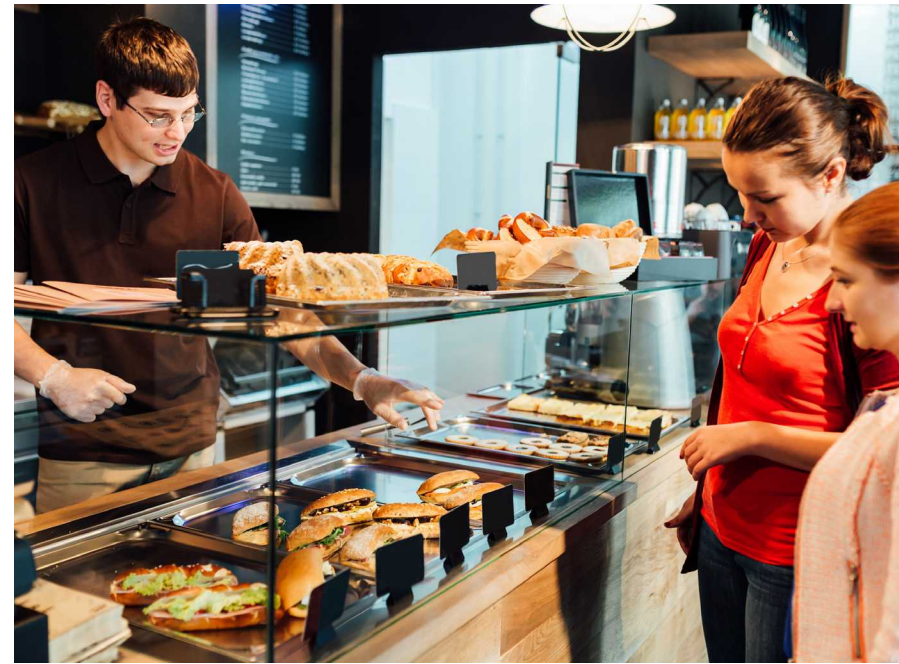
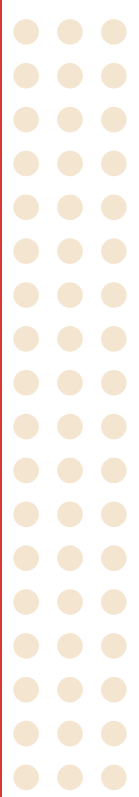
Centerline
235 Units

Rooster
196 Units

Brooklyn 65
55 Units

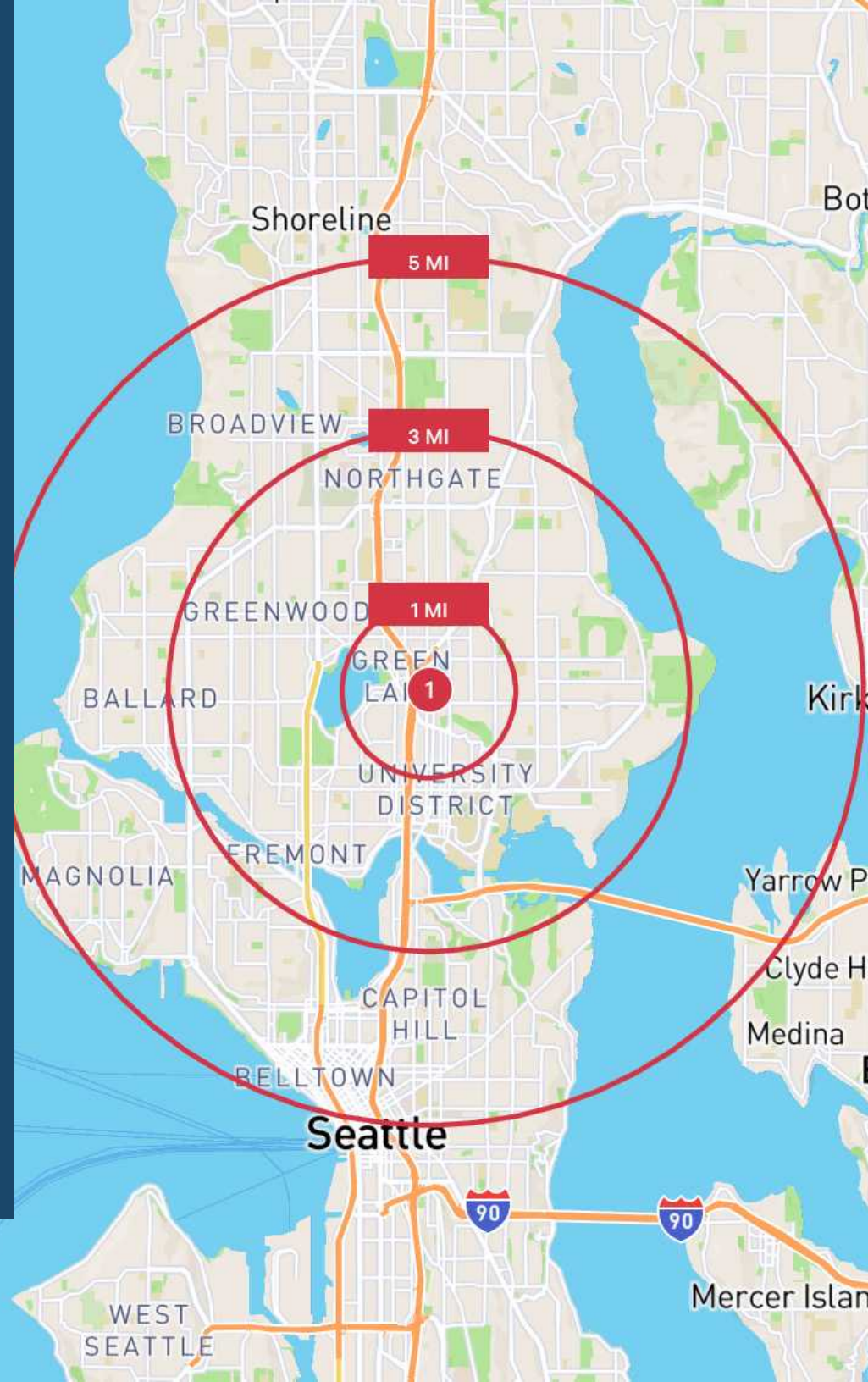
Roosevelt Square
LA FITNESS.
WHOLE FOODS MARKET
barre 3
MUD BAY

Corner 63
139 Units



AREA DEMOGRAPHICS

| Demographics | 1 MILE | 3 MILES | 5 MILES |
|---|-----------|-----------|-----------|
| Population | | | |
| 2024 Population - Current Year Estimate | 41,614 | 261,346 | 561,014 |
| 2029 Population - Five Year Projection | 43,735 | 272,799 | 591,791 |
| Education | | | |
| Bachelor's Degree | 43.4% | 42.0% | 40.9% |
| Graduate or Professional Degree | 38.8% | 35.6% | 35.1% |
| Household Income | | | |
| 2024 Average Household Income | \$188,870 | \$197,325 | \$195,004 |
| 2029 Average Household Income | \$208,181 | \$218,922 | \$216,973 |
| Daytime Population | | | |
| 2024 Daytime Population | 30,508 | 260,202 | 646,373 |
| Daytime Workers | 15,571 | 163,471 | 447,558 |



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