



AVAILABLE

4733-4735 UNIVERSITY WAY SEATTLE, WA

AC AYERS
COMMERCIAL
GROUP

THE PROPERTY ———

OWNER-USER RESTAURANT/RETAIL

\$2,675,000 | 4,120 Sq Ft | \$650/Sq Ft

Ayers Commercial Group is pleased to present the opportunity to purchase a **4,120 SF retail building** in the **U-District**. Located **blocks from the University of Washington**, this is a **rare opportunity** to purchase a small building in one of the most prominent retail areas in Seattle. The property has 2 suites, 1 currently occupied by a restaurant on a month-to-month lease, and the other vacant.

Ideal opportunity for:

- 1) **Owner-user to occupy 2,000 SF restaurant** space, and earn income from renting the other unit,
- 2) **Owner-user to occupy 2,100 SF retail** space, and earn income from renting the restaurant,
- 3) **Owner-user to occupy entire 4,120 SF building for restaurant or retail use.**

PROPERTY SUMMARY

ADDRESS 4733 University Way NE
Seattle, WA 98105

PARCEL NUMBER 8816400935

BUILDING SIZE 4,120 SF

LOT AREA 4,120 SF | 0.09 AC

YEAR BUILT/RENOVATED 1909/2005

ZONING NC3P-65

OF TENANTS 2



DEMOGRAPHICS

| Population | | | |
|----------------------------|--------|---------|---------|
| | 1 mile | 3 mile | 5 mile |
| 2010 Population | 39,962 | 209,334 | 444,016 |
| 2023 Population | 52,104 | 241,562 | 546,181 |
| 2028 Population Projection | 53,382 | 243,371 | 555,144 |
| Annual Growth 2010-2023 | 2.3% | 1.2% | 1.8% |
| Annual Growth 2023-2028 | 0.5% | 0.2% | 0.3% |
| Median Age | 32.8 | 37.2 | 38.6 |

| Income | | | |
|-------------------------|-----------|-----------|-----------|
| | 1 mile | 3 mile | 5 mile |
| Avg Household Income | \$100,811 | \$148,532 | \$140,056 |
| Median Household Income | \$62,514 | \$117,661 | \$110,121 |
| < \$25,000 | 5,234 | 11,516 | 32,825 |
| \$25,000 - 50,000 | 3,518 | 11,257 | 30,393 |
| \$50,000 - 75,000 | 2,842 | 12,737 | 31,202 |
| \$75,000 - 100,000 | 1,805 | 10,371 | 25,814 |
| \$100,000 - 125,000 | 1,637 | 11,808 | 28,666 |
| \$125,000 - 150,000 | 720 | 8,569 | 21,308 |
| \$150,000 - 200,000 | 1,590 | 12,947 | 29,381 |
| \$200,000+ | 3,170 | 29,241 | 64,090 |

U DISTRICT RETAIL

JEFF AYERS

OWNER | DESIGNATED BROKER

425.275.2406

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Jewel of India
Indian Cuisine

ND POPP
WARE

