

# UNIVERSITY CENTER

ROOSEVELT WAY



Retail space available for lease in a superb location in Seattle's University District neighborhood. Anchored by Trader Joe's and AMC Seattle 10 Theater with excellent access to transit. Commercial space with entry and exposure on NE 45th Street which sees over 50,000 cars per day. Approximately 1,016 to 9,000 square feet is available in this high-visibility, street-front retail complex.

**4515 | 4545 | 4555 ROOSEVELT WAY | SEATTLE, WASHINGTON**

# HIGHLIGHTS

- Rare opportunity at one of Seattle's busiest intersections, the corner of 45th Street and Roosevelt Way in the former Performance Bicycle space.
- Additional space available on either side of Trader Joe's front door ranging from 1,016 RSF to 6,800 RSF.
- Conveniently located within walking distance to the University of Washington allowing an opportunity to cater to the daytime population and college community.
- Neighboring tenants include: Trader Joe's, We Yoga, AMC Seattle 10, Petco, Audi Seattle, Pure Barre, Sharetea, Core Power Yoga, Qdoba.

## EXCELLENT LOCATION AT THE CENTER OF THE U-DISTRICT



**2 blocks**



**0.4 miles**  
to Future U-District  
Light Rail Station



**0.5 miles**  
to UW Campus



**4.8 miles**  
to Downtown Seattle

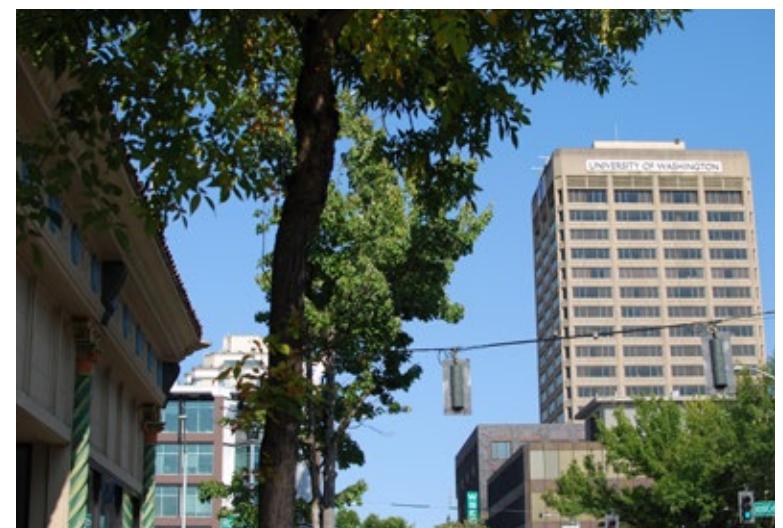
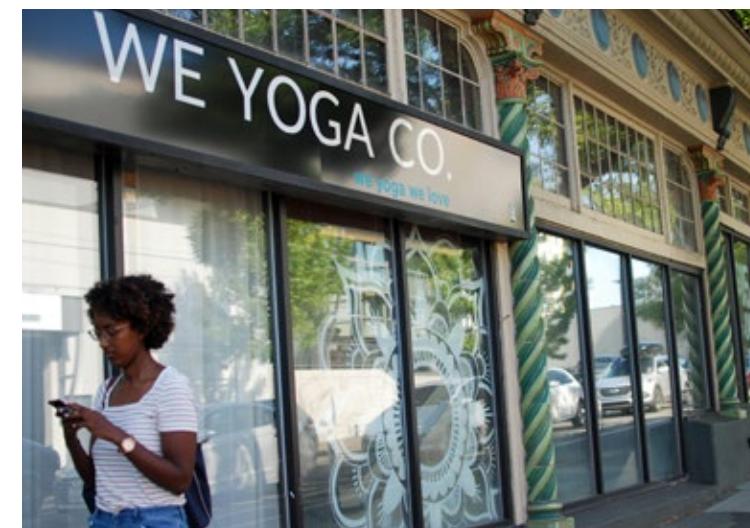
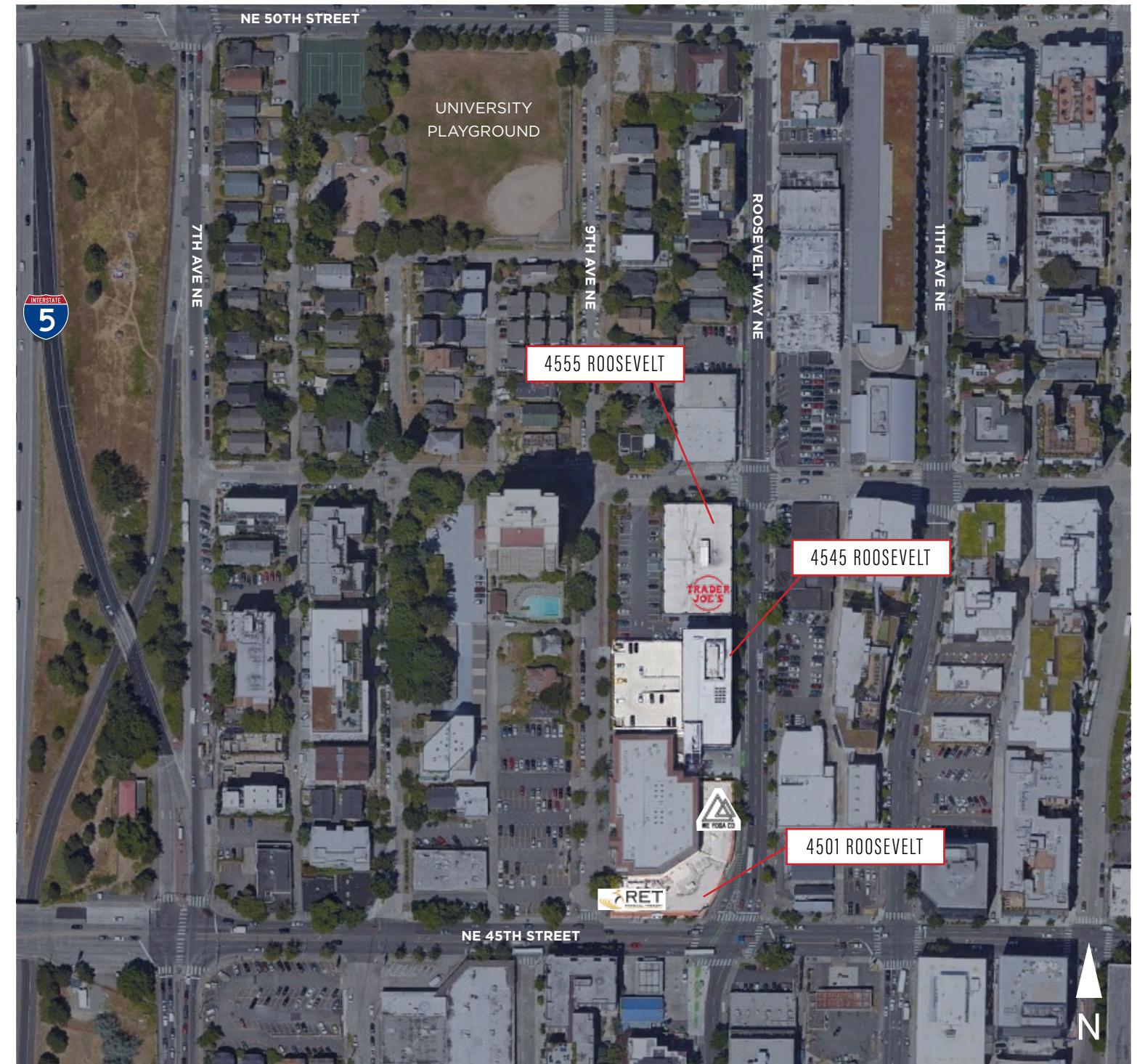


**98**  
Walk Score



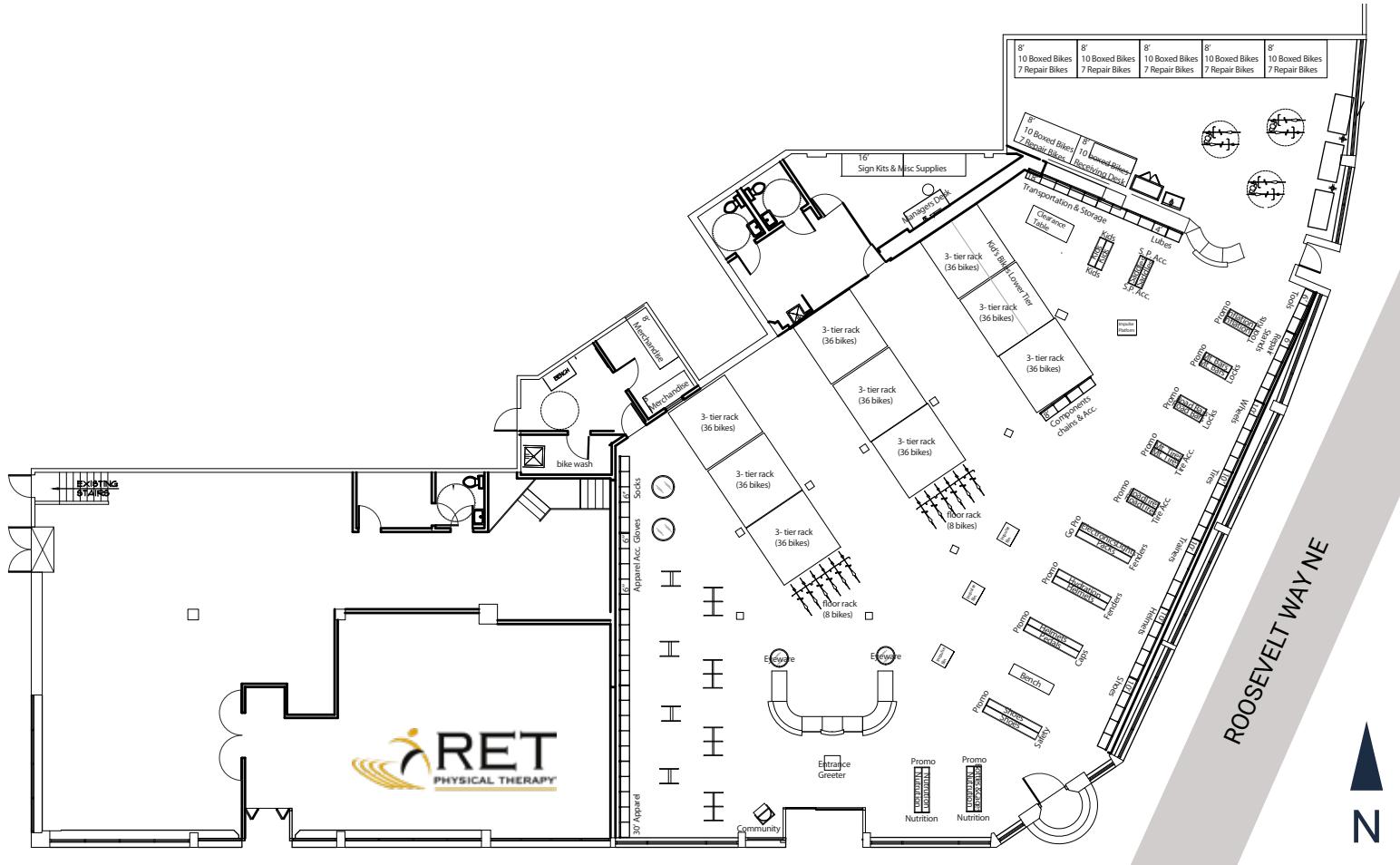
### 2019 ESTIMATED DEMOGRAPHICS

	.25 Mile Radius	.5 Mile Radius	1 Mile Radius
<b>Population</b>	5,197	24,271	51,289
<b>Daytime Population</b>	8,187	23,634	84,467
<b>2024 Projected Population</b>	5,990	26,341	54,757
<b>Number of Households</b>	2,989	8,815	18,660



## 4501 ROOSEVELT WAY NE

Square Feet Available	9,000 RSF
Rent	\$22.00 - 35.00 PSF + NNN
NNN	\$10.00 PSF (estimated)
Tenant Improvements	Negotiable

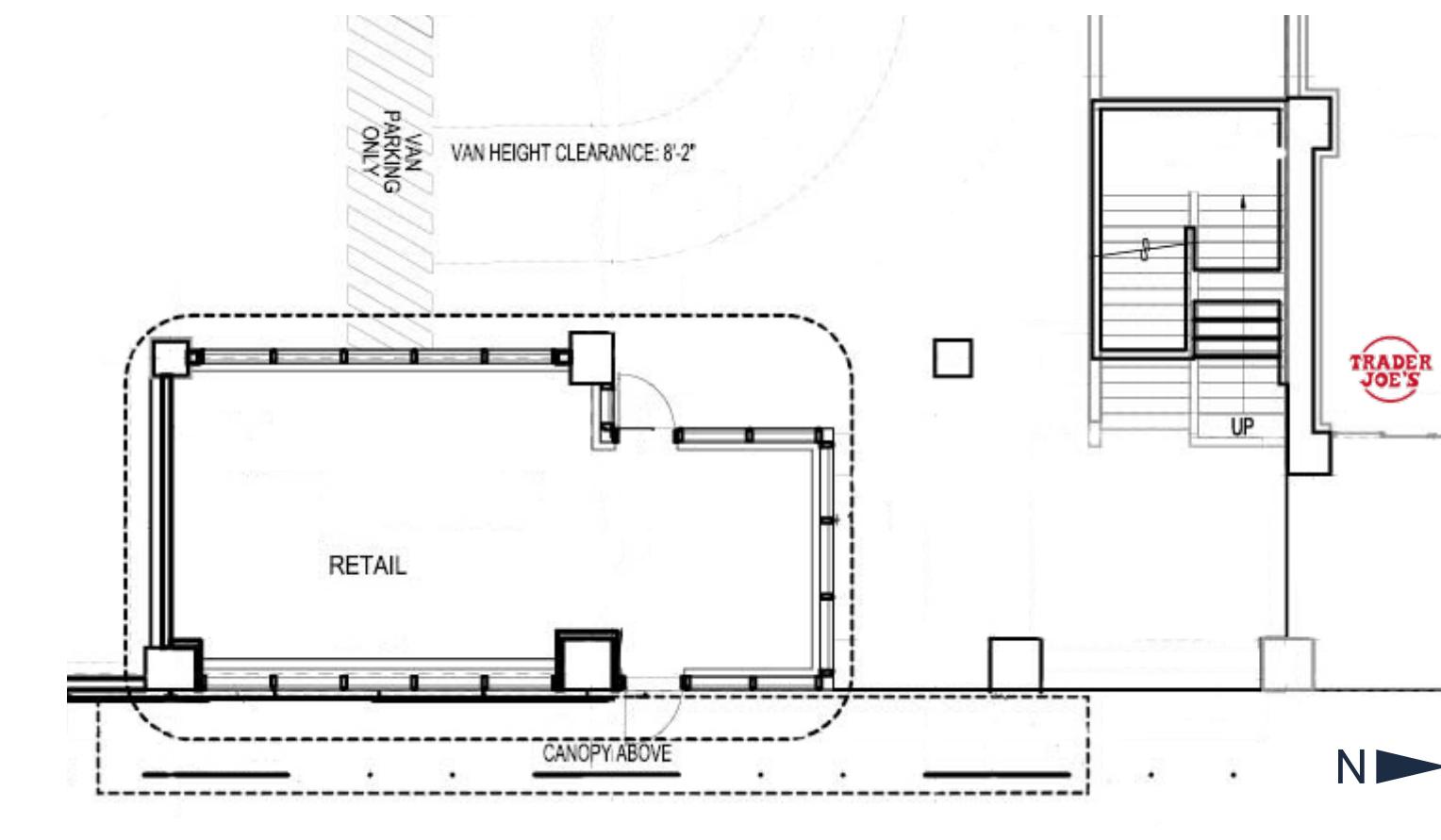


NE 45TH STREET



## 4545 ROOSEVELT WAY NE

Square Feet Available	1,016 RSF
Rent	\$22.00 - 35.00 PSF + NNN
NNN	\$10.00 PSF (estimated)
Tenant Improvements	Negotiable



ROOSEVELT WAY NE



# 4555 ROOSEVELT WAY NE

**Square Feet Available**

6,800 RSF

**Rent**

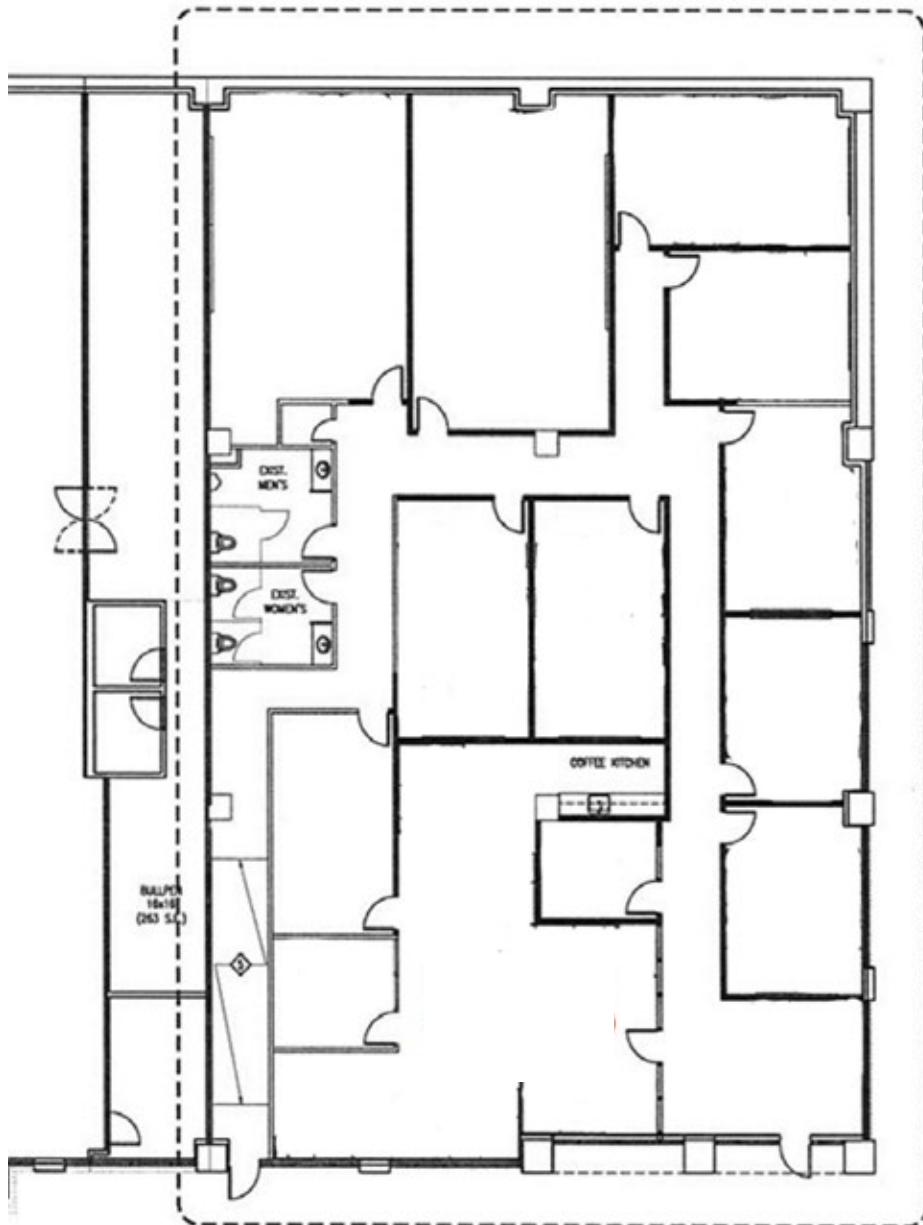
\$22.00 - 35.00 PSF + NNN

**NNN**

\$10.00 PSF (estimated)

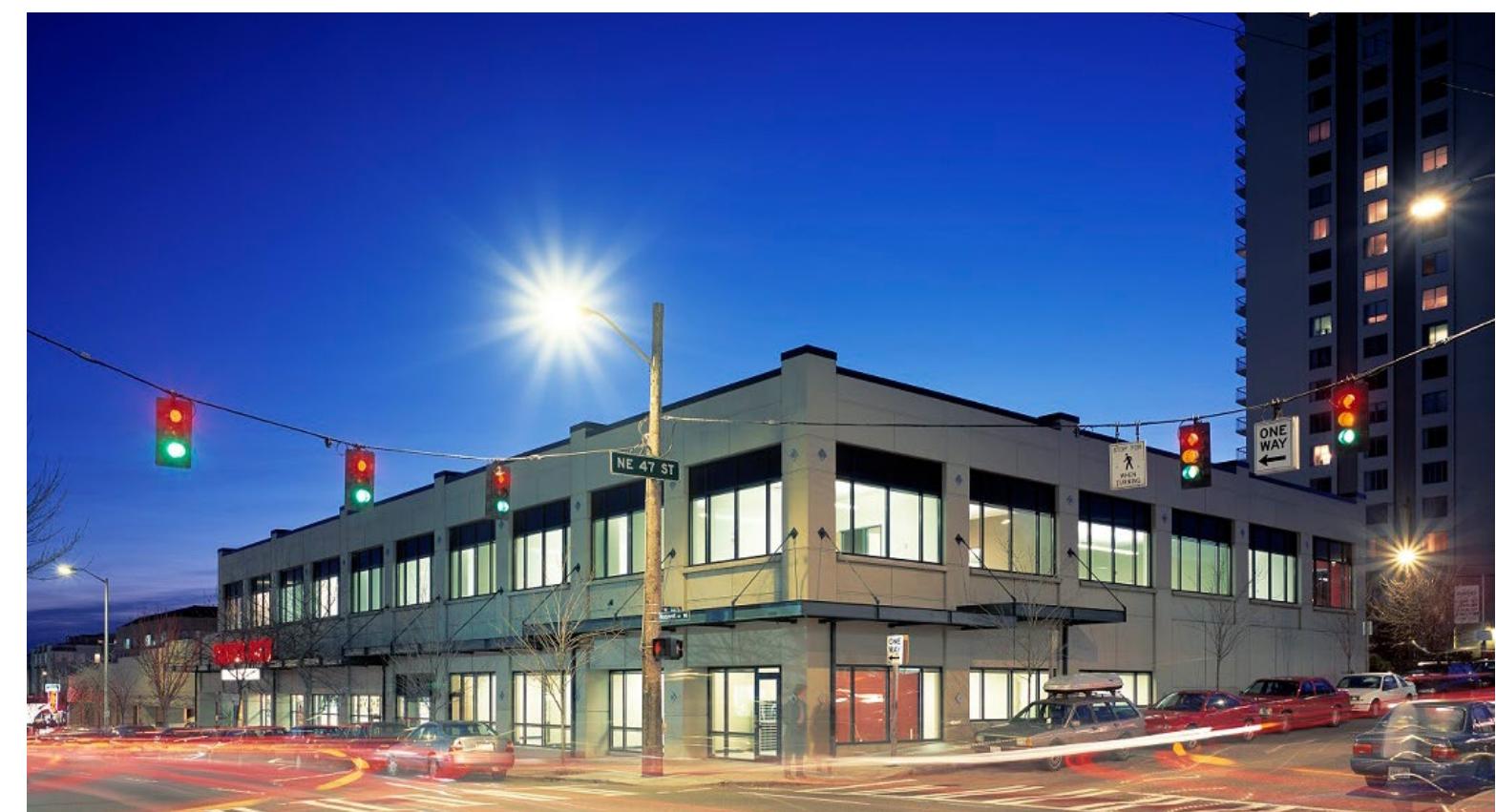
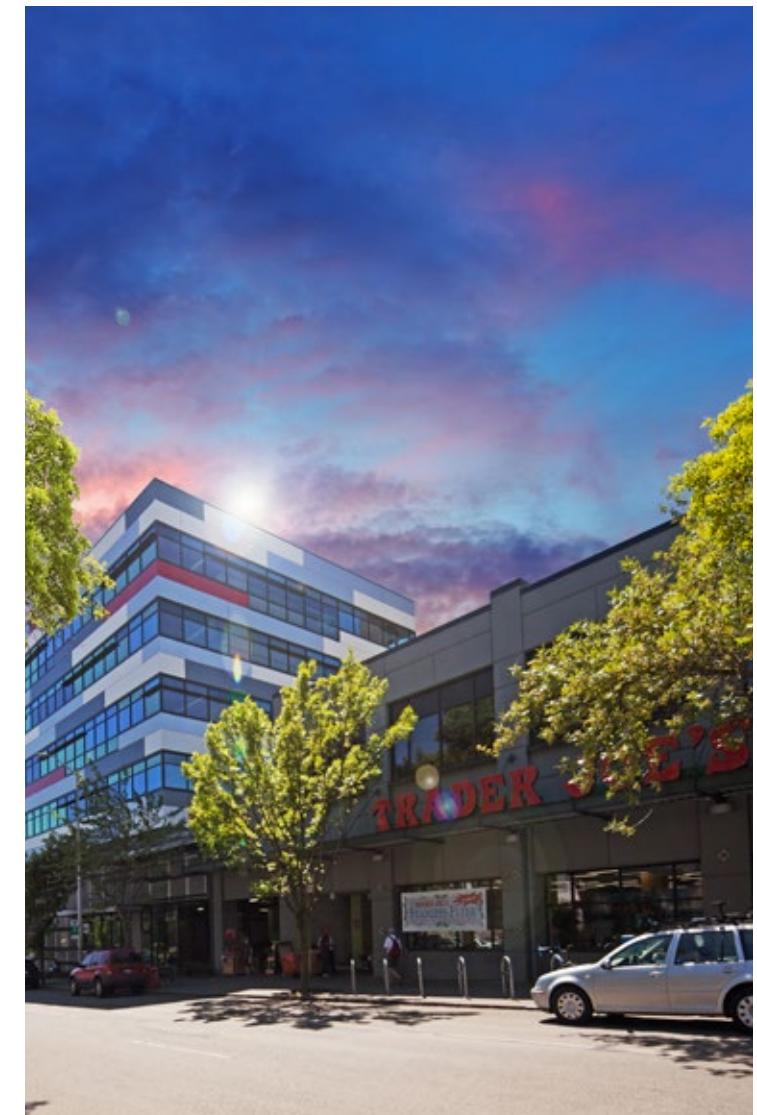
**Tenant Improvements**

Negotiable



ROOSEVELT WAY NE

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# NEARBY AMENITIES

## RESTAURANTS

- 1 Mamma Melina
- 2 Zoka Coffee Roaster & Tea
- 3 RAM
- 4 Veggie Grill
- 5 Starbucks
- 6 Chipotle
- 7 JOEY
- 8 Starbucks
- 9 CaliBurger
- 10 Sharetea

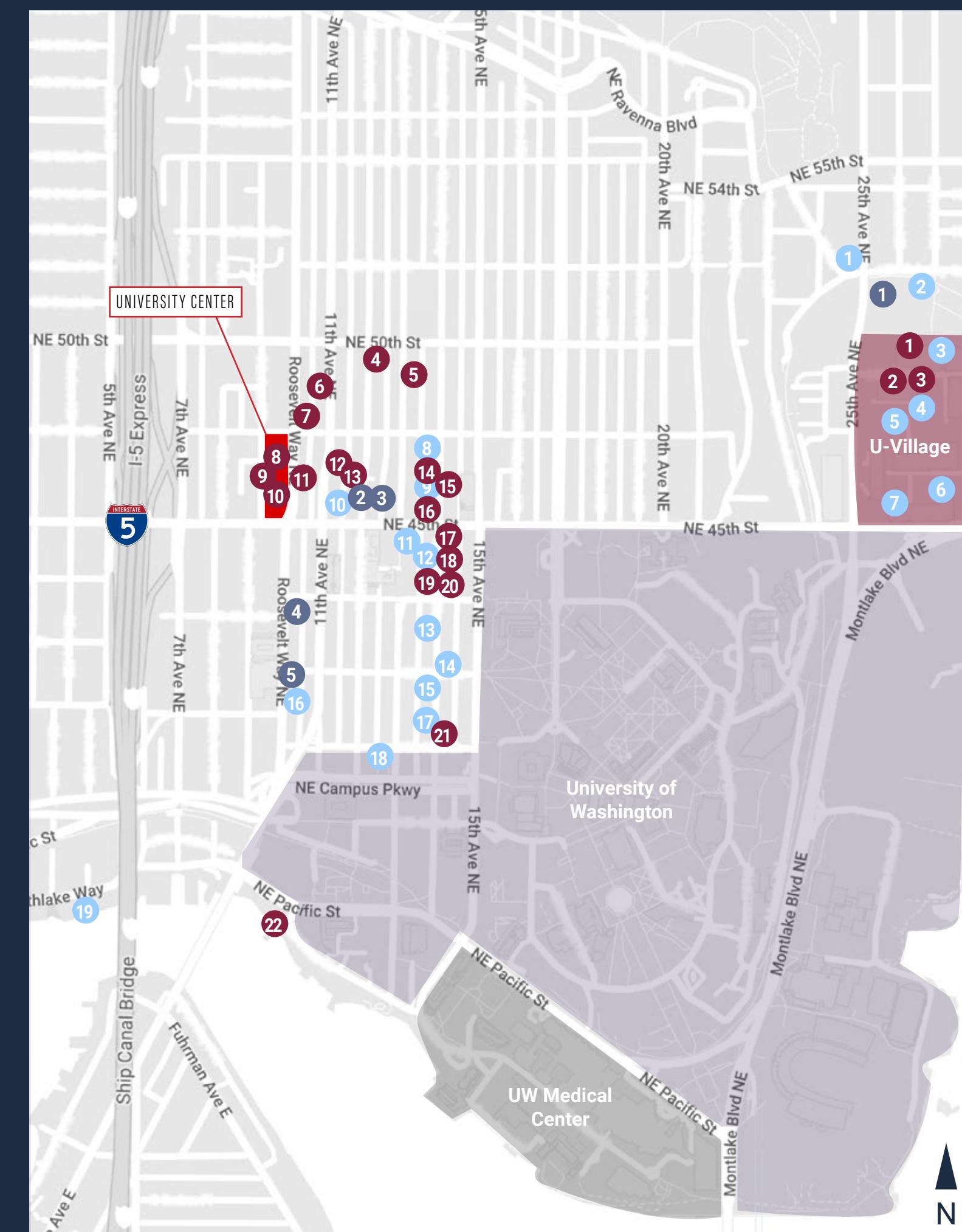
## RETAIL

- 1 Crate and Barrel
- 2 H&M
- 3 Apple
- 4 Walgreens
- 5 Safeway
- 6 Audi Seattle
- 7 University Volkswagen
- 8 Trader Joe's
- 9 AMC Theater
- 10 We Yoga
- 11 University Mazda

## HOTELS

- 1 Silver Cloud Hotel
- 2 Residence Inn by Marriott
- 3 Graduate Seattle

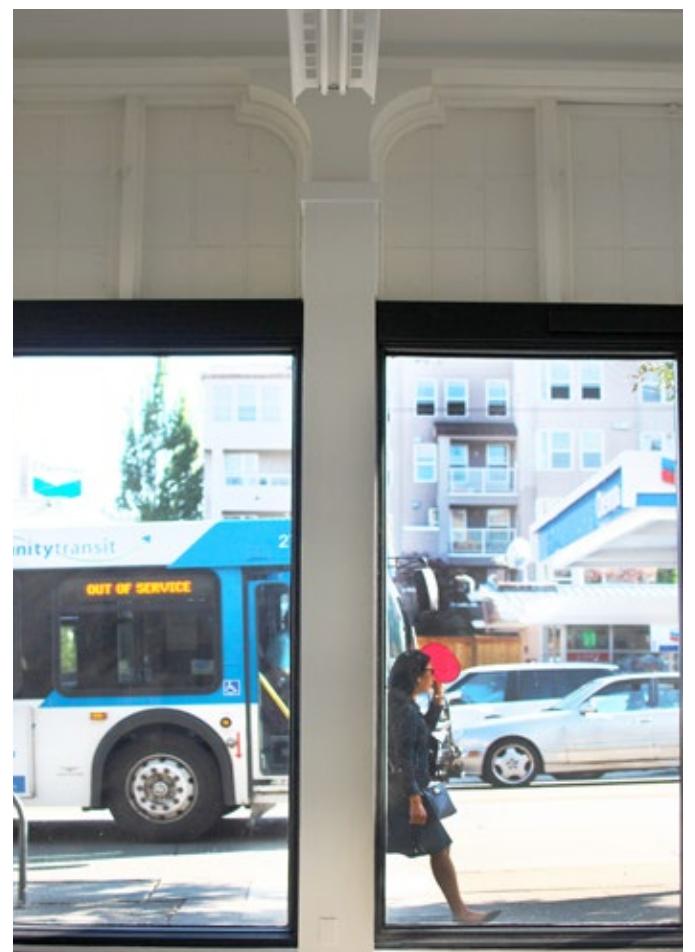
- 11 Slate Coffee Roasters
- 12 Earl's on the Ave
- 13 Chipotle
- 14 MOD Pizza
- 15 Starbucks
- 16 Poprtage Bay Cafe
- 17 Big Time Brewery & Alehouse
- 18 Cultivate
- 19 Ivar's Fish Bar



# THE NEIGHBORHOOD

THE RETAIL LANDSCAPE OF THE U DISTRICT OFFERS A VIBRANT, DIVERSE AND HEALTHY MIX CATERING TO STUDENTS, RESIDENTS, AND VISITORS. BOASTING SOME OF THE HIGHEST PEDESTRIAN COUNTS IN THE CITY AND GROWING TRANSPORTATION, THE U DISTRICT OFFERS UNPARALLELED ACCESS TO CUSTOMERS NEAR AND FAR.

University Center has excellent visibility located along two of the U District's primary transportation thoroughfares. This highly accessible destination offers a direct connection to the neighborhood's 17,000 residents and 54,000 university students, as well as regional clientele via nearby I-5 and the future U District Link Light Rail Station (opening 2021). The onsite AMC Theatre offers a destination atmosphere while the Trader Joe's draws regular traffic from local residents.



# UNIVERSITY CENTER

— ROOSEVELT WAY —

4501, 4545 & 4555 Roosevelt Way NE  
University District • Seattle, WA



ANNE MARIE KOEHLER  
206.487.5167  
AnneMarie.Koehler@ngkf.com

ERIKA KOEHLER  
206.487.5168  
Erika.Koehler@ngkf.com

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