

5225 DELRIDGE WAY SW
SEATTLE, WA 98106

FOR LEASE



PROPERTY SUMMARY

Fenced, Leveled and Graveled Commercial Yard (3600 sq. ft) that comes with a building (about 672 sq. ft.). Strategically located in a Premier location with strong tenancy and high foot traffic that provides an ideal leasing opportunity in a dense suburban location with excellent demographics. Perfect space for those looking for a "Live-Work" Set up. Building can be used as a residence and or office. Zoned for residential commercial (NC2p55). \$3850/month base rent.

- Fully Fenced, Graveled and Leveled Commercial Yard (3600 sq.ft.) that comes with a home/office space with a floor area of 672 sq. ft. Strategically located on Delridge Way, a major thoroughfare & premier location in the submarket & one of the fastest growing cities in WA.
- Excellent visibility to surrounding businesses & significant residential & commercial development.
- Ideal for "Live Work" set up.

Building SqFt	672 SqFt
Lot Size (Sq. Ft)	3600
Lease Type	NNN
Zoning Type	Residential
Zone	NC2p55
County	King
Parcel ID	177310-1080
Coordinates	47.554300,-122.363369



TINA ADAN

Admin Manager

Mobile: 206-337-2155

tina@easy.lease

Christo Management

AL

Office: 206-337-2155

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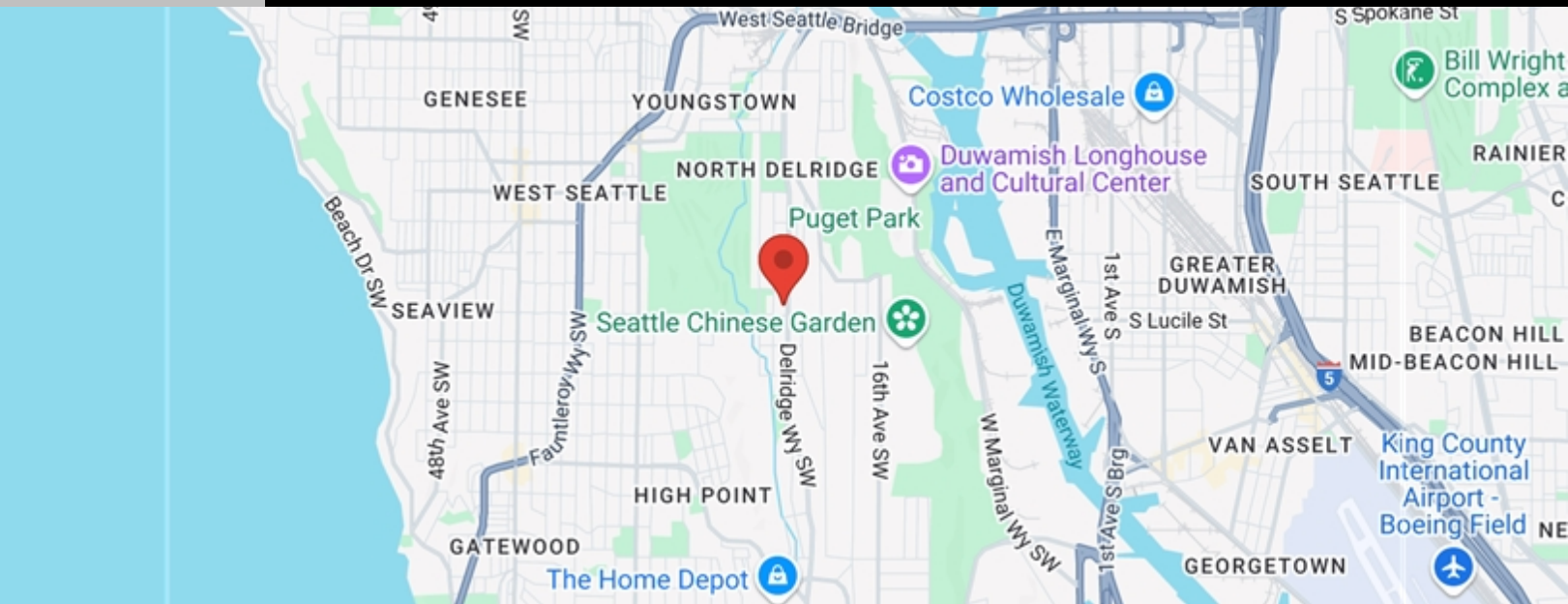
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,948	95,013	260,053
2010 Population	15,529	99,211	279,744
2024 Population	20,448	117,276	367,691
2029 Population	20,789	119,120	392,845
2024-2029 Growth Rate	0.33 %	0.31 %	1.33 %
2024 Daytime Population	16,379	140,230	568,957

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	710	2,887	15,207
\$15000-24999	372	1,781	7,259
\$25000-34999	406	2,095	7,512
\$35000-49999	471	2,842	11,159
\$50000-74999	903	5,028	18,453
\$75000-99999	1,029	5,401	16,287
\$100000-149999	1,706	9,288	30,701
\$150000-199999	1,109	6,803	21,604
\$200000 or greater	2,356	14,582	46,221
Median HH Income	\$ 114,318	\$ 123,876	\$ 114,178
Average HH Income	\$ 161,462	\$ 175,182	\$ 162,700

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,346	40,483	112,379
2010 Total Households	6,444	43,106	127,227
2024 Total Households	9,062	50,706	174,403
2029 Total Households	9,135	50,944	186,436
2024 Average Household Size	2.22	2.28	2.04
2024 Owner Occupied Housing	4,209	29,518	69,167
2029 Owner Occupied Housing	4,349	30,662	72,411
2024 Renter Occupied Housing	4,853	21,188	105,236
2029 Renter Occupied Housing	4,786	20,282	114,025
2024 Vacant Housing	438	2,605	13,860
2024 Total Housing	9,500	53,311	188,263

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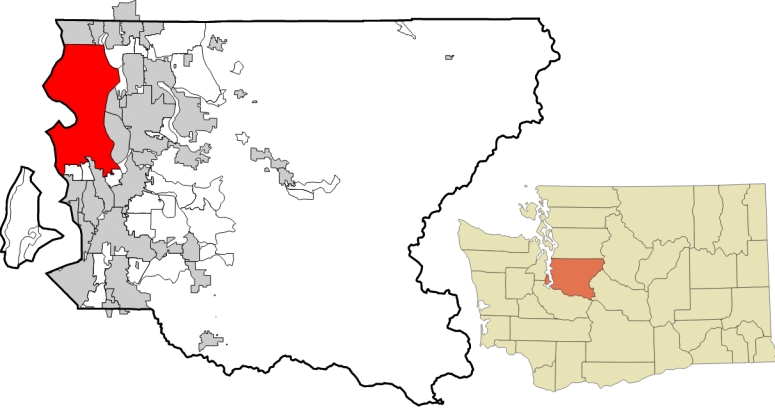
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CITY OF SEATTLE

COUNTY	KING
INCORPORATED	12/1/1869

AREA

CITY	142.1 SQ MI
LAND	84 SQ MI
WATER	58.1 SQ MI
ELEVATION	174 FT

POPULATION

POPULATION	737,015
DENSITY	8,775.03 SQ MI



ABOUT SEATTLE

Seattle (see-AT-əl) is a seaport city on the West Coast of the United States. It is the seat of King County, Washington. With a 2023 population of 755,078 it is the most populous city in both the state of Washington and the Pacific Northwest region of North America, and the 18th-most populous city in the United States.

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