



First Western Properties | 425.822.5522  
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

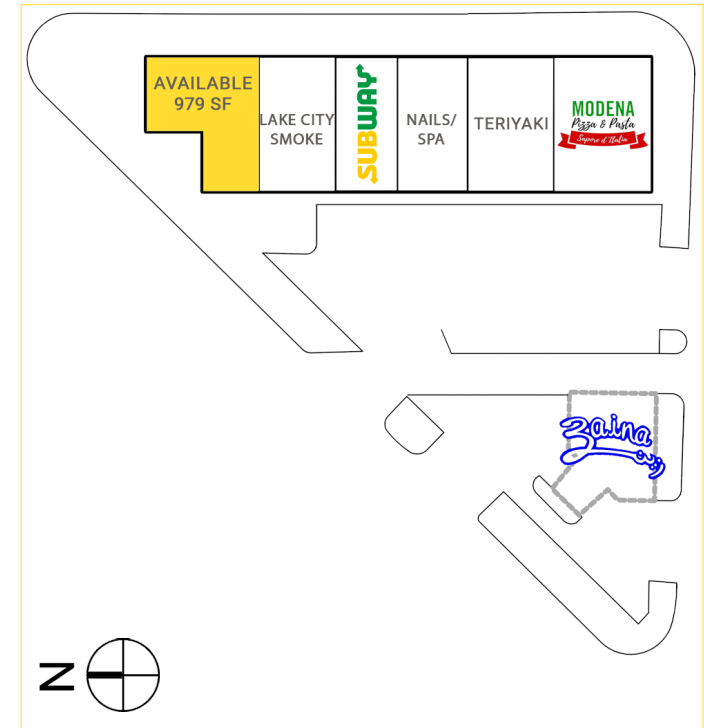
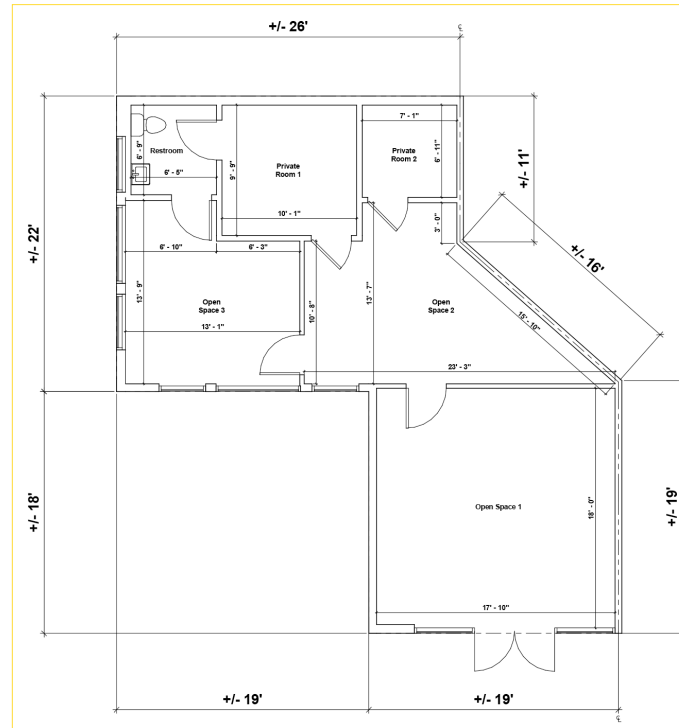
8014 LAKE CITY WAY NE | SEATTLE, WA

**RETAIL/OFFICE FOR LEASE**  
**VILLAGE AT MAPLE LEAF**



# SITE SUMMARY

<b>Available</b>	End Cap 979 SF Retail/Office
<b>Rate</b>	Negotiable Contact Broker for Details
<b>NNN's</b>	\$19.31 PSF
<b>Signage</b>	Exterior Signage Available
<b>Co-Tenants</b>	Subway, Nail/Spa, Teriyaki, Modena (Pizza & Pasta), Zaina (Middle Eastern Cafe)
<b>Parking</b>	20 Parking Shared Stalls



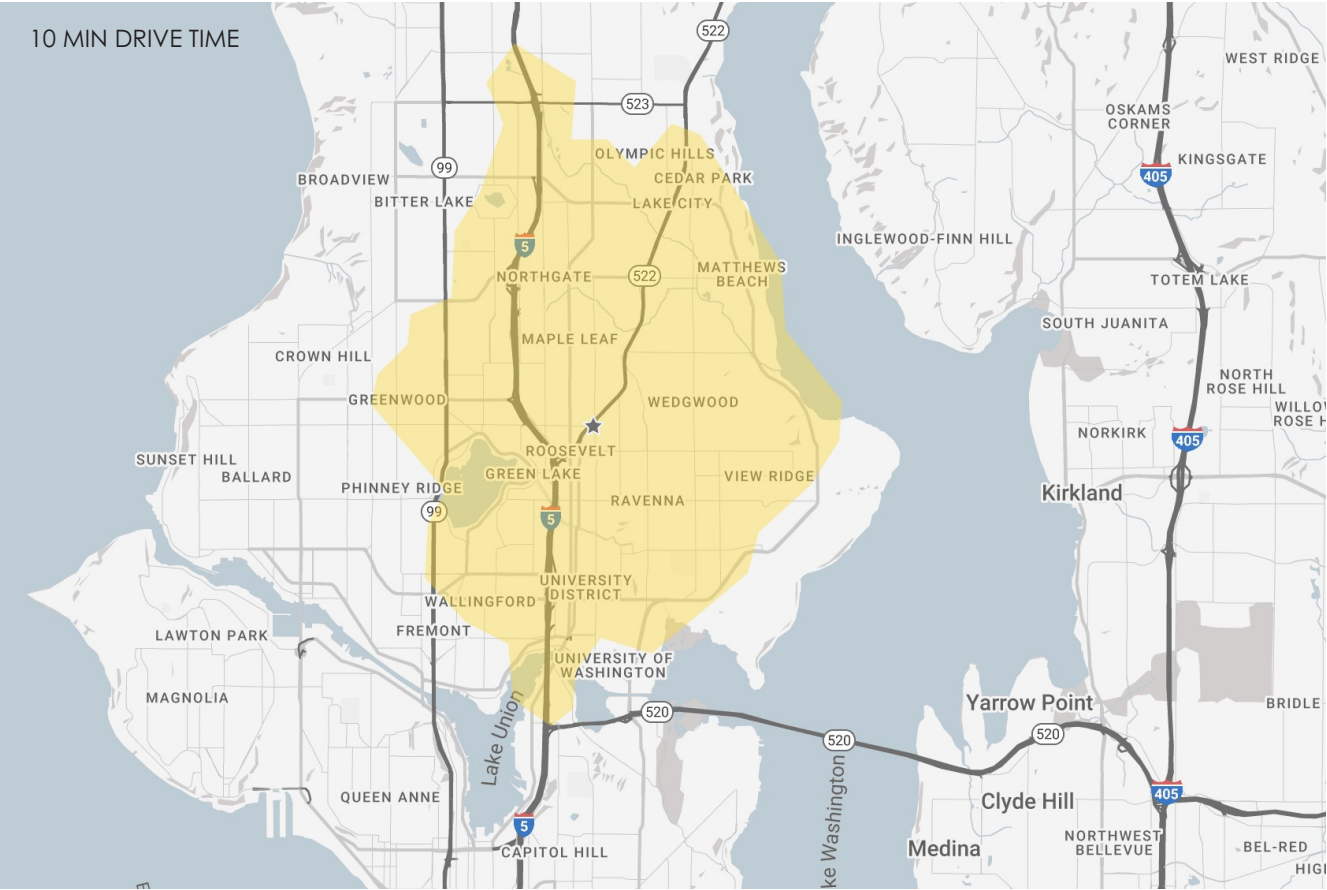






# DEMOGRAPHICS

Seattle, the Pacific Northwest’s largest city, is renowned for its stunning natural surroundings, vibrant cultural scene, numerous parks, and a thriving economy anchored by technology, maritime, and aerospace industries, all of which attract a skilled workforce and foster a dynamic urban environment with diverse neighborhoods. Among these, the areas surrounding Wedgwood — including Ravenna, the University District, Laurelhurst, and Roosevelt—offer a highly sought-after urban-suburban blend, driven by their strategic location near the University of Washington, the bustling U-Village shopping center, excellent transportation links with easy 12-26 minute commutes to downtown, and a strong sense of community with desirable family amenities and green spaces, making them prime candidates for ongoing mixed-use development and ensuring continued demand for diverse housing and retail options.



190,210

POPULATION  
10 MIN DT



83,257

NO OF HOUSEHOLDS  
10 MIN DT



\$174,898

AVERAGE HH INCOME  
10 MIN DT



\$1.0M

MEDIAN PROPERTY VALUE  
10 MIN DT



34.0

YEARS OLD  
MEDIAN AGE



\$4.73B

TOTAL NON-RETAIL  
EXPENDITURE



104,568

DAYTIME ADJ. POPULATION  
10 MIN DT



39,045

SR 522 & 15TH AVE. NE  
ADT AT SITE





RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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