

STREET LEVEL

U-DISTRICT RETAIL

4514 UNIVERSITY WAY NE | SEATTLE, WA 98105

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+/- 2,600 SF

SPACE AVAILABLE

CALL

FOR RATES



278k

TOTAL
POPULATION

177.2k

DAYTIME
POPULATION

\$207k

AVG. HOUSEHOLD
INCOME

131k

HOUSEHOLDS

\$149k

MEDIAN HOUSEHOLD
INCOME

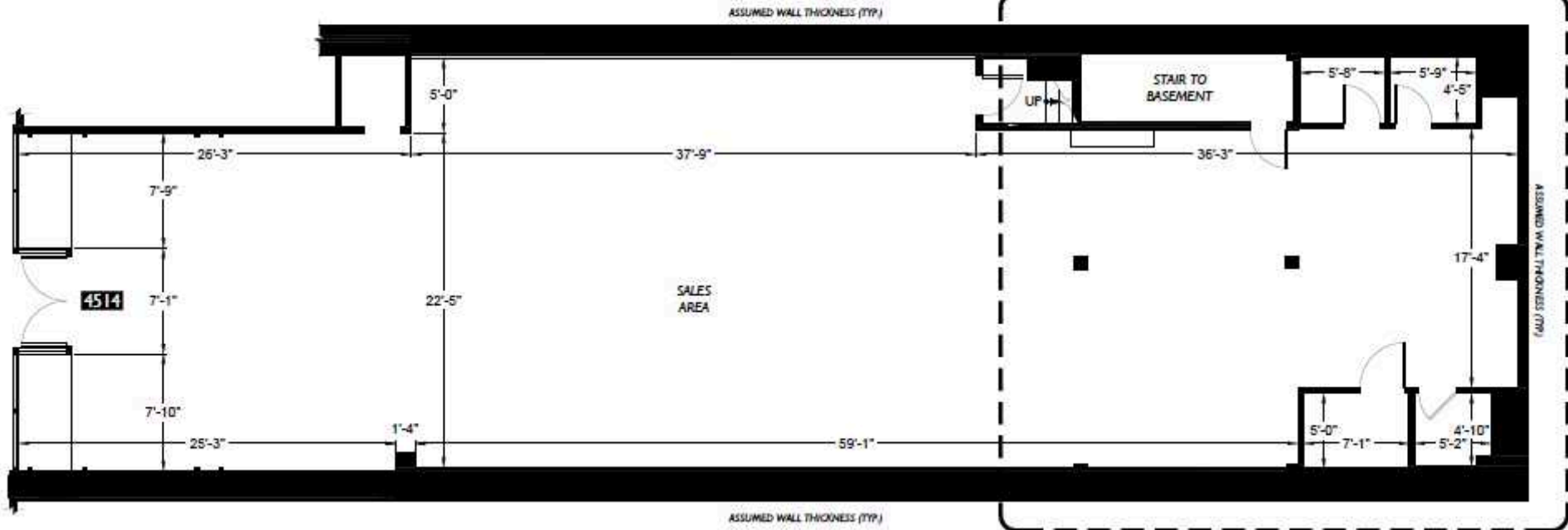
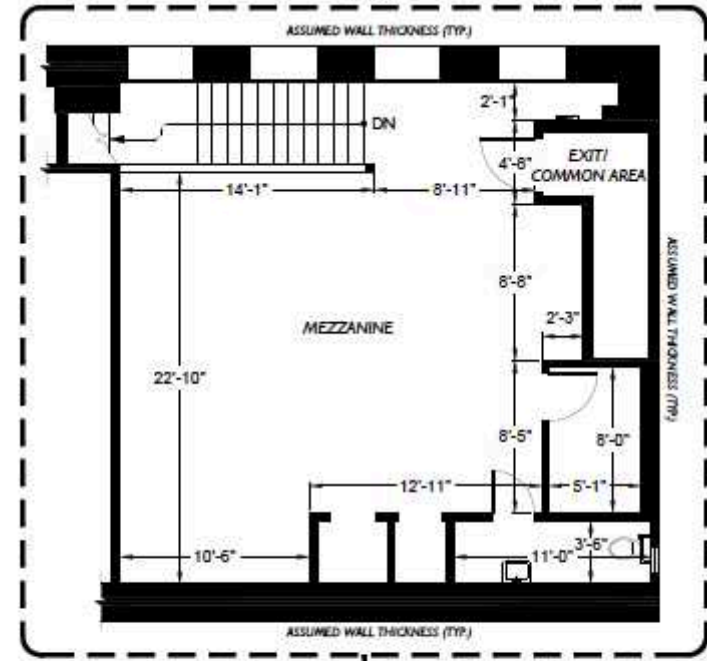
107k

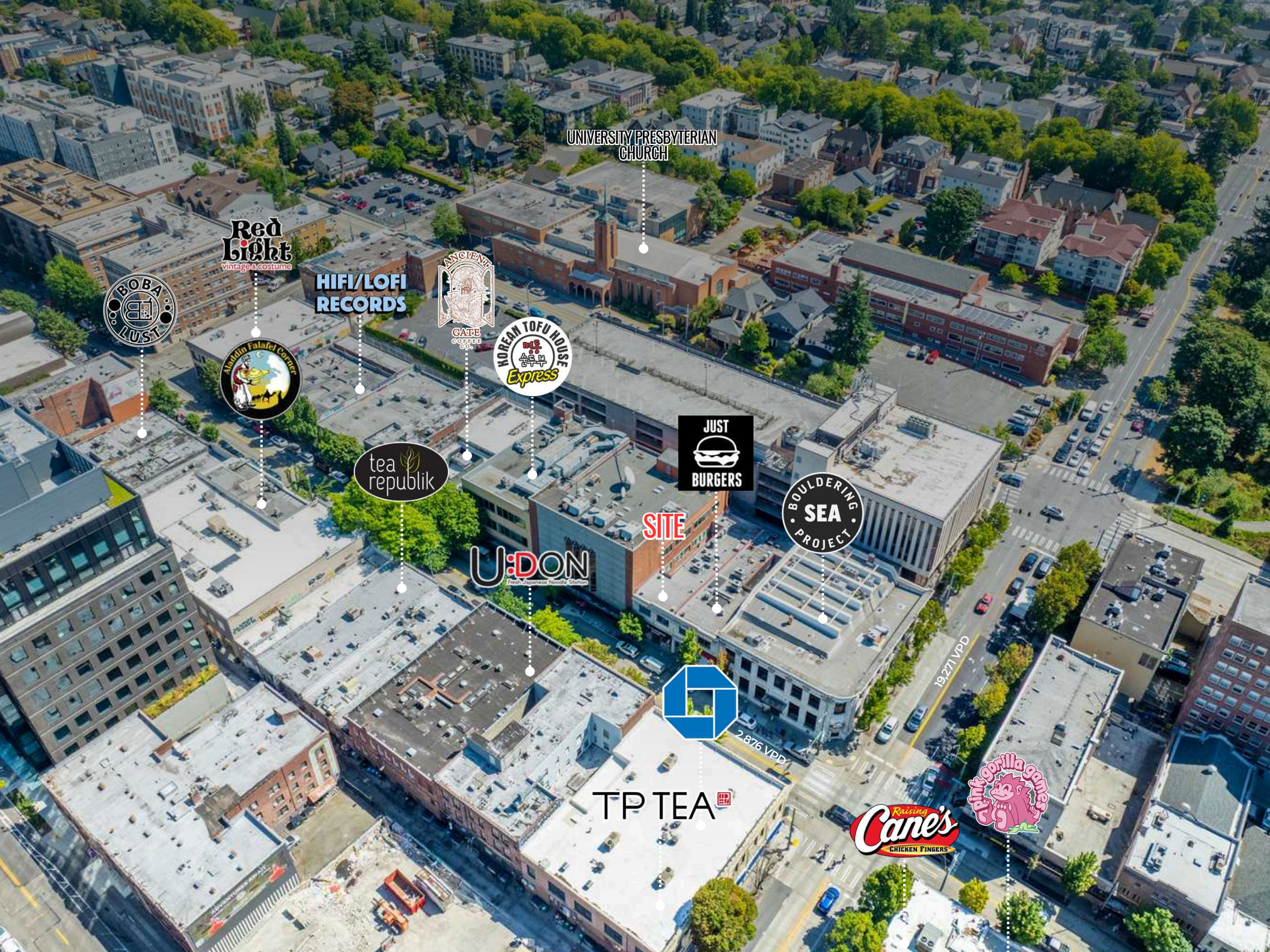
EMPLOYEES

*2026 PROJECTIONS FOR 3-MILE RADIUS FROM SITE. COLLECTED VIA SITESUSA

PROPERTY HIGHLIGHTS

- ▶ +/- 2,600 SF Available
- ▶ High Visibility
- ▶ 2,876 VPD University Way NE
- ▶ 19,271 VPD NE 45th St
- ▶ Nearby Tenants Include Raising Cane's, Just Burgers, BobaLust, and more
- ▶ Close Proximity to University Village
- ▶ Less than 5 minutes from University of Washington Campus





UNIVERSITY PRESBYTERIAN CHURCH

Red Light vintage costume



HIPI/LOFI RECORDS



tea republik



SITE

U:DON



TP TEA



19271 VPD

2876 VPD

TRADER JOE'S
corepower
YOGA
AMC

WILLIAMS POTTERY
SONOMA BARN
SHAKE SHACK
SEPHORA
Crate&Barrel
O'Reilly AUTO PARTS
Opc
Apple
Starbucks

INTERSTATE
5

CHARA HUT
Domino's
Jack in the box
ACE Hardware

UNIVERSITY VILLAGE

W
UNIVERSITY OF WASHINGTON

MOD
CHIPOTE
Starbucks
Cine's
S





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