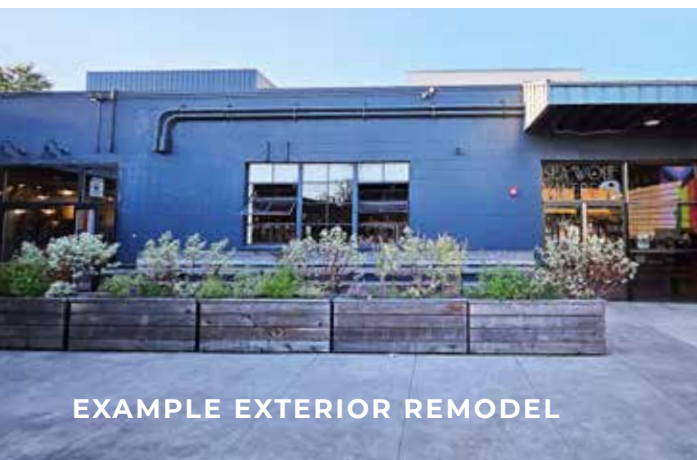




EXAMPLE EXTERIOR FAÇADE UPGRADES



RETAIL FOR LEASE / 1,400 SF - 14,948 SF

FORMER DOLLAR TREE BUILDING IN WHITE CENTER



**JAMES TJOA
& ASSOCIATES**
ADVISORY • BROKERAGE • DEVELOPMENT
RE/MAX COMMERCIAL

OFFERING SUMMARY



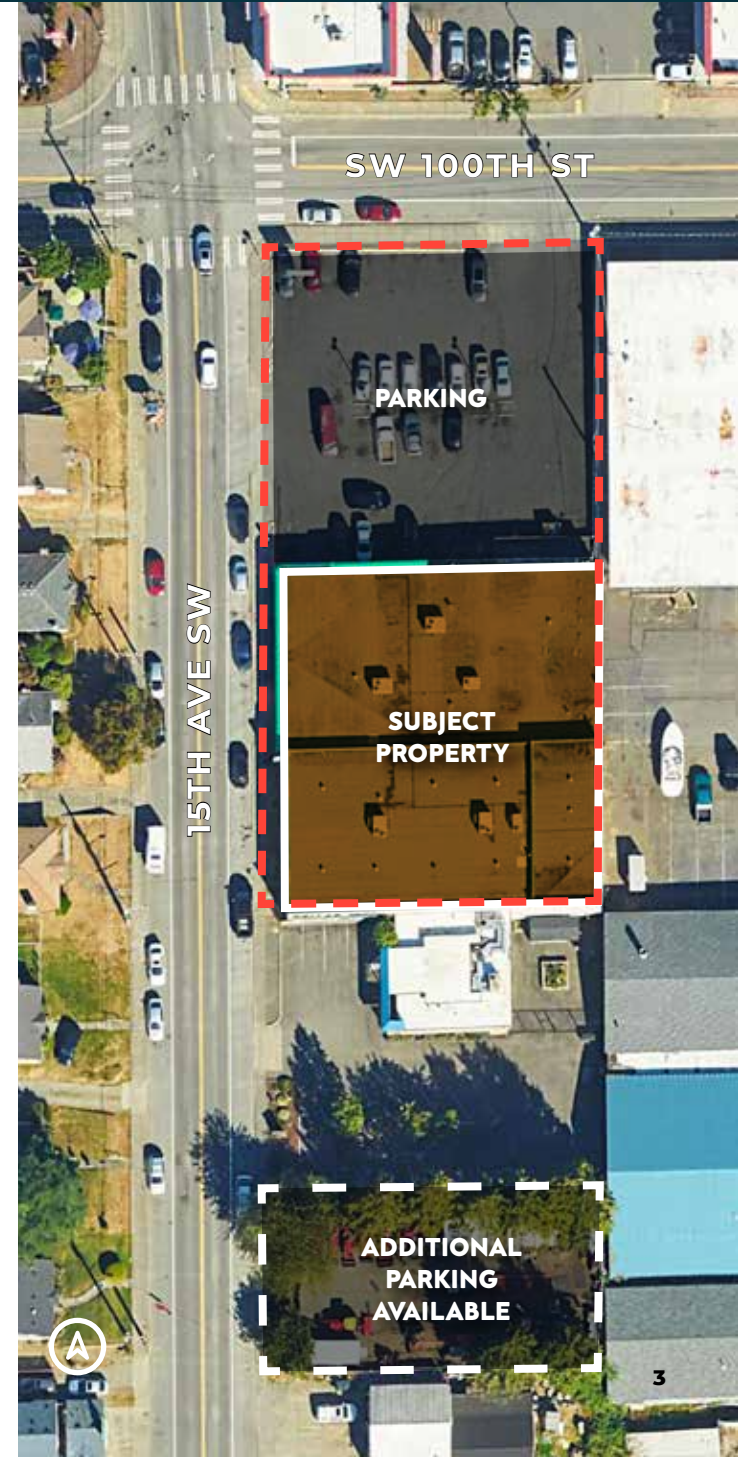
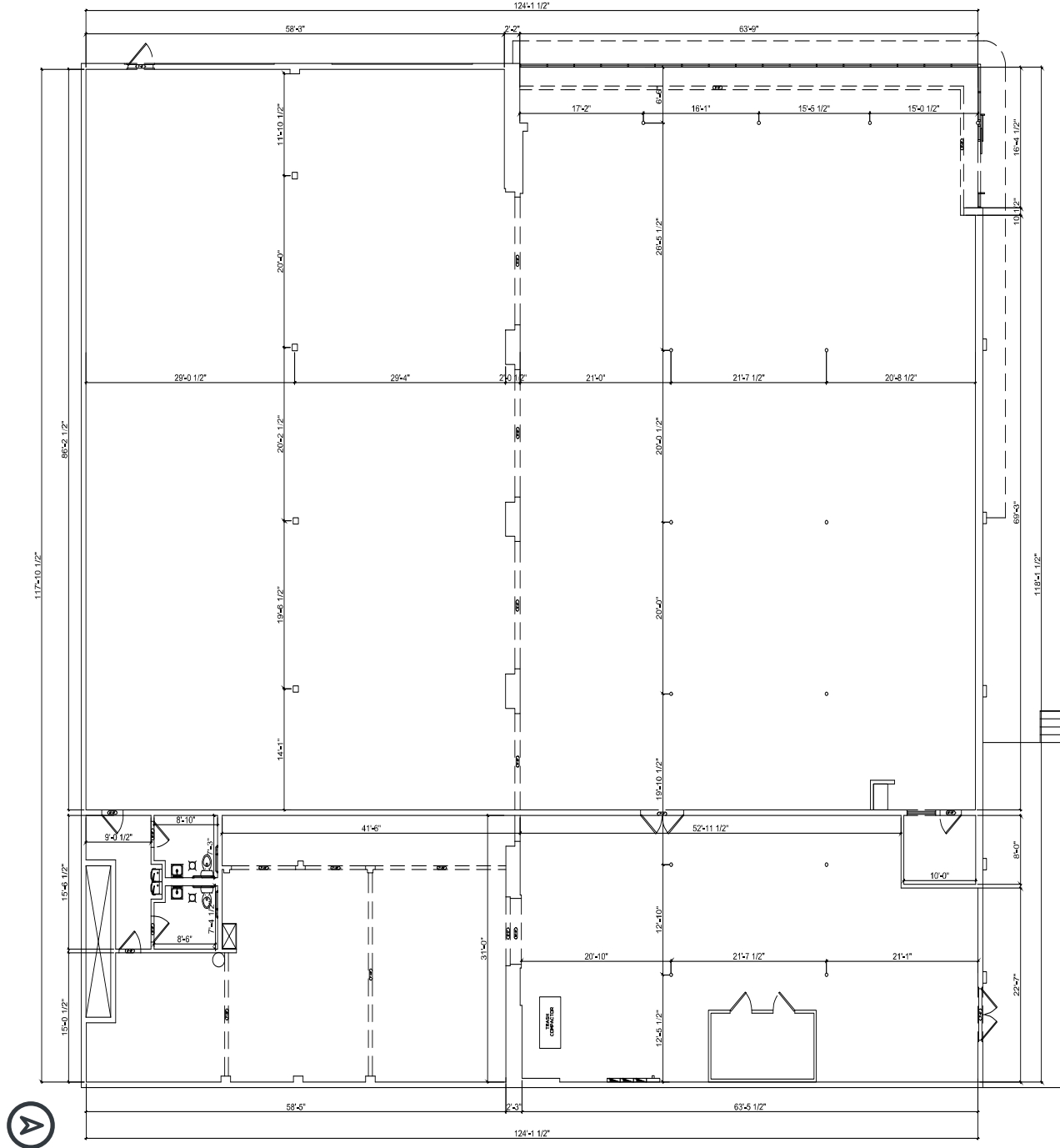
The Offering: An expansive 14,948 SF building ready to be transformed to suit your business needs. Former home of The Dollar Tree, this versatile retail space can accommodate a number of business types and sizes. Lease the entire building, or possible demising options range from 10,000 SF to 1,400 SF suites. Additionally, this property features a 3:1 parking ratio, a rare find in this neighborhood.

Join an eclectic mix of national brands and trendy local businesses in the dynamic and up-and-coming neighborhood of White Center. Often likened to what Capitol Hill was two decades ago, White Center boasts a vibrant commercial district and relatively affordable housing. The district is growing rapidly, making it the perfect time to establish your presence in this burgeoning area.

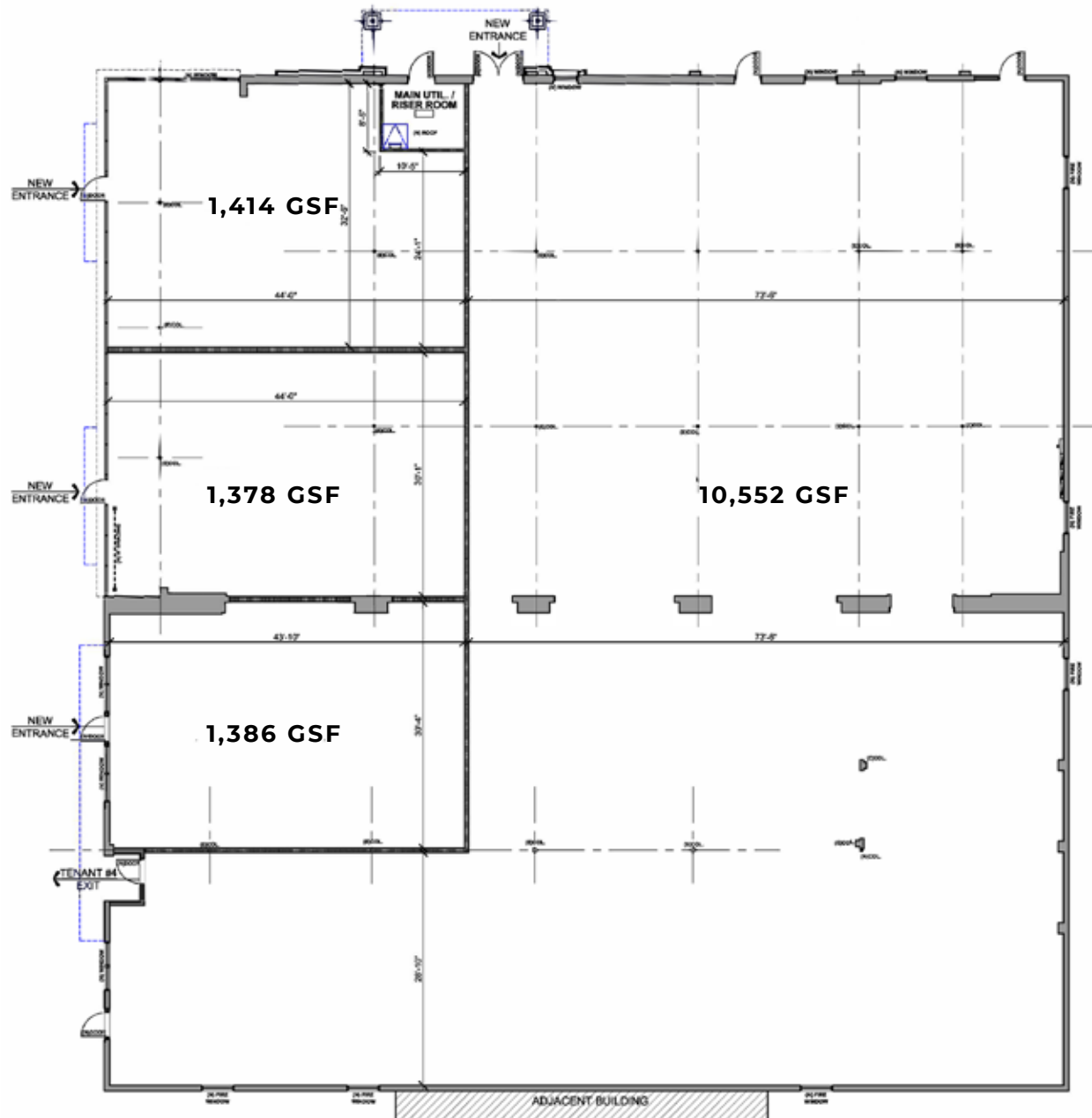
OVERVIEW

LEASE RATE	\$20.00 - \$36.00 PSF NNN <i>Based on Unit Size & Delivery</i>
CAM ESTIMATE	\$8 Per SF
ADDRESS	10014 15th Ave SW Seattle, WA 98146
BUILDING SF	14,948 SF <i>Per As-Built Completed in 2023</i>
DEMISING OPTIONS AVAILABLE	From 1,400 SF
CEILING HEIGHT	14 FT
LOADING DOOR	1 Dock High
PARKING RATIO	3:1 <i>Excellent Parking for the Area</i>
YEAR BUILT	1959 / 1985

AS-BUILT SURVEY & SITE



SAMPLE DEMISING OPTIONS



POTENTIAL DEMISING OPTIONS | NOT TO SCALE

LOCATION



“This compact neighborhood feels at once old-school and new-school, with its mix of long-running international restaurants and cool up-and-comers.”

- VISIT SEATTLE

h St

12th Ave SW
12th Ave SW

LOCATION



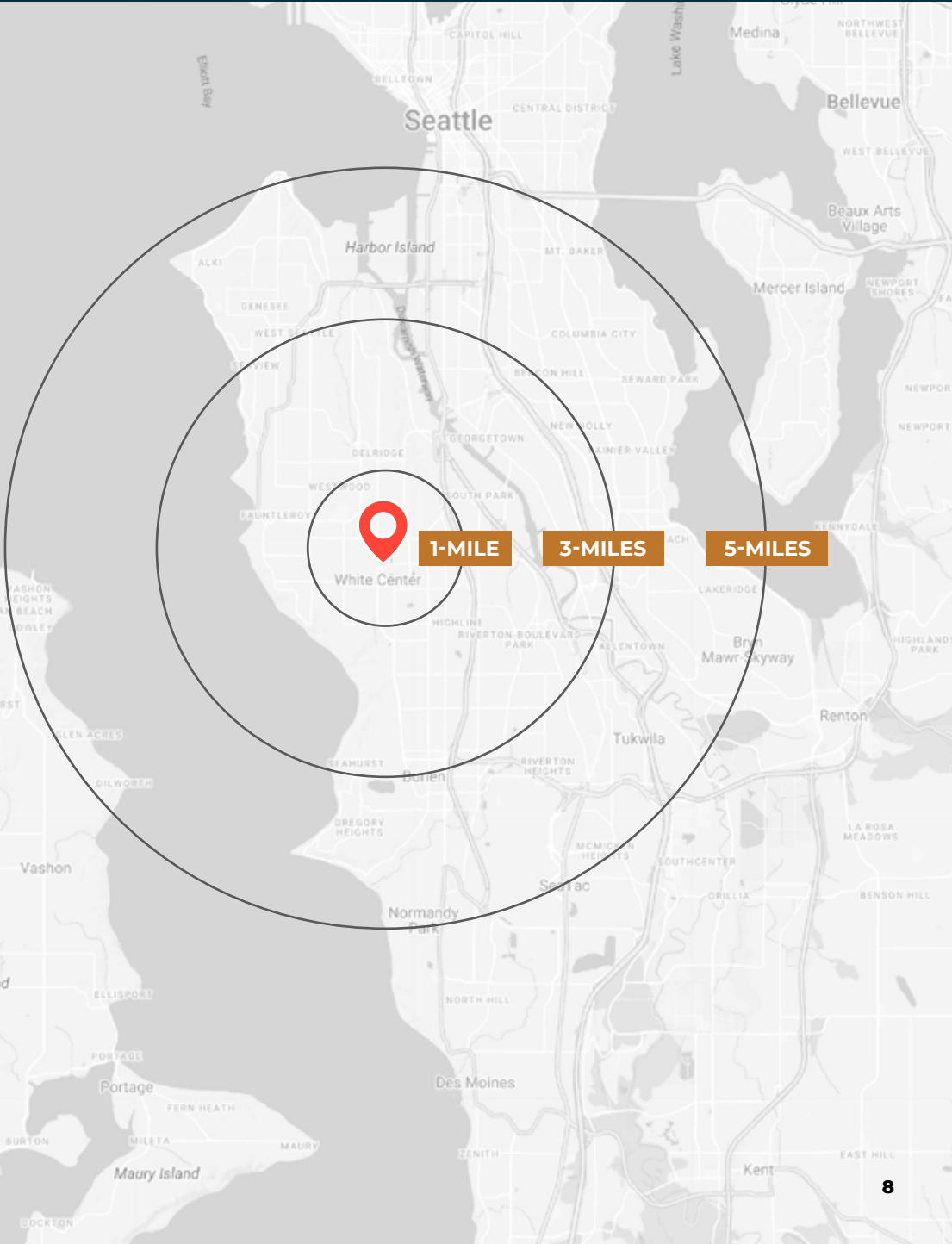
DEMOGRAPHICS

2023 HOUSEHOLD INCOME

	1-MILE	3-MILES	5-MILES
Median	\$113,769	\$118,776	\$121,331
Average	\$152,529	\$156,928	\$157,961

POPULATION

	1-MILE	3-MILES	5-MILES
2023 Population	22,883	111,506	274,121
2028 Projection	23,092	114,171	287,815



EXCLUSIVELY LISTED BY




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