

# FOR SALE OR LEASE

Prime commercial retail / warehouse space in Phinney Ridge, one of Seattle's most sought-after neighborhoods.



## 7613 Greenwood Ave N

Seattle, WA

### PROPERTY HIGHLIGHTS

- + 3,305 SF of warehouse space
- + 786 SF of retail space
- + Food Production Permits and Contracts in hand
- + High visibility
- + 17' ceilings
- + Transit corridor coming

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TOTAL SF  
**4,752 SF**

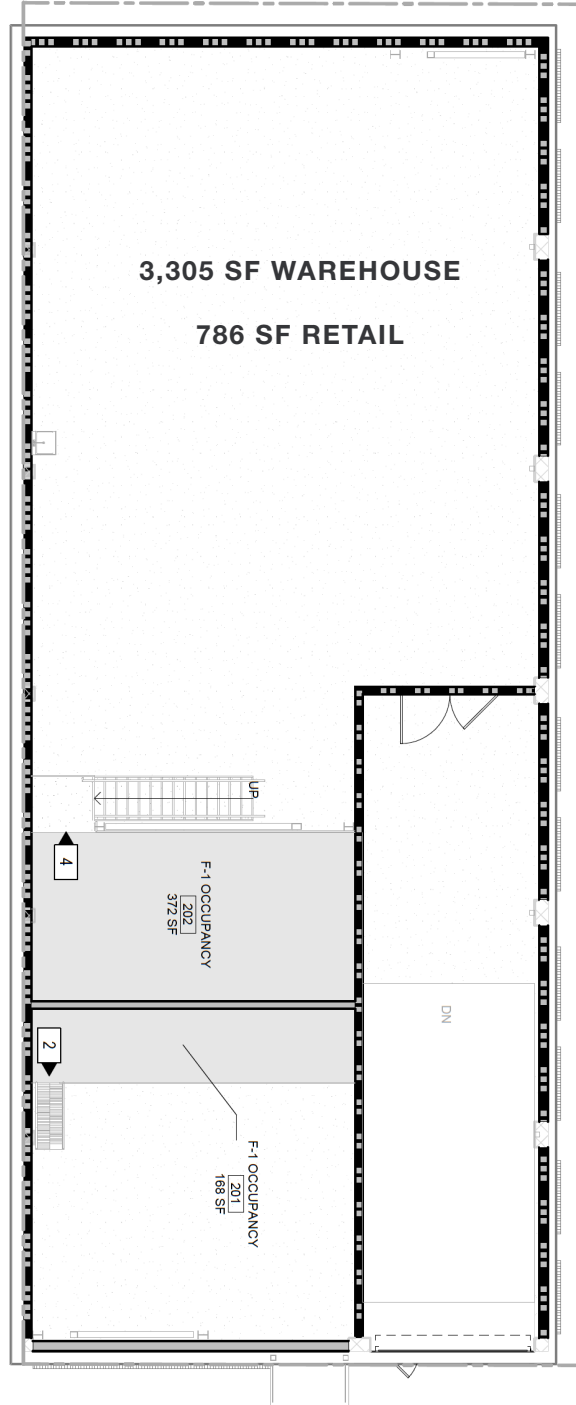
PRICE/SF WAREHOUSE  
**\$25 / YR**

PRICE/SF RETAIL  
**\$34 / YR**

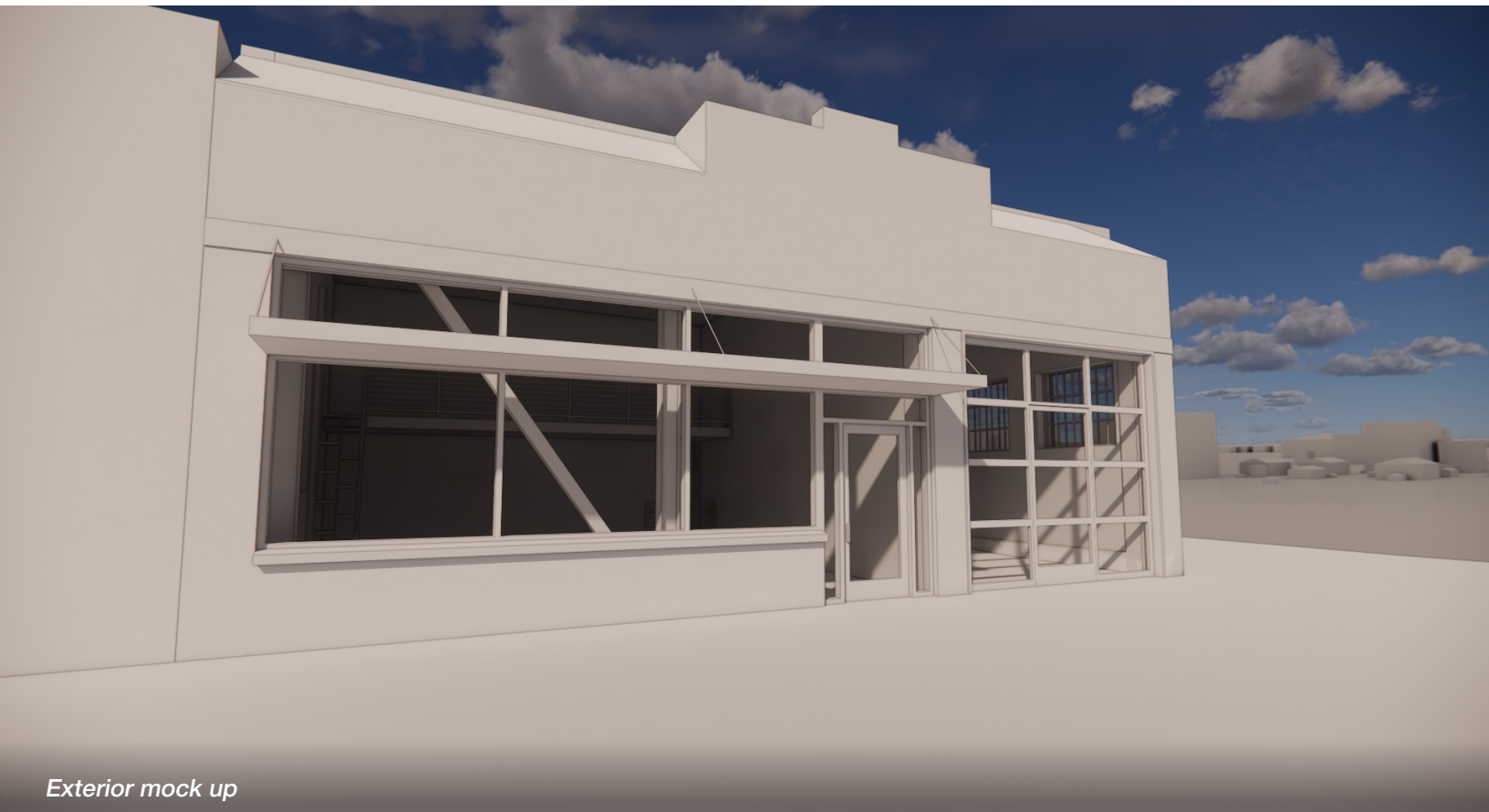
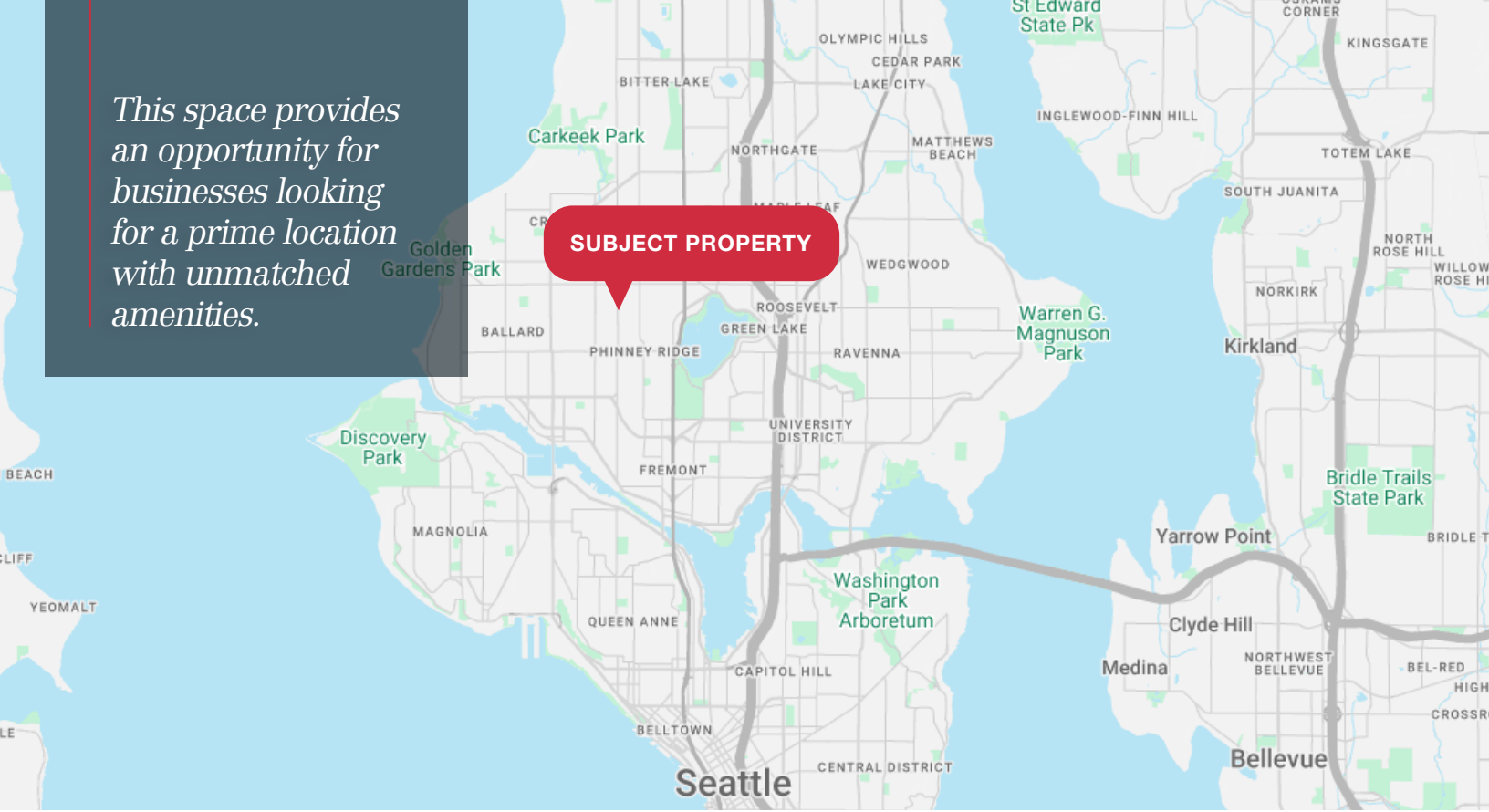
SALE PRICE  
**\$1,975,000**

[nai-psp.com](http://nai-psp.com)

# Floor Plan



*This space provides an opportunity for businesses looking for a prime location with unmatched amenities.*



*Exterior mock up*

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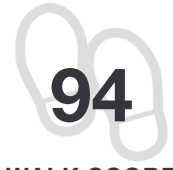


# Demographics



## 7613 GREENWOOD AVE N

	1 MILE	3 MILES	5 MILES
Population	33,904	257,075	479,772
2028 Population	36,862	277,323	529,831
Daytime Population	23,638	235,240	510,705
Households	15,041	115,265	229,161
Median Age	36.9	33.8	34.7
Median HH Income	\$142,269	\$125,683	\$128,950



**94**  
WALK SCORE



**79**  
BIKE SCORE



**51**  
TRANSIT SCORE

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