

PIPER VILLAGE

RETAIL FOR LEASE

200 North 85th Street Seattle, WA 98103



PRIME RETAIL SPACE IN THE HEART OF GREENWOOD

Prime, high-exposure retail opportunity in the heart of Greenwood's business district and community hub. One of the few locations with ample onsite, surface parking. Piper Village is THE Retail Core for this diverse, dense and popular neighborhood in North Seattle, anchored by Fred Meyer. Designed as an open air community retail center with walkways, green space, residential units and gathering areas. Several strong national and community retailers, including a new Trader Joe's NOW OPEN one block away, draw shoppers to this center from around the area, offering brand recognition and convenience.

Tiffini Connell
Avery Connell

tiffini@wccommercialrealty.com
avery@wccommercialrealty.com

206.854.1925
206.475.9367

WCCR
West Coast Commercial Realty

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TRAFFIC COUNTS

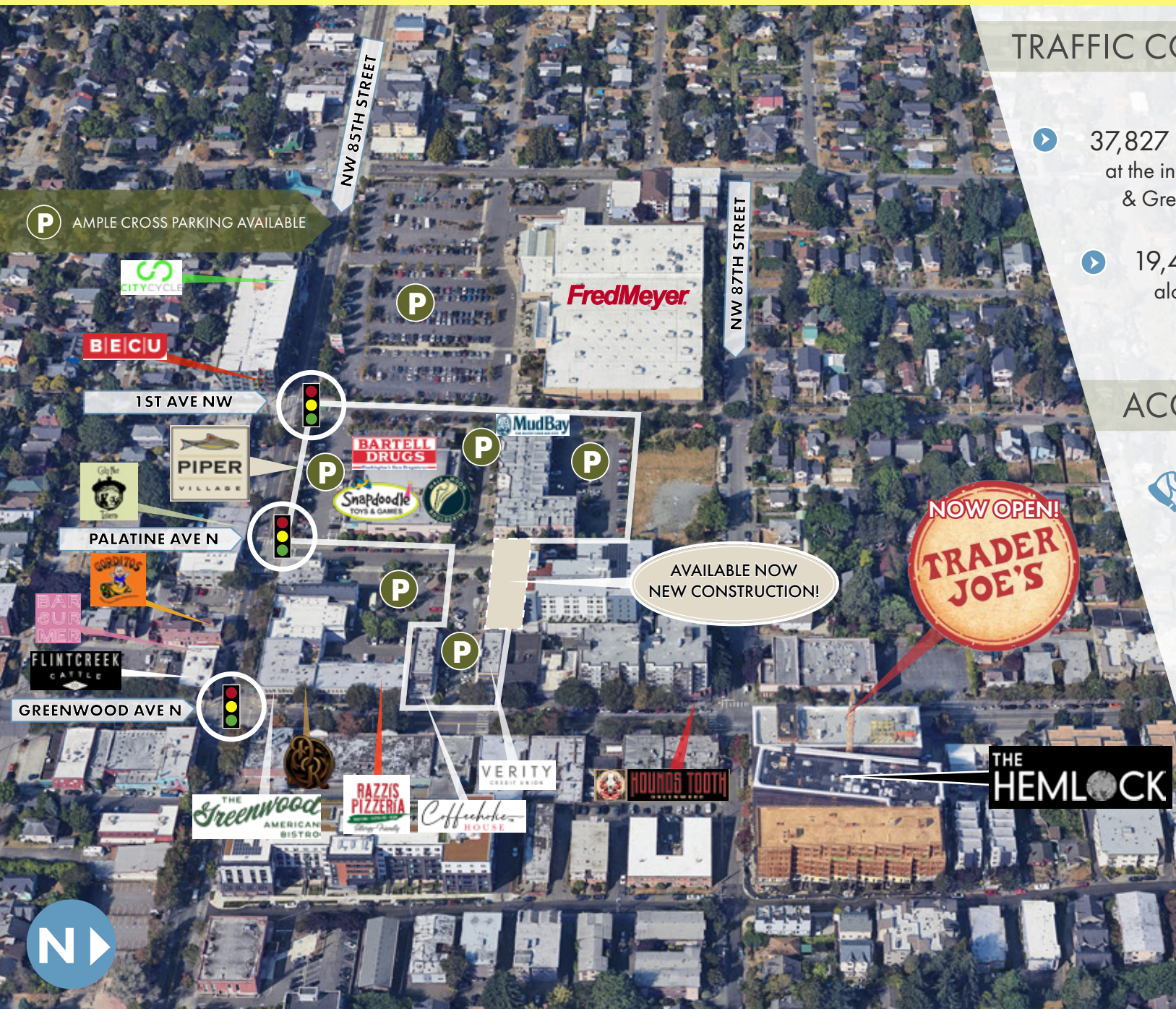
- ▶ 37,827 ADV
at the intersection of NW 85th
& Greenwood Ave N
- ▶ 19,433 ADV
along Greenwood Ave N

ACCESSIBILITY

 96 WALKSCORE
walkable paradise

 56 TRANSIT SCORE
good transit

 86 BIKESCORE
very bikeable



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Adjacent to Piper Village



DEMOGRAPHICS

▶ TOTAL POPULATION

1-Mile: 34,350

2-Mile: 111,134

▶ TOTAL EMPLOYEES

1-Mile: 7,643

2-Mile: 32,391

▶ AVERAGE HOUSEHOLD INCOME

1-Mile: \$103,087

2-Mile: \$110,239

▶ AVERAGE HOUSEHOLD SIZE

1-Mile: 2.10

2-Mile: 2.03

▶ POPULATION MEDIAN AGE

1-Mile: 35.7

2-Mile: 36.3



Comfy Couples - Upper-class couples.

Urban couples making a mid- to upper-scale household income. Most own their own homes. Some have a college education and work in a variety of occupations, including management-level positions.



Corporate Climbers - Upper-scale urban singles.

Pre-middle-age to middle-age singles with upper-scale incomes. May or may not own their own home. Most have college educations and are employed in mid-management professions.

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NORTH 87TH STREET

1ST AVENUE NW

PALATINE AVENUE NW

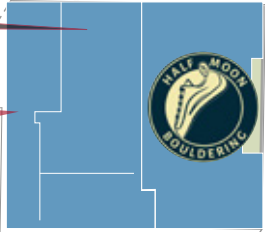
GREENWOOD AVE

The Ladies Room
WELLNESS CENTER



Lael Banner
DDS 1,532 SF

MORROW LANE



COMING SOON!
FLX

MAKI
ROLLS+TERIYAKI

1,529 SF

1,574 SF

1,826 SF
*Do Not Disturb Tenant

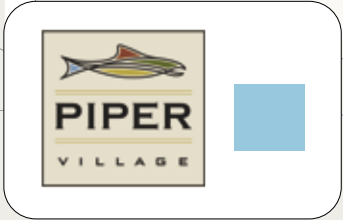
Edward Jones

Coffeehouse



THE Greenwood
AMERICAN DISTRICT

NORTH 85TH STREET

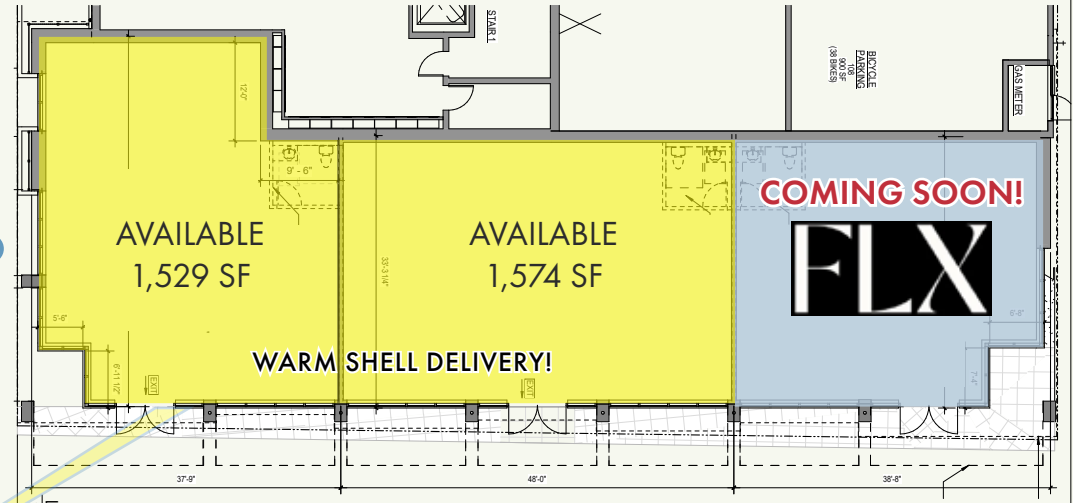


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FLOOR PLANS



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