



**FOR LEASE**

10712 5th Avenue NE  
Seattle, Washington



# BALDWIN NORTHGATE - RETAIL

Adam Greenberg

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

**BALDWIN NORTHGATE** is located just east of Northgate Station and adjacent to the original Lane project. The property sits in the heart of North Seattle with a population of 500K± people and adjacent to the Maple Leaf, Green Lake, Greenwood, Roosevelt and Laurelhurst neighborhoods. Phase 2 features two retail commercial opportunities and over 235 market rate apartments while providing pedestrian walkways for cross-site traffic and a widened street sidewalk flanking the retail along 5th Avenue Northeast. The project has broken ground and construction is underway!

**10712 5TH AVENUE NE:**

**RETAIL A      2,195 SF**

**RETAIL B      1,426 SF**

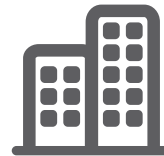
- Contact Agent for Rates and Delivery Details
- Retail Parking: Dedicated On-Grade Retail Parking
- Across 5th Avenue from Northgate Station with: Retail & Restaurants, 950,000 SF Class A Office Space, 1,000 Residential Units, Virginia Mason Franciscan Health Medical Pavilion, Kraken Community Iceplex & Team Store, Link Light Rail Station, 54,000 SF Dedicated Green Space, 340 Hotel Rooms between Two New Hotels



Population



Average HH Income



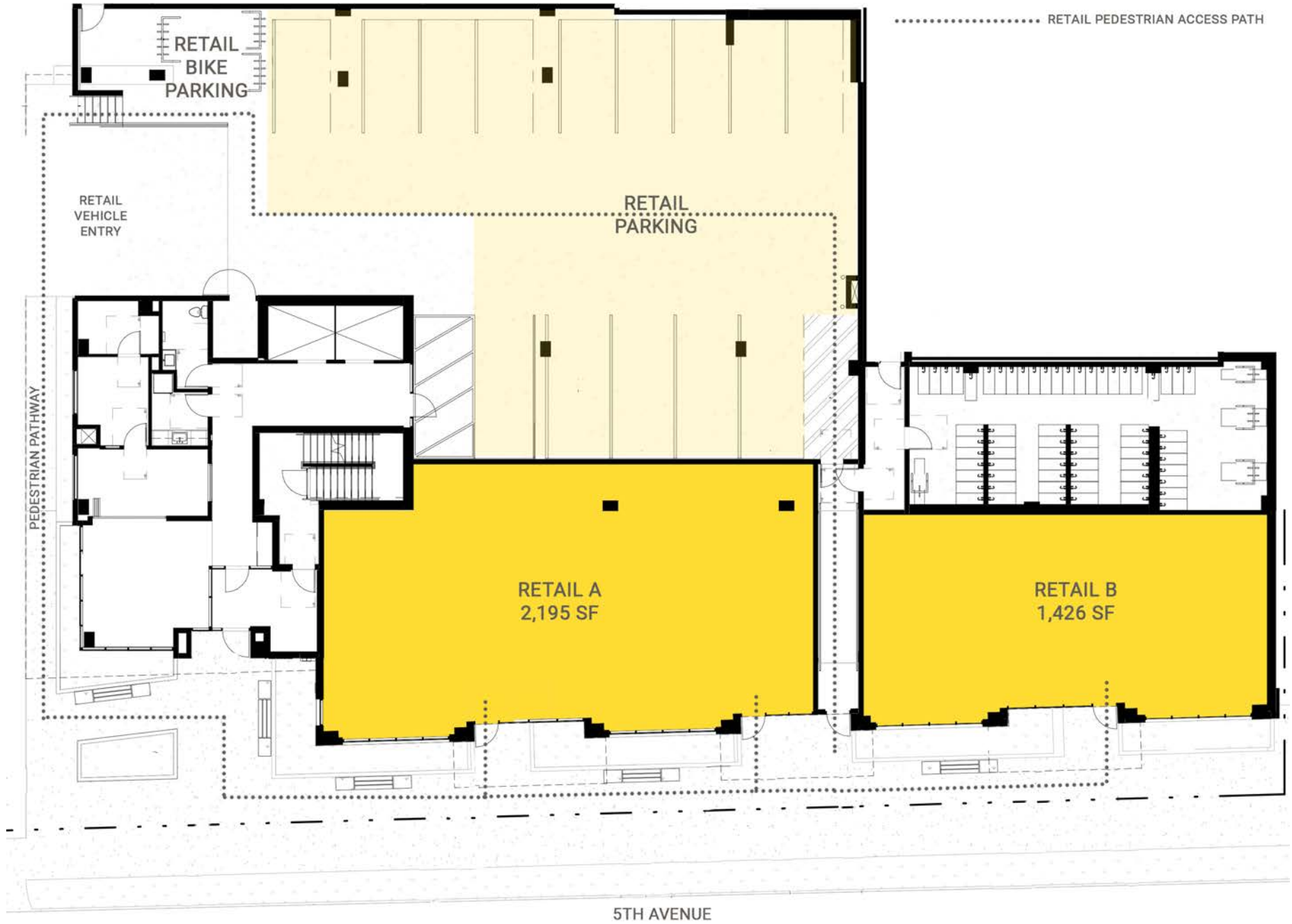
Daytime Population

Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	24,955	\$136,177	9,379
Mile 3	203,19	\$172,302	52,368
Mile 5	429,331	\$183,740	144,280



# RETAIL LEASING PLAN



**HAZEL WOLF**  
K-8 STEM  
720 STUDENTS

**TJ-MAXX DISCOUNT TIRE** North Seattle **TACO DEL MAR**

**BIG 5** **Concentra** **Gyro Hut**

**ROCKLER** **Seattle Optical**

**DICK'S BEST BUY** **petco**

Tian Fu

**MEDICAL**  
**MEDICAL**

**Starbucks** **McDonald's**

**Everest COLLEGE**

**Redevelopment - Future Hotel/Apts/Retail**

- \* Kraken Community Ice Plex
- \* 1,000 Residential Units
- \* 950,000 SF Class 'A' Office
- \* 340 Hotel Rooms
- \* 54,000 SF Outdoor Space

**32** **LIFETIME**

**BARNES & NOBLE** **rack**

**Virginia Mason** **Franciscan Health**

**UW Medicine**



**FIRST AVENUE**

**NORTHGATE STATION**  
LIVE. WORK. PLAY. STAY. SHOP. SIMON

**Total Wine**

**20,394 ADT** **NORTHGATE WAY**  
**Walgreens**

**SALLY BEAUTY** **NITRESS** **FedEx Office**

**SITE**

**NORTHGATE LIBRARY**

**NORTHGATE COMMUNITY CENTER**

**pacific medical centers**

**ROOSEVELT WAY NE**

**NE 103RD ST**



**NORTHGATE TOD PROJECT**  
ESTIMATED DELIVERY 2024



**REGAL Watershed** **FIVE GUYS** **TENGU SUSHI**

**theVitamin Shoppe** **Ideal Image** **SAS** **SEATTLE**

**BRIGHTON ACADEMY**  
43 STUDENTS

**KAISER PERMANENTE**

**NORTH SEATTLE COLLEGE**  
5,720 STUDENTS





**SEATTLE, WA** is a multi-faceted city located in the Pacific Northwest. An extremely multicultural influenced by the Pacific Rim in art and architecture, the city offers residents a pace of life that can be either relaxed or fast paced & entrepreneurial. Seattle is home to many successful startup businesses such as Microsoft, Starbucks, Eddie Bauer, Nintendo, Amazon.com, and REI. Water is everywhere and the city's maritime heritage is very noticeable.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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