



4733-4735 UNIVERSITY WAY
SEATTLE, WA

AC AYERS
COMMERCIAL
GROUP

THE PROPERTY —

OWNER-USER RESTAURANT/RETAIL

\$2,750,000 | 4,120 Sq Ft | \$667/Sq Ft

Ayers Commercial Group is pleased to present the opportunity to purchase a 4,120 SF retail building in the U-District. Located blocks from the University of Washington, this is a rare opportunity to purchase a small building in one of the most prominent retail areas in Seattle. The property has 2 suites, 1 currently occupied by a restaurant on a month-to-month lease, and the other vacant.

Ideal opportunity for:

- 1) Owner-user to occupy 2,000 SF restaurant space, and earn income from renting the other unit,
- 2) Owner-user to occupy 2,100 SF retail space, and earn income from renting the restaurant,
- 3) Owner-user to occupy entire 4,120 SF building for restaurant or retail use.

PROPERTY SUMMARY

ADDRESS	4733 University Way NE Seattle, WA 98105
PARCEL NUMBER	8816400935
BUILDING SIZE	4,120 SF
LOT AREA	4,120 SF 0.09 AC
YEAR BUILT/RENOVATED	1909/2005
ZONING	NC3P-65
# OF TENANTS	2



DEMOGRAPHICS

Population	1 mile	3 mile	5 mile
2010 Population	39,962	209,334	444,016
2023 Population	52,104	241,562	546,181
2028 Population Projection	53,382	243,371	555,144
Annual Growth 2010-2023	2.3%	1.2%	1.8%
Annual Growth 2023-2028	0.5%	0.2%	0.3%
Median Age	32.8	37.2	38.6
Income	1 mile	3 mile	5 mile
Avg Household Income	\$100,811	\$148,532	\$140,056
Median Household Income	\$62,514	\$117,661	\$110,121
< \$25,000	5,234	11,516	32,825
\$25,000 - 50,000	3,518	11,257	30,393
\$50,000 - 75,000	2,842	12,737	31,202
\$75,000 - 100,000	1,805	10,371	25,814
\$100,000 - 125,000	1,637	11,808	28,666
\$125,000 - 150,000	720	8,569	21,308
\$150,000 - 200,000	1,590	12,947	29,381
\$200,000+	3,170	29,241	64,090

U DISTRICT RETAIL



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