

**RETAIL FOR LEASE
1,450 SF - 14,372 SF**



**FORMER WALGREENS BUILDING IN WHITE CENTER
9456 16TH AVENUE SW | SEATTLE, WA**

THE OFFERING

The Offering: An expansive 14,372 SF building ready to be transformed to suit your business needs. Former home of Walgreens, this versatile retail space is zoned NC2-40 and can accommodate a number of business types and sizes.

Lease the entire building, or possible demising options range from 10,000 SF to 1,450 SF suites. Additionally, this property features a 4/1,000 parking ratio, a rare find in this neighborhood.

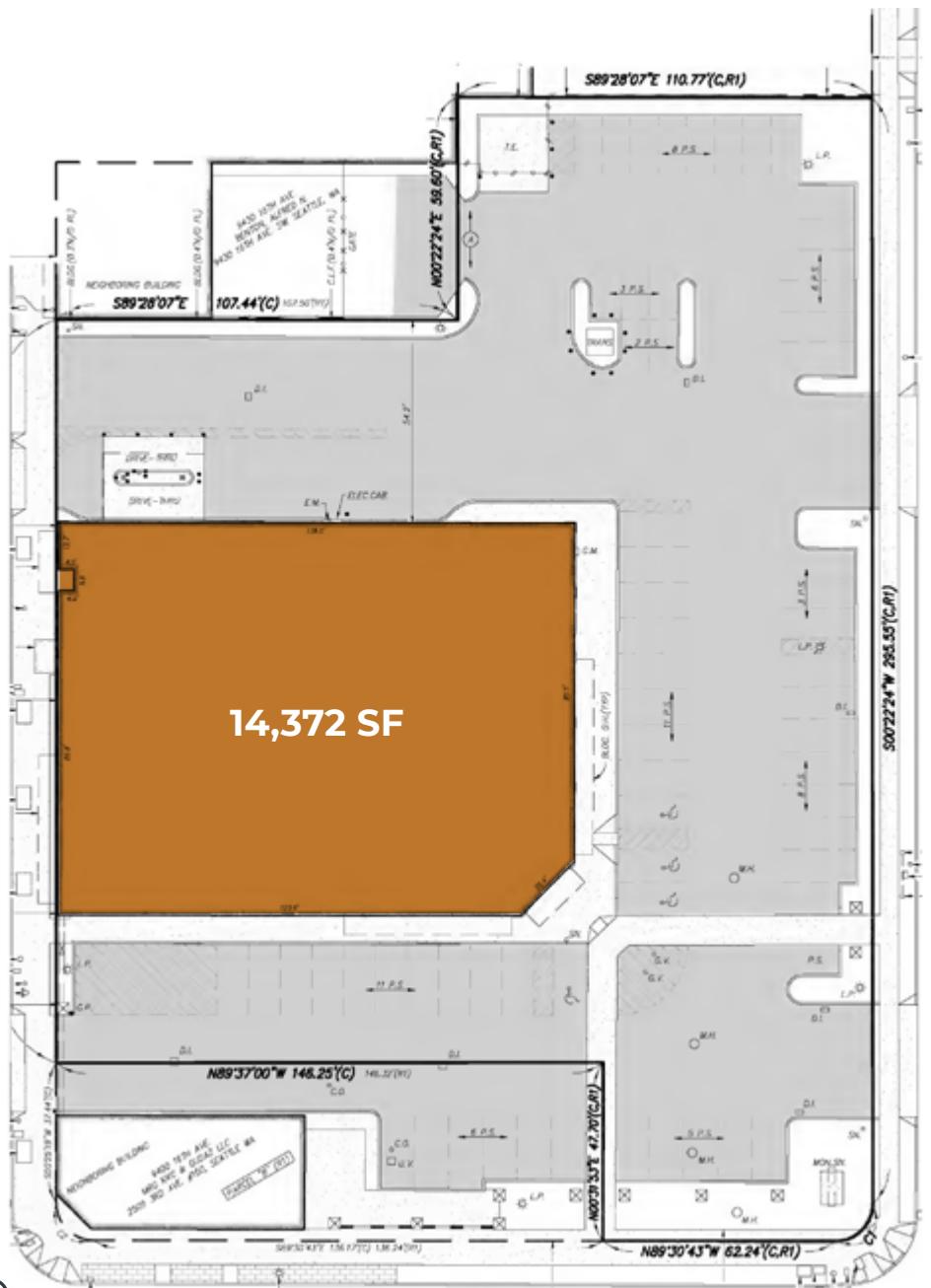
Positioned on a signalized hard corner, the site offers exceptional visibility and frontage along three roads. The three curb cuts provide convenient ingress and egress, and a pylon sign and drive-through lane offers the opportunity for three sided building signage to maximize exposer.

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.

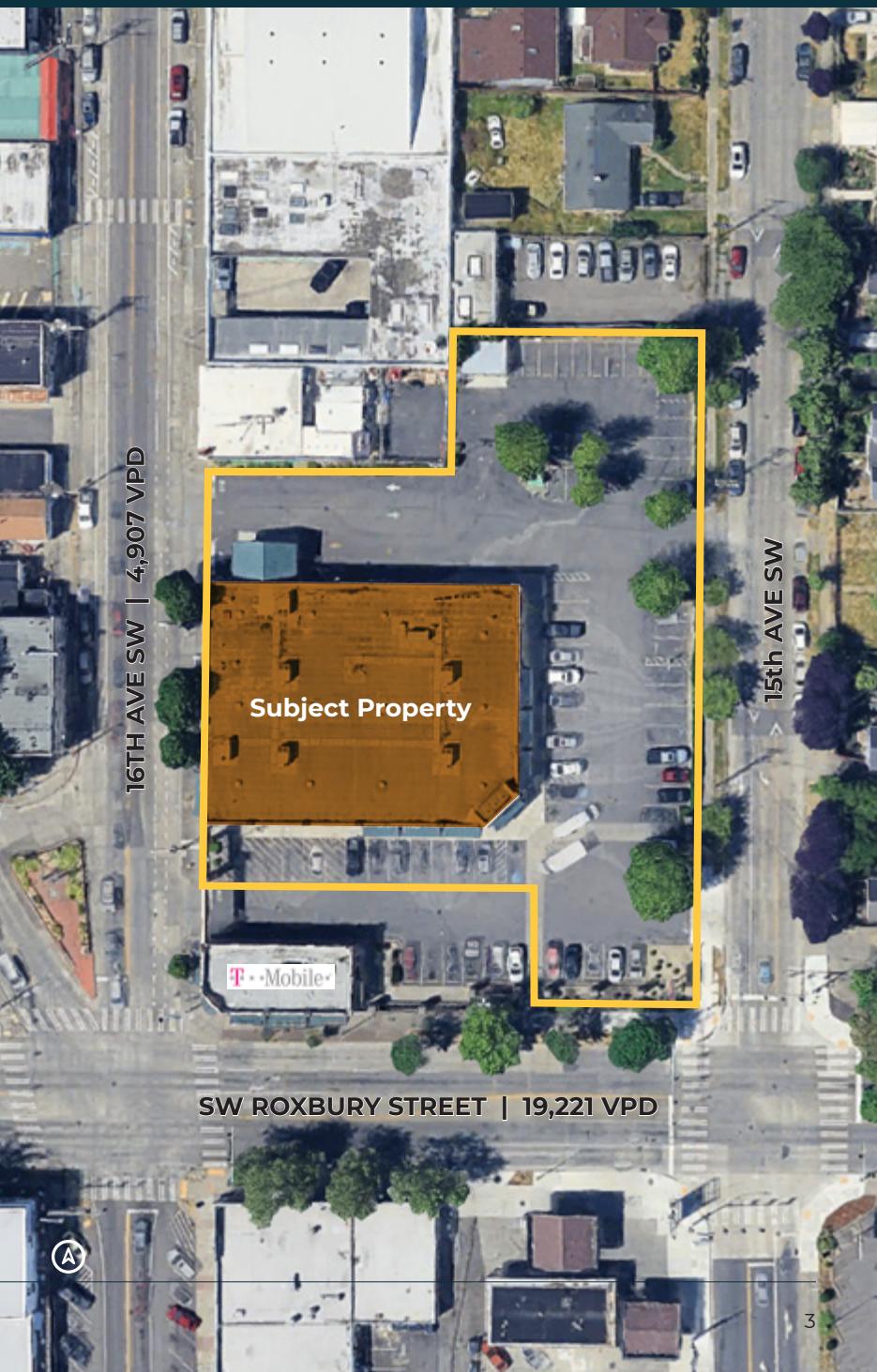
PROPERTY OVERVIEW

LEASE RATE	\$24-36 PSF NNN <i>Based on Unit Size & Delivery</i>
CAM ESTIMATE	\$8-10 Per SF estimated
ADDRESS	9456 16th Avenue SW Seattle, WA 98106
BUILDING SF	14,372 SF
DEMISING OPTIONS	Available From 1,450 SF
LOT SIZE	1.22 AC / 53,348 Total SF
CEILING HEIGHT	Up to estimated 17 FT
ZONING	NC2-40 <i>Neighborhood Commercial 2</i>
PARKING RATIO	4/1,000 <i>Excellent Parking for the Area</i>
YEAR BUILT	2002
Located on a Signalized Hard-Corner with Prime 3-Road Frontage Along Roxbury Street (19,221 VPD) and 16th Ave SW (4,907 VPD)	
Drive-Thru & Pylon Signage	
\$157,961 Average Household Income (3-Mile)	

FLOOR PLAN & SITE



Ⓐ Not to Scale



SAMPLE DEMISING OPTIONS

OPTION ONE



OPTION TWO



OPTION THREE



LOCATION



WESTWOOD VILLAGE SHOPPING CENTER



The logo for Marshall ULTA BEAUTY. It features the word "Marshall" in a blue, stylized, italicized font above the word "ULTA" in a larger, bold, black font. Below "ULTA" is the word "BEAUTY" in a smaller, black, sans-serif font. A red swoosh graphic is positioned to the left of the "ULTA" text.

Marshalls. **FIVE GUYS**
BURGERS and FRIES

ULTA BEAUTY MATTRESS FIRM

CHASE

The logo for QFC Quality Food Centers. It features a blue shield-shaped background with a white outline. Inside the shield is a white stylized crown above the letters "QFC". Below "QFC" is the text "Quality Food Centers" in a smaller, blue, sans-serif font.



The logo for Ross Dress for Less, featuring the brand name in a blue, bold, sans-serif font above the slogan "DRESS FOR LESS" in a smaller, black, sans-serif font. Below the text is a red, stylized graphic of a dress with a white belt and a blue graphic of a building or storefront.



UNITED STATES
POSTAL SERVICE

Downtown Seattle ±15-MINUTES



DEMOGRAPHICS

POPULATION SUMMARY

	1-Mile	3-Miles	5-Miles
2023	22,883	111,506	274,121
2028	23,092	114,171	287,815

MEDIAN HOUSEHOLD INCOME

	1-Mile	3-Miles	5-Miles
Median	\$143,109	\$116,367	\$132,426
Average	\$152,529	\$156,928	\$157,961



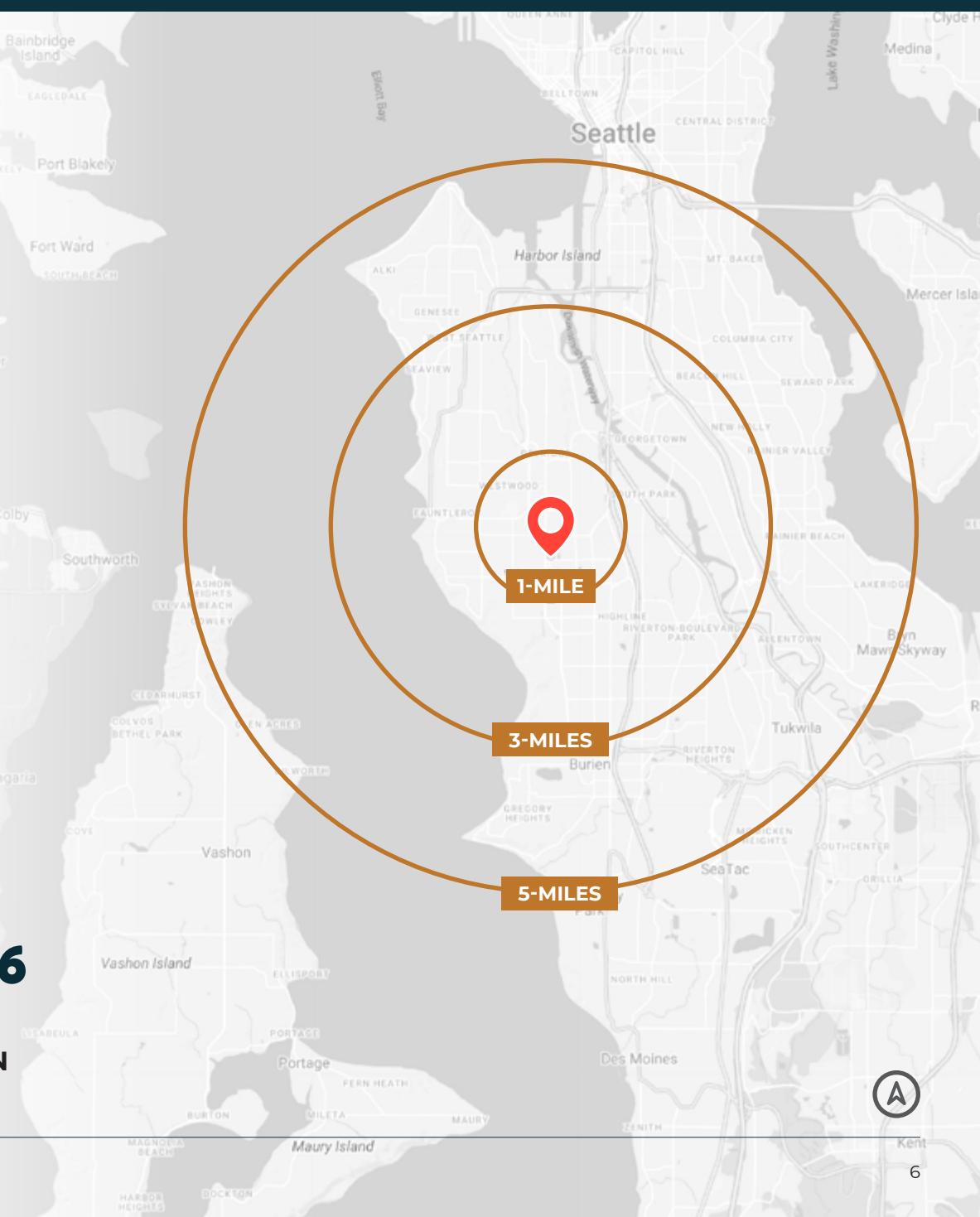
39.7
MEDIAN
AGE



\$816K
MEDIAN
HOME VALUE



108,326
EMPLOYED
POPULATION



EXCLUSIVELY LISTED BY



P 206.726.6230

F 206.322.7576

E james@jamestjoa.com

WWW.JAMESTJOA.COM

James Tjoa & Associates has been retained as the exclusive listing broker for 9456 16th Avenue SW in the city of Seattle, Washington. Legal documents and reports summarized in this Offering Memorandum are not intended to be comprehensive statements of the terms or contents of such documents and reports. While the Seller and James Tjoa & Associates believe the information to be accurate, potential buyers should conduct an independent investigation and reach conclusions without reliance on materials contained herein. The Seller reserves the right, for any or no reason, to withdraw the property from the market. The Seller has no obligation expressed or implied, to accept any offer. Further, the Seller has no obligation to sell the property unless and until the Seller executes and delivers a signed contract of sale on terms acceptable to the Seller, in its sole discretion. The material contained in this Offering Memorandum is confidential, under the terms and conditions of a Confidentiality Agreement, which has been executed by the recipient as Reviewer, and furnished solely for the purpose of considering the purchase of the property described herein and is not to be copied and/or used for any other purpose, or made available to any other person without the express written consent of James Tjoa & Associates or the Seller. Offers should be delivered to the office of the Exclusive Listing Agent, James Tjoa & Associates at RE/MAX Metro Realty, attention James Tjoa. To facilitate analysis of offers, offerors are encouraged to provide information relative to funding sources, experience in owning and operating similar properties, familiarity with the market and any other information which is likely to favorably reflect on the offerors ability to close this proposed transaction in a timely manner. Inquiries and tours are to be directed to the Exclusive Listing Agent. Please do not contact the Property. This document has been prepared by James Tjoa & Associates for marketing purposes and general information only. James Tjoa & Associates makes no guarantees, representations or warranties of any kind, express or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. James Tjoa & Associates excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this documents and excludes all liability for loss and damages arising there from. This publication is the copyrighted property.