

U-DISTRICT RETAIL



4518 UNIVERSITY WAY NE
SEATTLE, WA 98105



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13,489 SF Prime Retail Opportunity
in the Heart of Seattle's vibrant
University District, just steps from
the University of Washington.

This 32,960 SF high-foot-traffic
location building benefits from a
dense student population, strong
weekday and weekend activity, and
excellent visibility along "The Ave" —
a lively retail corridor known for its
eclectic mix of local shops, national
brands, and popular eateries.



3-MILE DEMOGRAPHICS

277.5k
TOTAL
POPULATION

\$206k
AVG. HOUSEHOLD
INCOME

17.2k
DAYTIME
POPULATION

131.3k
HOUSEHOLDS

\$11.1k
MONTHLY HH
EXPENDITURE

SITE DETAILS

URBAN OUTFITTERS

2 STORY RETAIL OPPORTUNITY

- 13,489 SF AVAILABLE
- HIGH VISIBILITY
- 2,876 VPD UNIVERSITY WAY NE
- 19,271 VPD NE 45TH ST

SURROUNDING AREA



UNIVERSITY PRESBYTERIAN CHURCH

Red Light
vintage costume



HIPI/LOFI RECORDS



SITE

tea republik



U:DON



TP TEA



AERIAL

TRADER JOE'S
corepower
YOGA
AMC

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



CHARA HUT
Domino's
Jack in the box
ACE Hardware

UNIVERSITY VILLAGE



W
UNIVERSITY OF WASHINGTON

MOD
CHIPOTE
Starbucks
Cine's
Green Leaf

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