

OAK TREE VILLAGE

RETAIL FOR LEASE

10004 Aurora Avenue N
Seattle, WA 98133



THE OPPORTUNITY

Located on busy Aurora Avenue North with 31,000 vehicle per day. Outstanding co-tenants include AMC theater, IHOP, Wing Stop, UPS and a local grocer providing customer traffic through-out the day.

The highly educated population in the neighborhood with over 38.9% holding a bachelors degree or higher and average household incomes of \$133,012 are great customers with disposable incomes.



Constance Wilde
constance@wccommercialrealty.com

o (206) 283-5212
c (425) 501-1766

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

WCCR

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Oak Tree Village
10004 AURORA AVENUE N
SEATTLE, WA 98133

DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

5 minute drive time: \$111,474
7 minute drive time: \$125,408
10 minute drive time: \$133,012

POPULATION

5 minute drive time: 48,923
7 minute drive time: 102,158
10 minute drive time: 229,802

EMPLOYEES

5 minute drive time: 10,438
7 minute drive time: 21,848
10 minute drive time: 64,286



31,000+ vehicles per day pass the center at Aurora Avenue N / Highway 99



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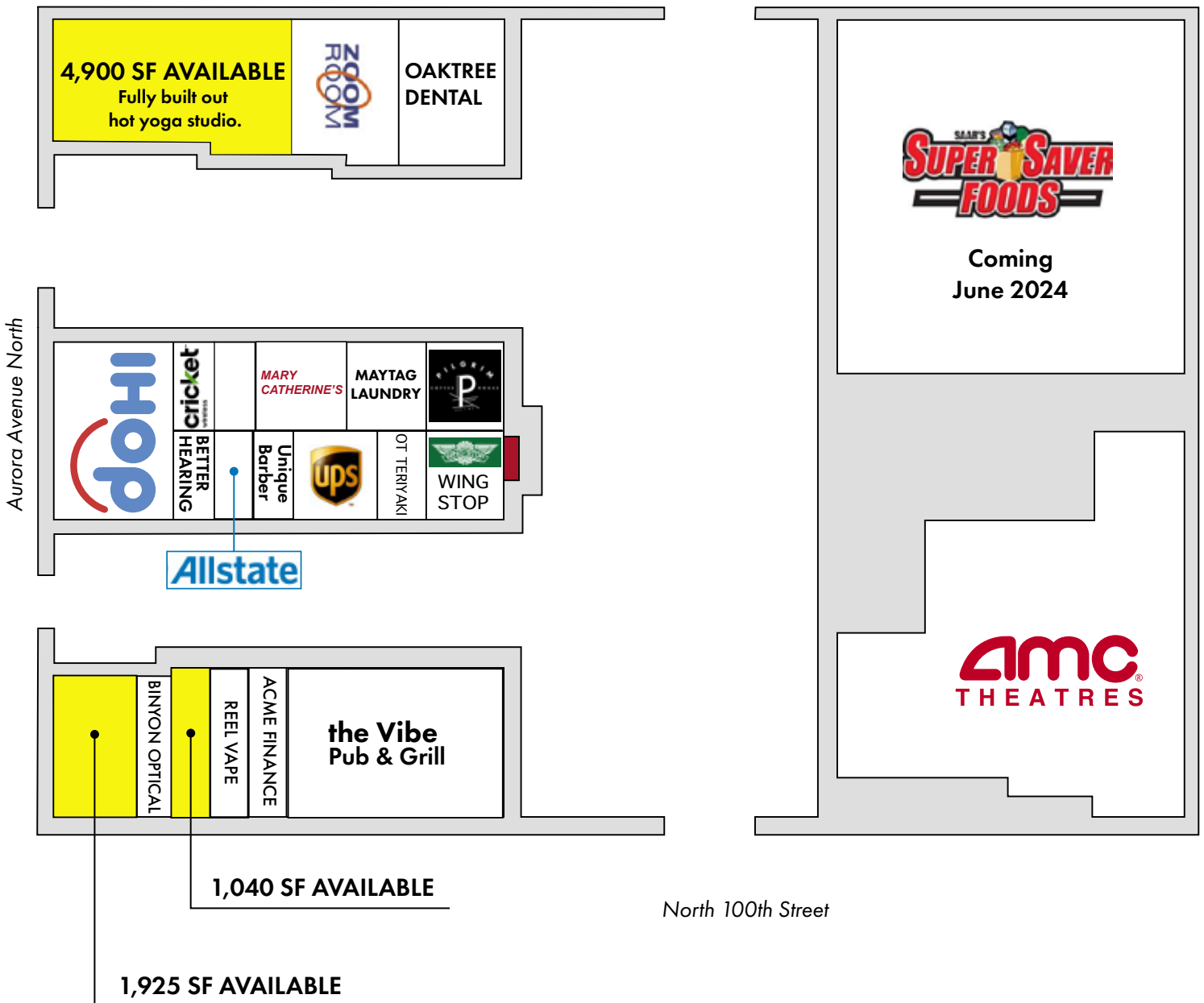
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SITE PLAN



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