



ARLO

WCCR

West Coast Commercial Realty

# RETAIL FOR LEASE

4716 Rainier Avenue South | Seattle, WA 98118





# ARLO

JOIN US in this new 243 apartment home community at the gateway to historic Columbia City on Alaska Street, two blocks from Link Light Rail. Straddling the heavily-traveled arterials of Rainier Avenue South and South Alaska Street, this intersection serves as a bridge joining the communities of Seward Park, Hillman City, Beacon Hill and Mt. Baker. Carmel Partners has brought this dynamic project to the market, rooted in the shared vision of design integrity and sensitivity to this historic and treasured neighborhood.



**99**

Walk Score  
"Walker's Paradise"



**61**

Transit Score  
"Good Transit"



**83**

Bike Score  
"Very Bikeable"



# ARLO

- Four Miles from Downtown Seattle by Car.
- Six Minute Walk to the Columbia City Light Rail Station.
- Columbia City boasts a higher average percentage of families than Greater Seattle as a whole (42% vs. 37%), and an overall diverse, creative and professional community.
- The site is further tightly knit into the community due to its direct proximity to the well-loved Rainier Play Fields, Rainier Community Center, and the Columbia Park and Library, both directly across S. Alaska St. and Rainier Ave. S. respectively.
- High foot traffic from ARLO Columbia City residents and surrounding neighborhood to and from Columbia City commercial and Light Rail.

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RETAIL C2  
2,417 SF  
AVAILABLE

## RETAIL C2 - 2,417 SF

- FRONTAGE ON RAINIER
- TALL CEILINGS
- ROLL UP DOOR
- DIRECT SPILL OUT TO PLAZA SPACE WITH SOUTHERN EXPOSURE

RETAIL D  
681 SF  
AVAILABLE

## RETAIL D - 681 SF

- FRONTAGE ON RAINIER
- WELCOMING PLAZA ENTRY
- LIGHT & AIRY WITH TALL CEILINGS & WINDOWS
- WITH NANO WALL



# STRONG DEMOGRAPHICS

## TOTAL POPULATION

1-Mile: 25,599  
3-Mile: 110,686  
5-Mile: 366,911

## EMPLOYEES

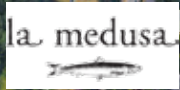
1-Mile: 6,021  
3-Mile: 142,681  
5-Mile: 407,080

## AVERAGE HOUSEHOLD INCOME

1-Mile: \$107,227  
3-Mile: \$112,954  
5-Mile: \$113,106




6 minute walk to Link Light Rail

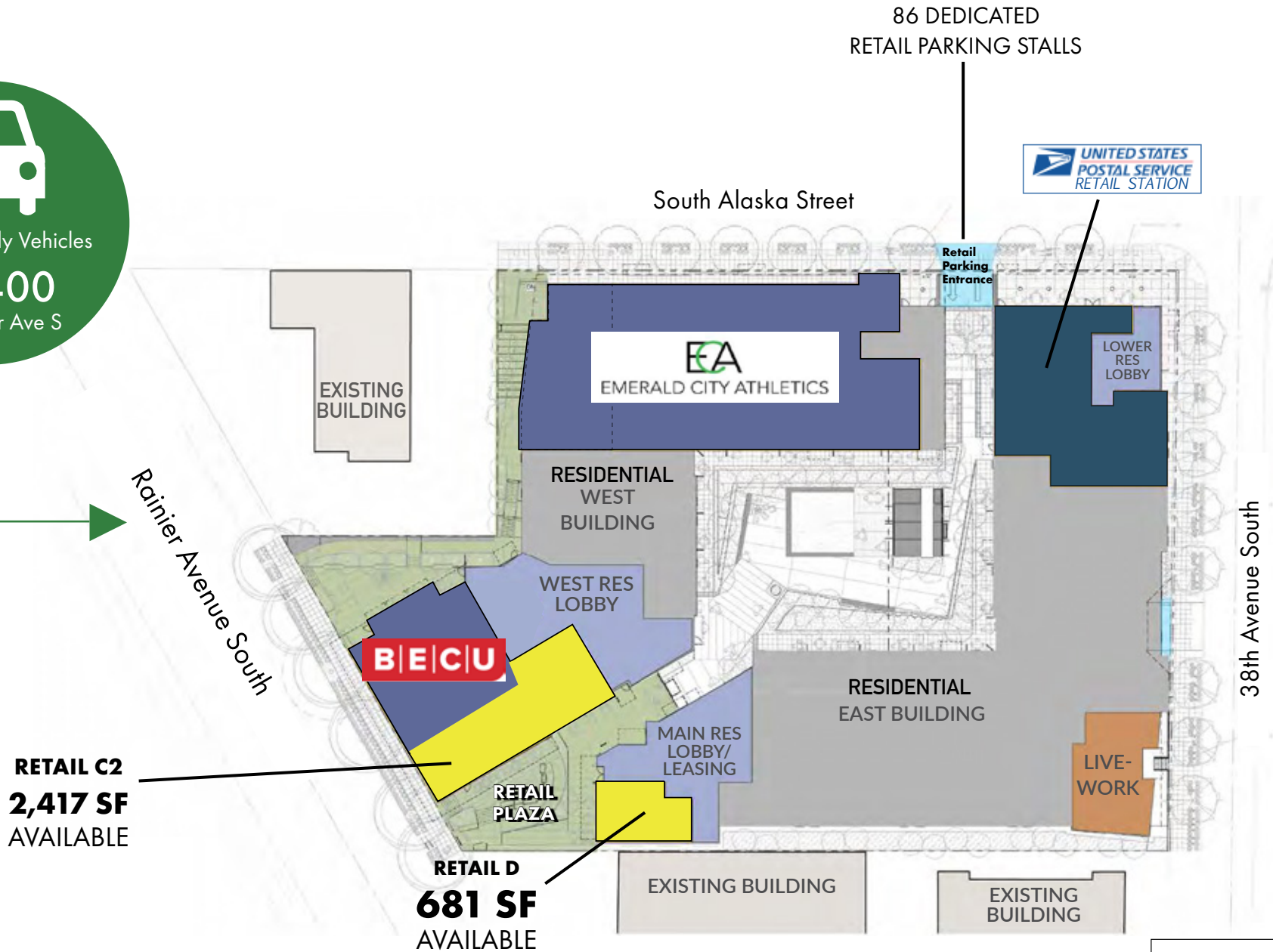


S/Alaska St





Average Daily Vehicles  
**25,400**  
on Rainier Ave S





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## LEASING INFORMATION

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