



EXAMPLE EXTERIOR FAÇADE UPGRADES

FOR LEASE | FORMER DOLLAR TREE

14,948 SF RETAIL BUILDING IN WHITE CENTER



**JAMES TJOA
& ASSOCIATES**
ADVISORY - BROKERAGE - DEVELOPMENT
RE/MAX COMMERCIAL

OFFERING SUMMARY

The Offering: An expansive 14,948 SF building ready to be transformed to suit your business needs. Former home of The Dollar Tree, this versatile retail space can accommodate a number of business types and sizes. Lease the entire building, or possible demising options range from 10,000 SF to 1,400 SF suites. Additionally, this property features a 3:1 parking ratio, a rare find in this neighborhood.

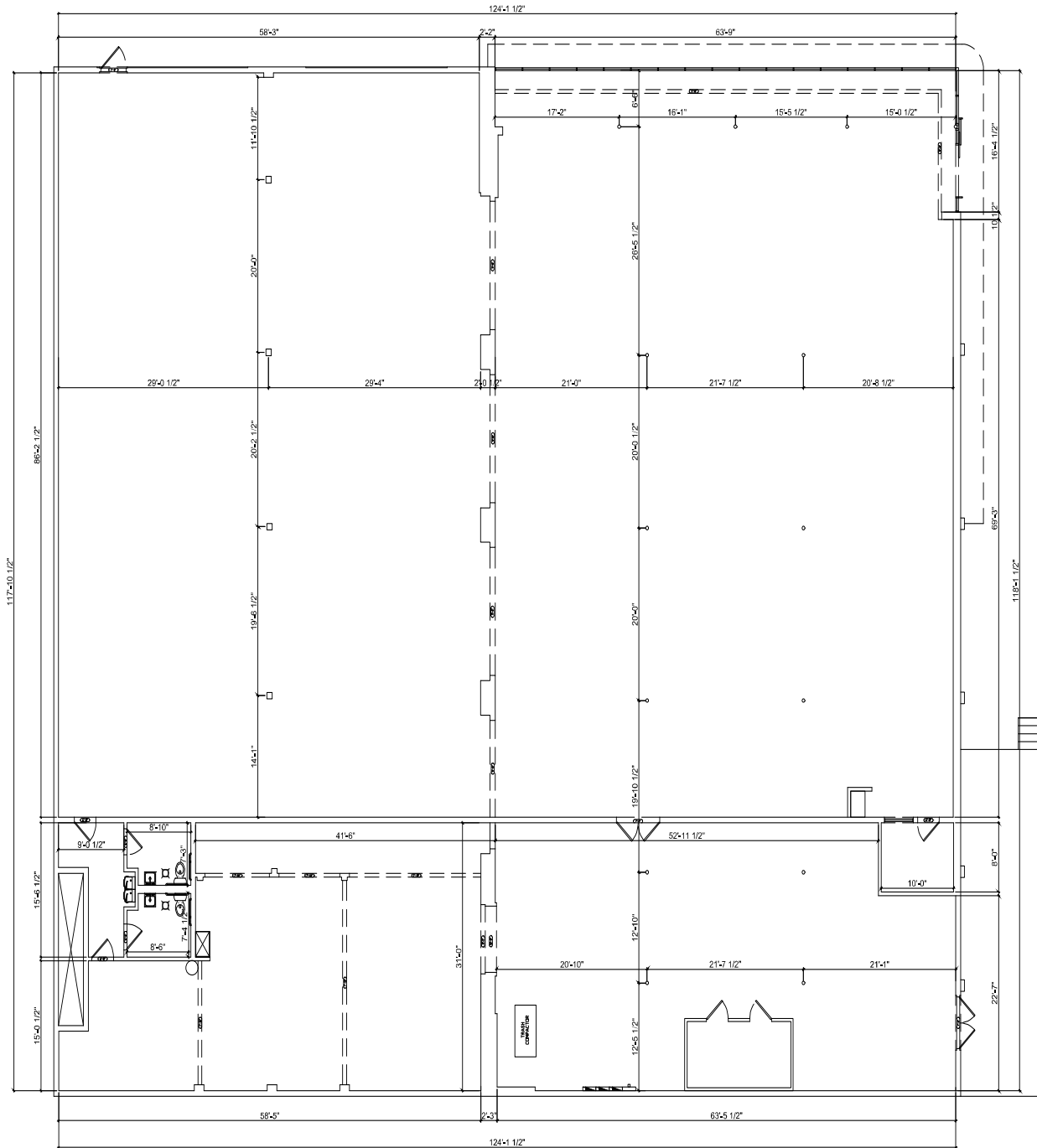
Join an eclectic mix of national brands and trendy local businesses in the dynamic and up-and-coming neighborhood of White Center. Often likened to what Capitol Hill was two decades ago, White Center boasts a vibrant commercial district and relatively affordable housing. The district is growing rapidly, making it the perfect time to establish your presence in this burgeoning area.

OVERVIEW

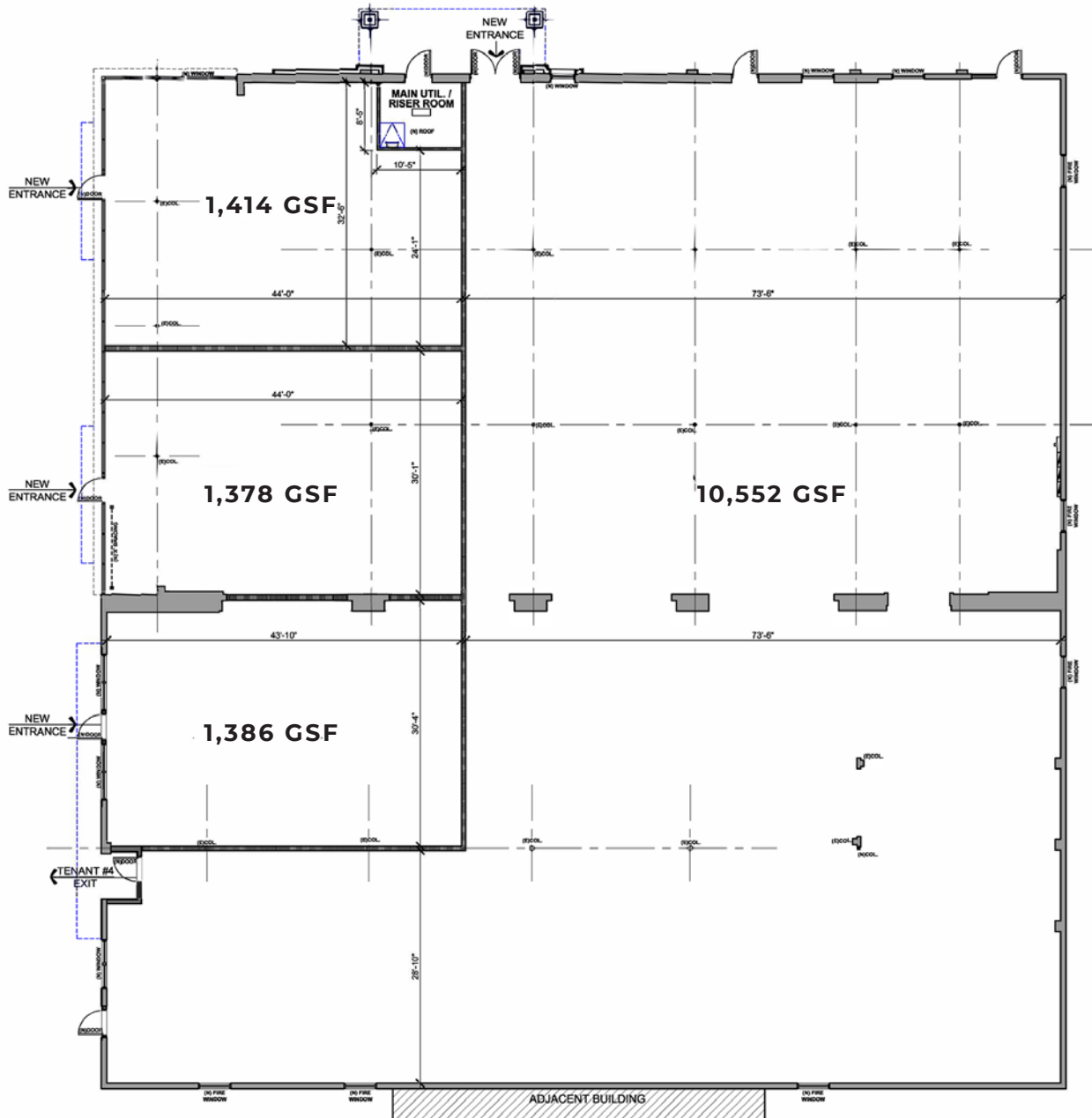
LEASE RATE	\$19.50 - \$36.00 PSF NNN <i>Based on Unit Size & Delivery</i>
CAM ESTIMATE	\$8 Per SF
ADDRESS	10014 15th Ave SW Seattle, WA 98146
BUILDING SF	14,948 SF <i>Per As-Built Completed in 2023</i>
DEMISING OPTIONS AVAILABLE	From 1,400 SF
CEILING HEIGHT	14 FT
LOADING DOOR	1 Dock High
PARKING RATIO	3:1 <i>Excellent Parking for the Area</i>
YEAR BUILT	1959 / 1985



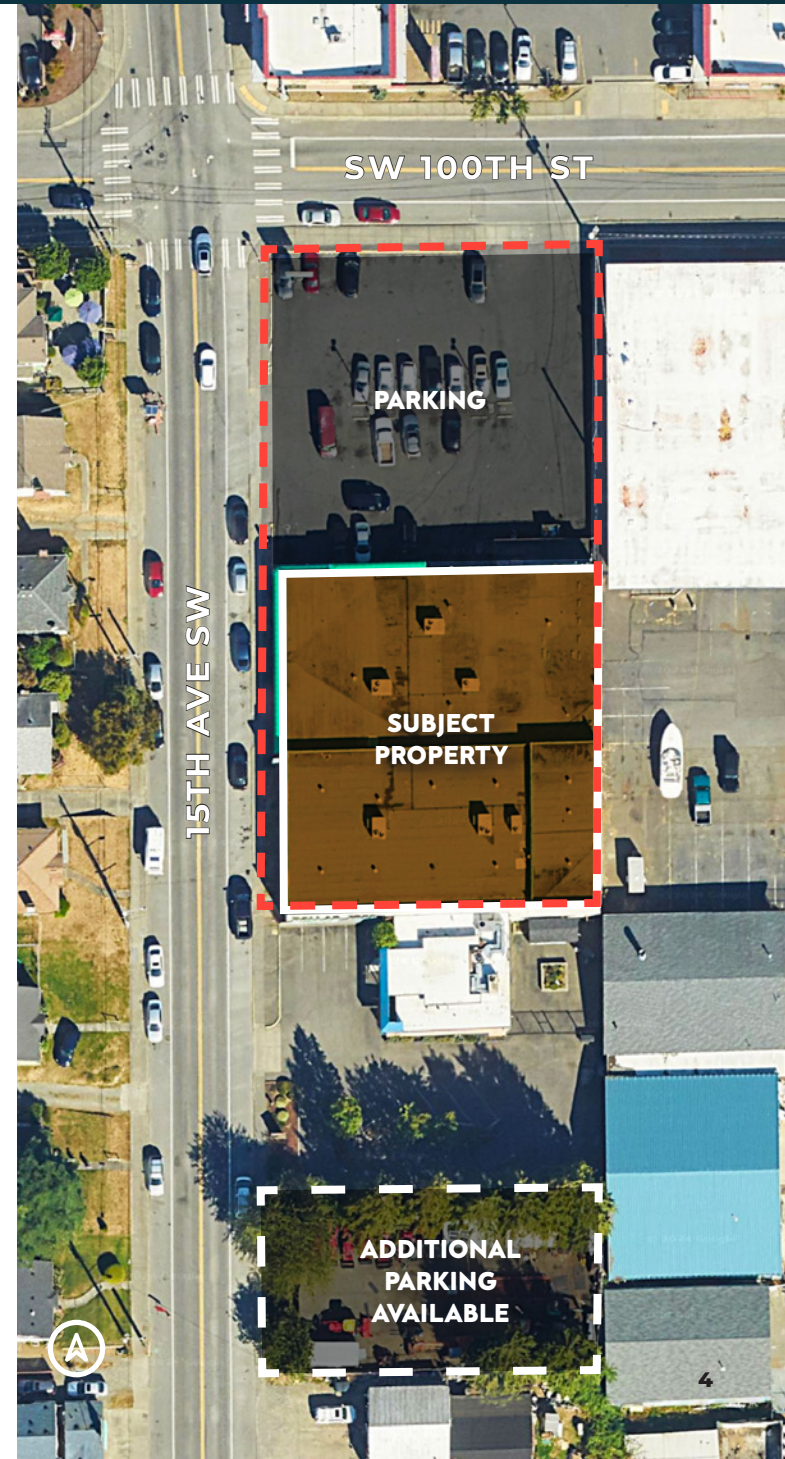
AS-BUILT SURVEY



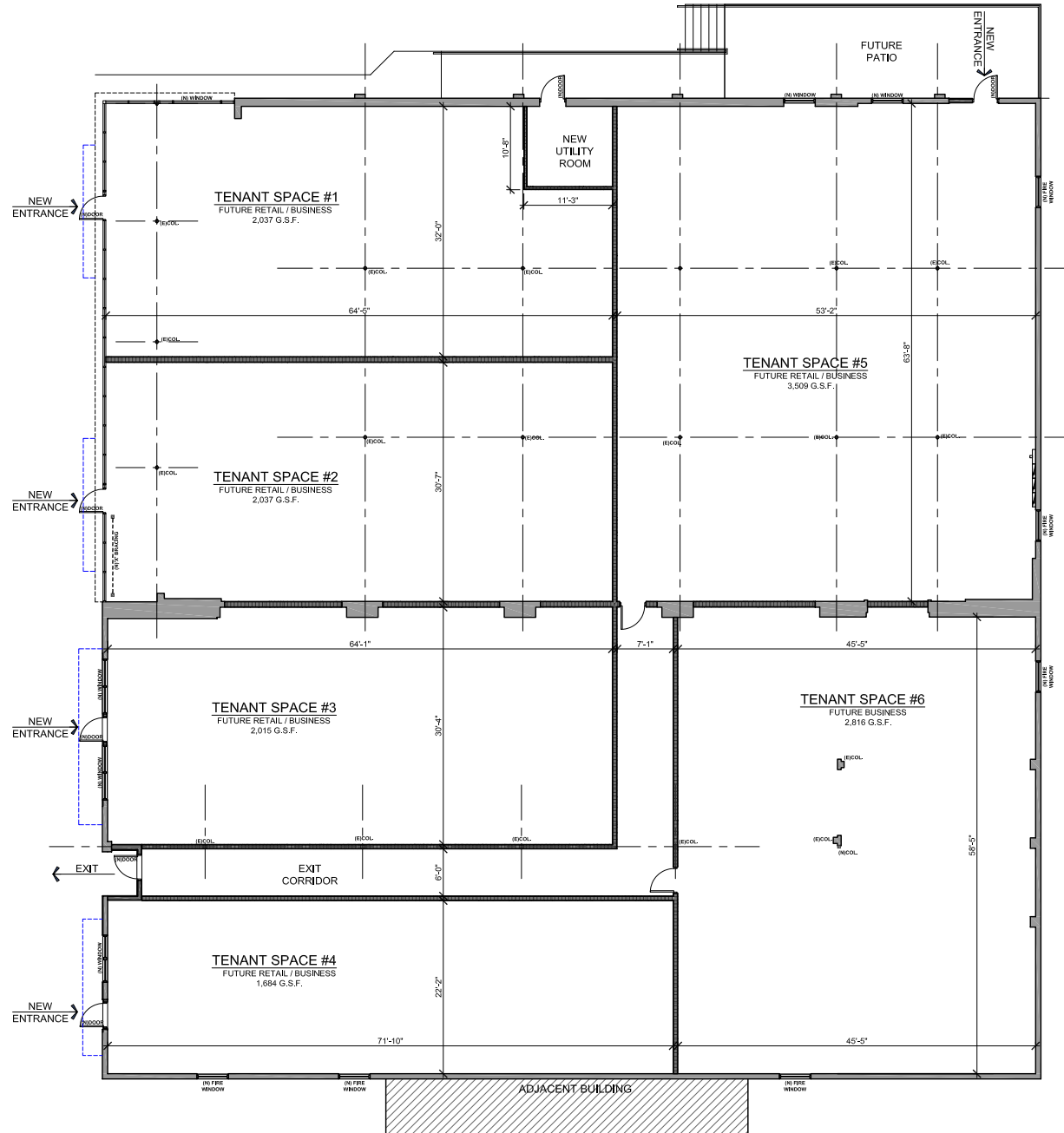
SITE & SAMPLE DEMISING OPTIONS



POTENTIAL DEMISING OPTIONS | NOT TO SCALE



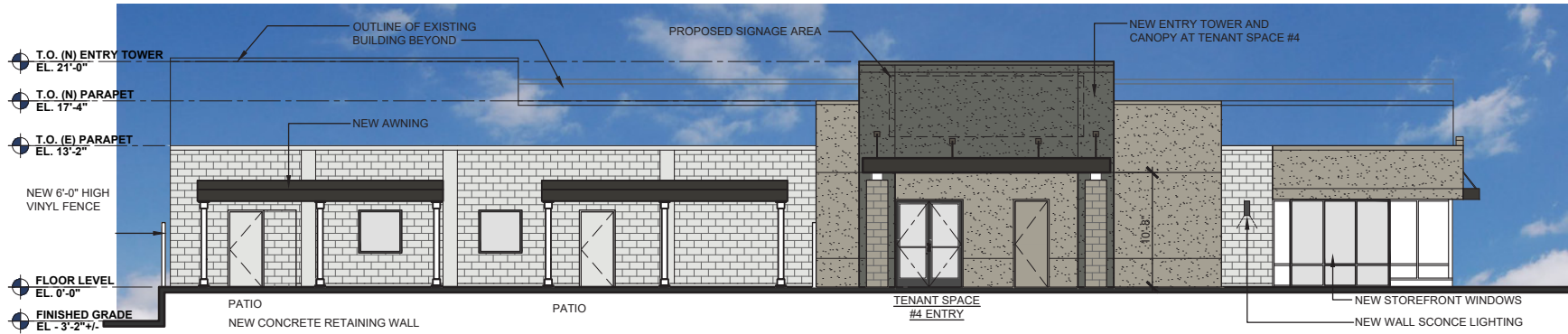
ALTERNATIVE DEMISING OPTIONS



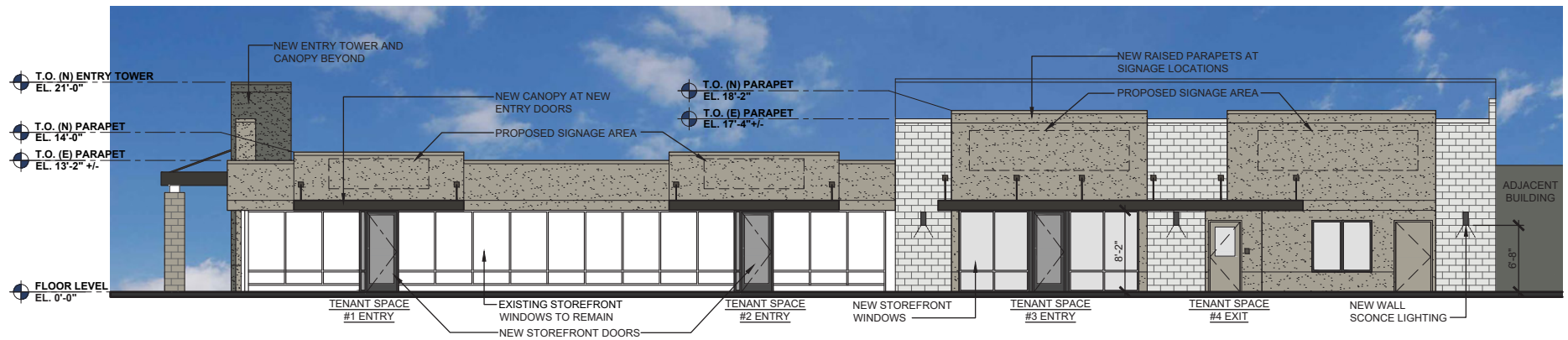
*Tenant Space 6 would be combined with a combination of Tenant Space 3, 4, or 5.



SAMPLE EXTERIOR FAÇADE UPGRADE



NORTH ELEVATION



WEST ELEVATION

LOCATION



Big Mario's
PIZZA
TIMS TAVERN



GOOD DAY
DONUTS

TOMO



ZEEKS
PIZZA



Lil' Woody's



HUNG LONG
ASIAN MARKET

Auto
Zone



SUBJECT
PROPERTY



TacoTime

COMPLETE
McLENDON
FURNITURE

STEVE COX
MEMORIAL PARK

"This compact neighborhood feels at once old-school and new-school, with its mix of long-running international restaurants and cool up-and-comers."

- VISIT SEATTLE



LOCATION



7.4 MILES TO
DOWNTOWN SEATTLE



SODO

WEST
SEATTLE

WEST SEATTLE
GOLF COURSE

SOUTH SEATTLE
COLLEGE



BEACON
HILL



BOEING
FIELD
KING COUNTY
INTERNATIONAL
AIRPORT



WHITE
CENTER

**SUBJECT
PROPERTY**



SAFeway

EVERGREEN SENIOR
HIGH SCHOOL & CASCADE
MIDDLE SCHOOL

GLEN ACRES GOLF
& COUNTRY CLUB

RAINIER GOLF
& COUNTRY CLUB



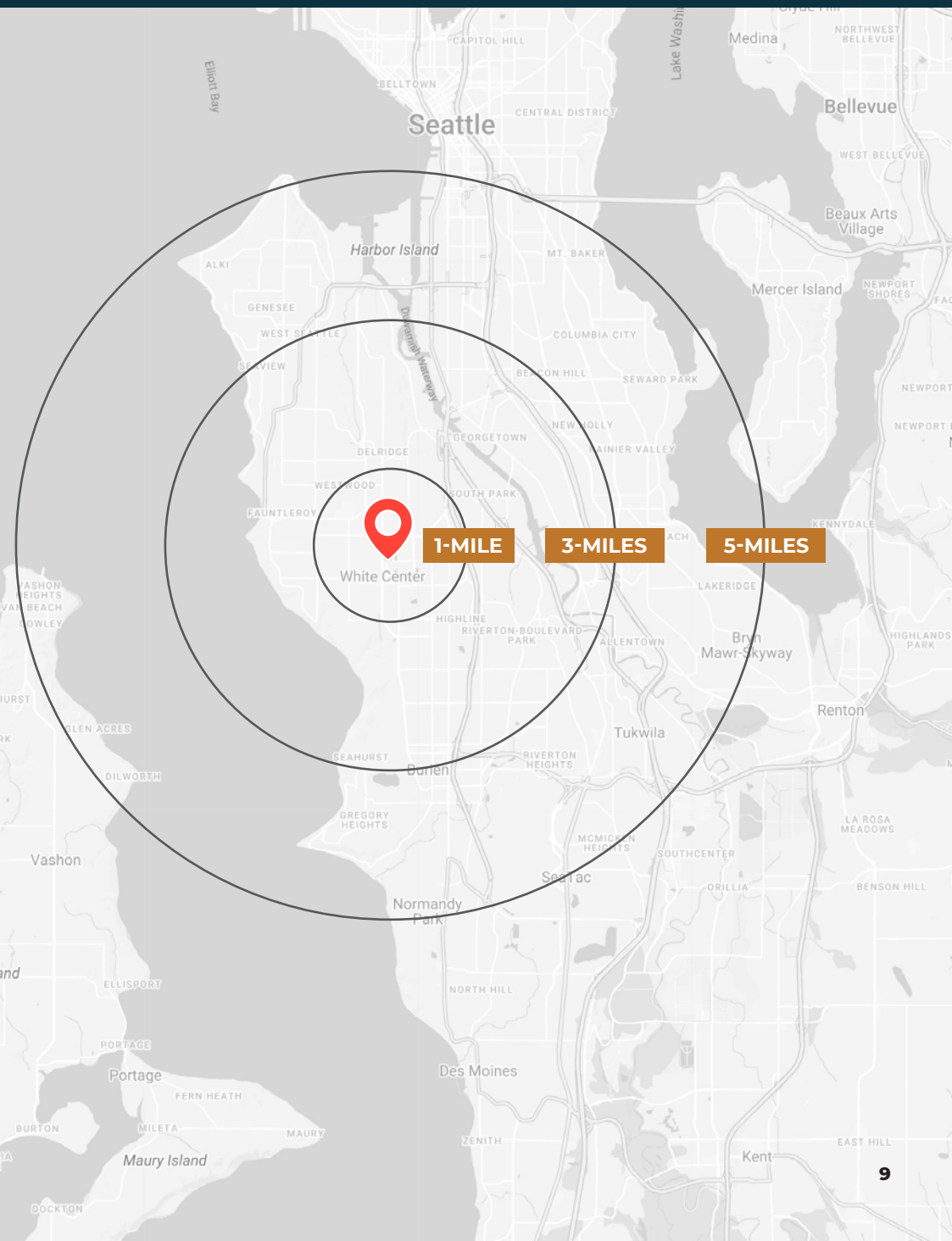
DEMOGRAPHICS

2023 HOUSEHOLD INCOME

	1-MILE	3-MILES	5-MILES
Median	\$113,769	\$118,776	\$121,331
Average	\$152,529	\$156,928	\$157,961

POPULATION

	1-MILE	3-MILES	5-MILES
2023 Population	22,883	111,506	274,121
2028 Projection	23,092	114,171	287,815



EXCLUSIVELY LISTED BY



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