

FOR LEASE

ROOSEVELT MANOR

*Retail or Restaurant Opportunity in the
heart of Seattle's Roosevelt Neighborhood.
Available Q3 2027.*

917 NE 63RD ST, SEATTLE, WA 98115



KIDDER.COM

km Kidder
Mathews



Roosevelt Manor offers 1,625 SF of restaurant or retail space, with the option to be demised to 728 SF.

PROPERTY HIGHLIGHTS

1,625 SF of restaurant space available with a Type 1 shaft pathway

Roosevelt Manor is a 131 unit project

Proximity to lightrail offers great accessibility

A growing number of coffee shops, bakeries, and casual restaurants located nearby

Close to U-District and Green Lake

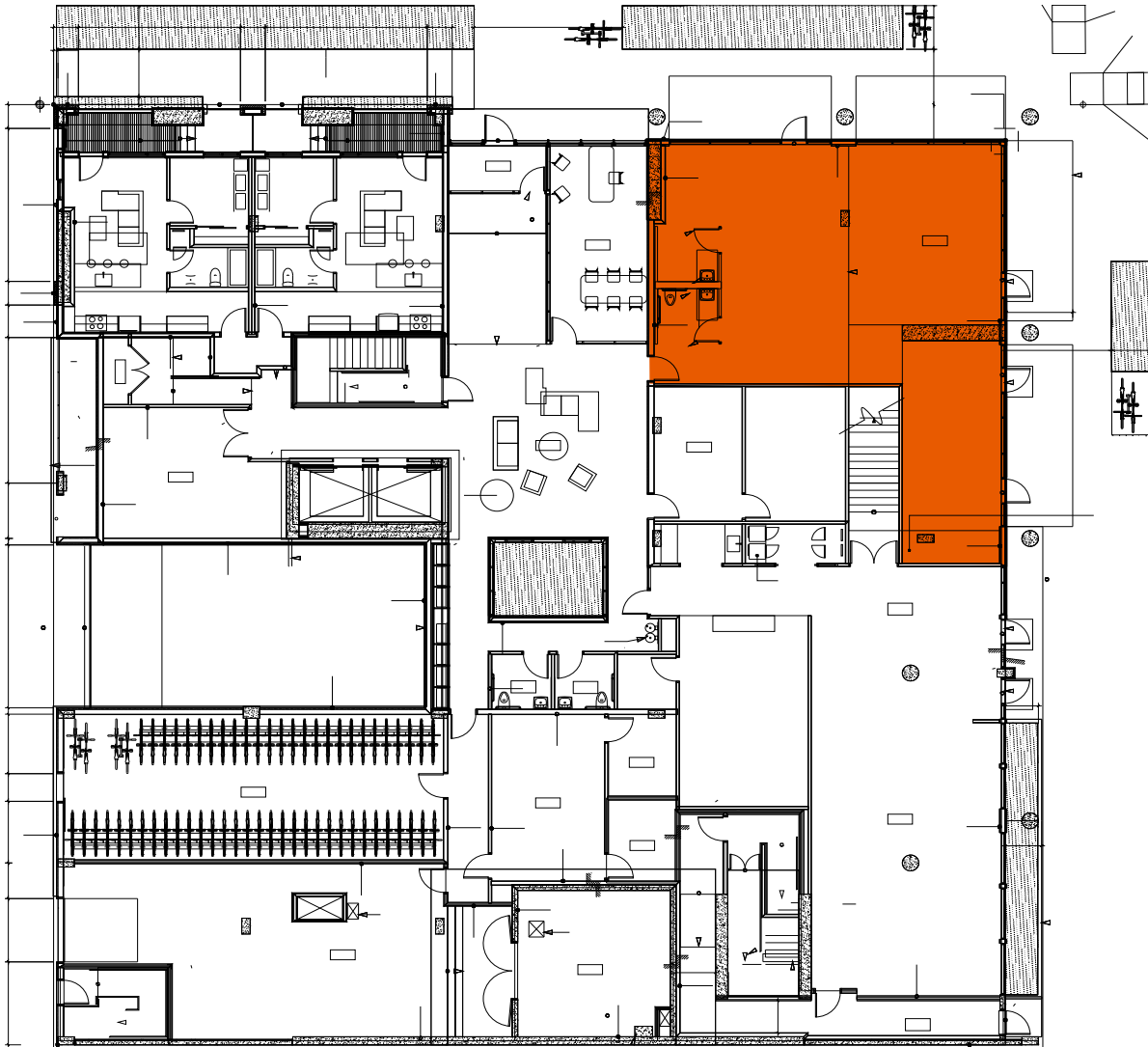
Nearby Roosevelt Square hosts Whole Foods and many other great retailers

96 walk score and 99 bike score

\$39/SF
RATE

1,625
TOTAL RSF

FLOOR PLAN

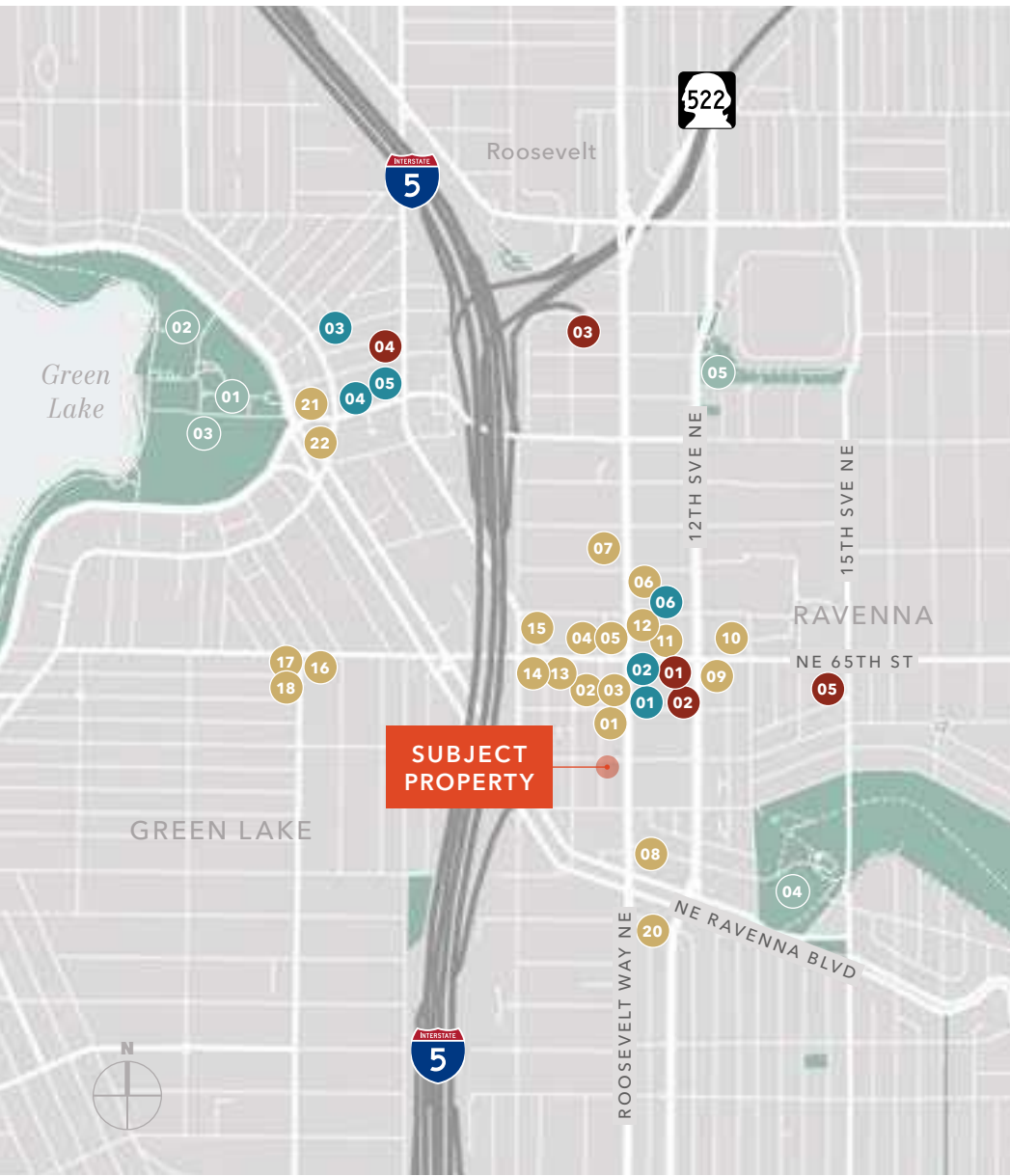


1,625 SF

AVAILABLE

Q3 2027

AVAILABLE



NEARBY AMENITIES

EAT & DRINK

- 01 El Camión
- 02 Three Sacks Full
- 03 Distant World's Coffeehouse
- 04 Portage Bay Cafe
- 05 Rain City Burgers
- 06 Wingstop
- 07 Armstice Coffee Roosevelt
- 08 Salvatore Ristorante Italiano
- 09 Due' Cucina Italian Restaurant
- 10 Cafe Ladro
- 11 Teddy's Tavern
- 12 An Nam Pho
- 13 Thaprachan Thai
- 14 Wayward Vegan
- 16 Bus Stop Espresso & Gyros
- 17 The Dish Cafe
- 18 Tsui Sushi Bar
- 19 Smile Thai Cuisine
- 20 The Kraken Bar & Lounge
- 21 Greenlake Bar & Grill
- 22 Starbucks

GROCERY + SHOPS

- 01 Roosevelt Square
- 02 Whole Foods
- 03 Safeway
- 04 PCC Community Markets
- 05 Rising Sun Produce

LIFESTYLE & FITNESS

- 01 barre3
- 02 LA Fitness
- 03 The Pilates Hub
- 04 Pure Barre
- 05 Green Lake Strength and Conditioning
- 06 Emerald City Boxing Gym

RECREATION & PARKS

- 01 Green Lake Park
- 02 Green Lake Pickleball Courts
- 03 Basketball Courts
- 04 Cowen Park
- 05 Froula Park

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	48,108	254,720	536,561
2025 ESTIMATED	51,662	270,990	586,214
2030 PROJECTED	55,706	280,009	606,272

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2020 CENSUS	21,319	113,126	263,017
2025 ESTIMATED	24,031	123,103	292,907
2030 PROJECTED	26,356	128,787	306,620

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$119,139	\$144,255	\$142,673
2030 MEDIAN PROJECTED	\$117,721	\$142,115	\$141,617
2025 AVERAGE	\$161,428	\$198,431	\$195,538
2030 AVERAGE PROJECTED	\$156,762	\$193,624	\$191,974

Data Source: ©2025, Sites USA



ROOSEVELT MANOR

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