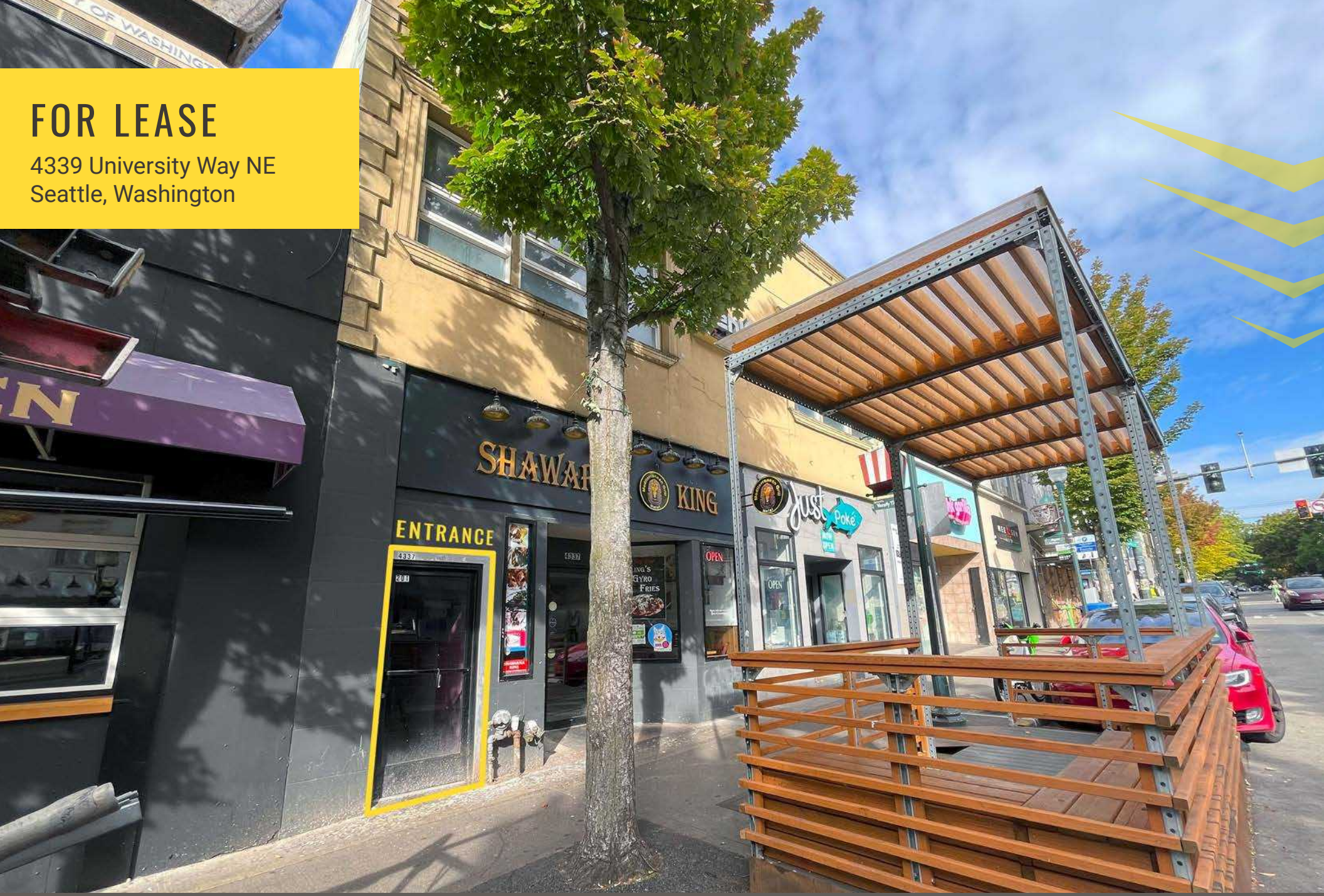


FOR LEASE

4339 University Way NE
Seattle, Washington



FORMER ENCORE KARAOKE

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

FORMER ENCORE KARAOKE Located in the highly sought-after University District neighborhood. Surrounding the University of Washington, the neighborhood is an eclectic mix of urban shopping areas; historic homes and architecture; and great cafes, pubs, restaurants, and theaters. The “U District” has a youthful and relaxed feel with lots of dining and shopping deals to take advantage of. The arrival of the light rail station at 43rd and Brooklyn is a center of gravity for “transit-oriented development” in the surrounding area. The University District really is a ‘city within a city.’ The site is currently built-out as a karaoke studio.



4339 UNIVERSITY WAY NE:

3,447 SF \$25.00 PSF, NNN

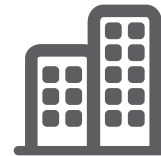
- Former Encore Karaoke Studio
- 2nd Floor Space Accessible from University Way
- 12 Individual Rooms with a Bar and Small Kitchen
- Traffic Counts at Intersection of NE 45th & University Way NE: 20,458 ADT



Population



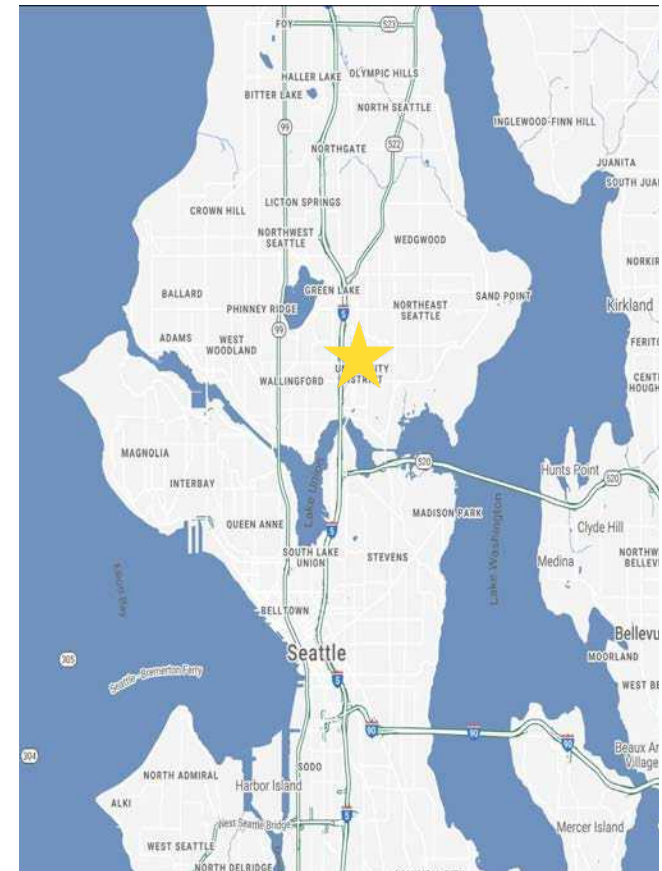
Average HH Income



Daytime Population

Regis - 2026

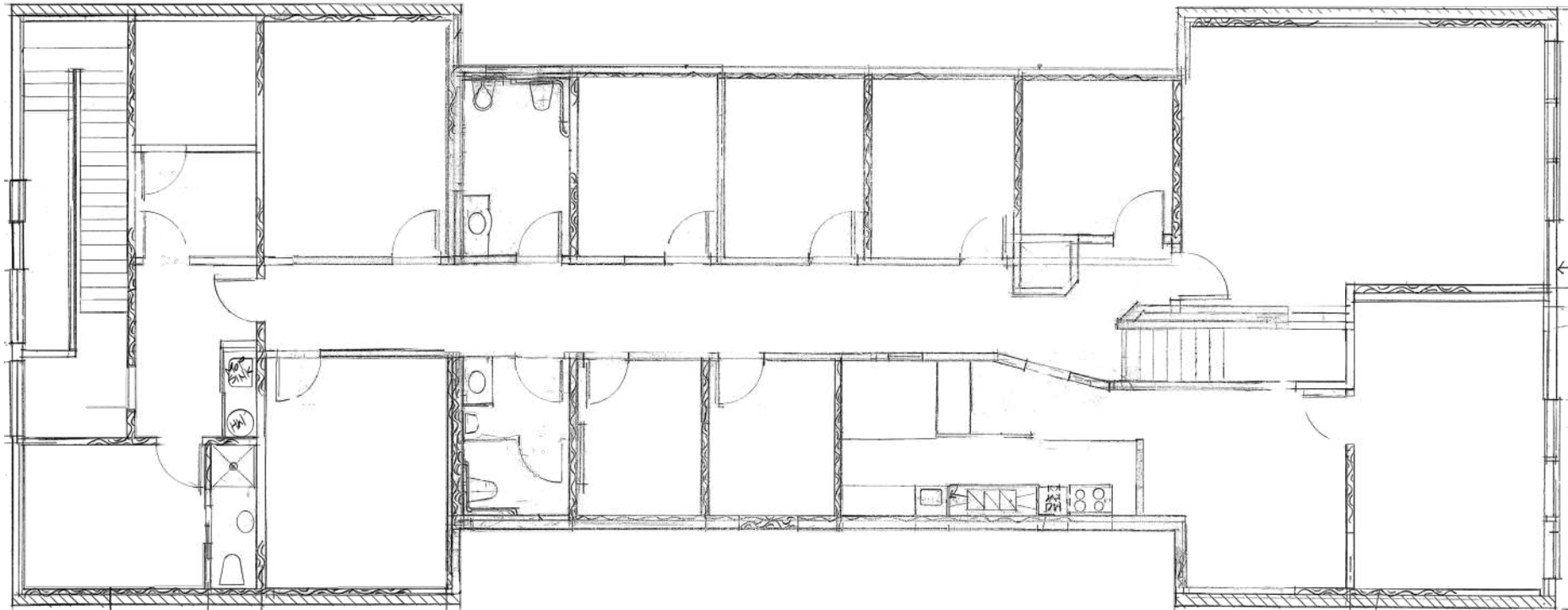
	Population	Average HH Income	Daytime Population
Mile 1	60,400	\$134,879	18,787
Mile 3	272,086	\$208,106	105,277
Mile 5	599,147	\$196,111	361,804



INTERIOR IMAGES



FLOOR PLAN



CURRENT CONFIGURATION

- Kitchen
- Bar
- Office
- Tech Room
- Storage
- Lobby
- 2 ADA Restrooms
- Studios
- 10'x12': 3
- 12'x16': 2
- 8'x6': 2
- 12'x19': 1
- 18'x24': 1

RAVENNA

NE 55TH STREET

UNIVERSITY DISTRICT

NE 45TH STREET

UNIVERSITY of WASHINGTON

UNION BAY

RH	CB2	BAMBOO	VANS "OFF THE WALL"	THE NORTH FACE	Halle Robin
Ravenna Gardens	Williams Sonoma	Homegrown	H&M	Vg	
amazon books	Apple Store	PIATTI	MudBay	SEPHORA	Jamba
Crate&Barrel	TESLA	VICTORIA'S SECRET	DELFINO'S	pasta & co	pottery barn kids
SHAKE SHACK	POTTERY BARN	ANTHROPOLOGIE	Eureka!	Elemental	



UW Medicine

Seattle Children's

TRADER JOE'S



Link

CVS

amc

Burke

W

UNIVERSITY VILLAGE

UHEIGHTS

MERRILL GARDENS
Mamma Meina
BIECU SUBWAY

CHASE
NAMI TERIYAKI



UNIVERSITY DISTRICT

The site is located at the intersection of the “Core” & the “Ave”. The “Core” is the heart of the University District, and where the new light rail station has opened. It is the area best suited to see increased density, and it is where the most significant changes in zoning happen.

The “North Tier” an area abutting low-density, single family residential areas. As such it will be a step-down area that will see some height and density increases but nowhere near what is being planned for the Core.

The “Ave” is the main pedestrian and shopping area; it’s also the buffer between the U District and UW campus. What happens here is one of the most contentious issues surrounding the whole rezone plan. Back in the 1950’s, there were department stores on the Ave, but the opening of Northgate Mall and

University Village pulled those stores away. The area has had its ups and downs since then, including rising and falling crime rates. Through all of that, it has maintained its funky character that attracts a certain brand of shops, cafes, restaurants — and patrons who love it for what it is

The University District has been transformed in recent years by the explosion of student population and mixed-use development, creative and unique restaurants that represent the diverse neighborhood, and exciting new retail opportunities including a new Target north of the site.



U-DISTRICT STATION

Located 1 block from the site the U-District Station is located on Brooklyn Ave NE between NE 45th and NE 43rd streets the station serves the surrounding residential community, the “Ave” business and employment sites and the north campus of the University of Washington. The site is designed to accommodate future development above the station.

Expected Travel Times Using Light Rail from U-District Station

To Downtown Seattle:	8 minutes
To Sea-Tac Airport:	41 minutes
To Northgate Station:	5 minutes

By 2030 approximately 12,000 people per day are expected to board at the U-District Light Rail Station.



Walk Score:99
Walker's Paradise




Bike Score:85
Very Bikeable

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

KYLE NORDBY

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