

RETAIL FOR LEASE

WERNER APARTMENTS
3046 17th Avenue W
Seattle, WA 98119

Year 1 Base Rent Promotion of \$28/PSF

\$3,000 Broker Bonus for a Lease signed by
October 1, 2025

Avery Connell

206.475.9367

avery@wccommercialrealty.com

WCCR | West Coast
Commercial
Realty

THE OPPORTUNITY

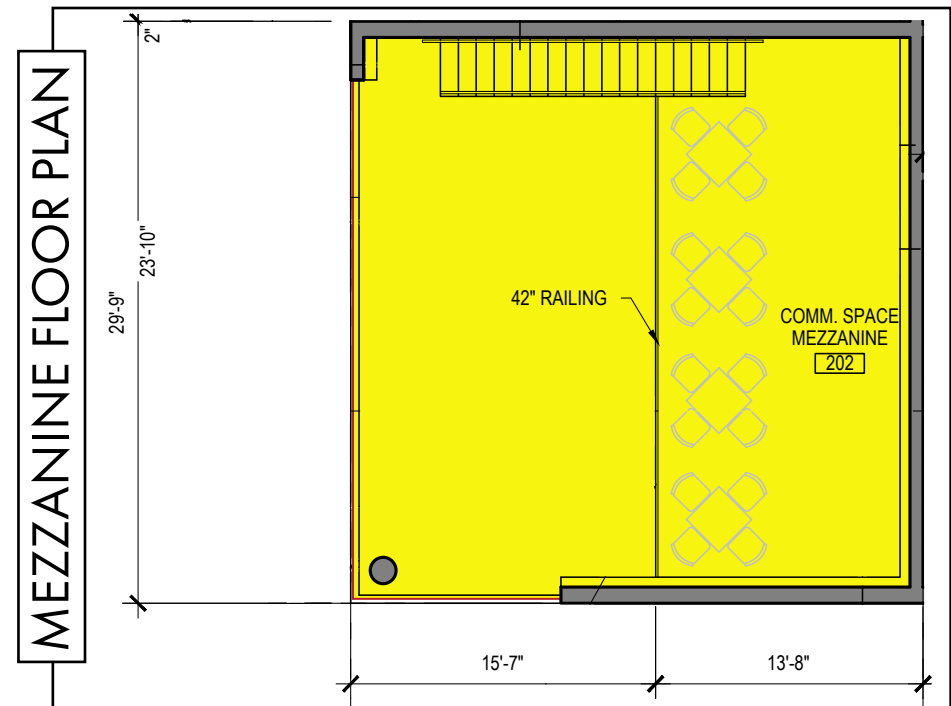
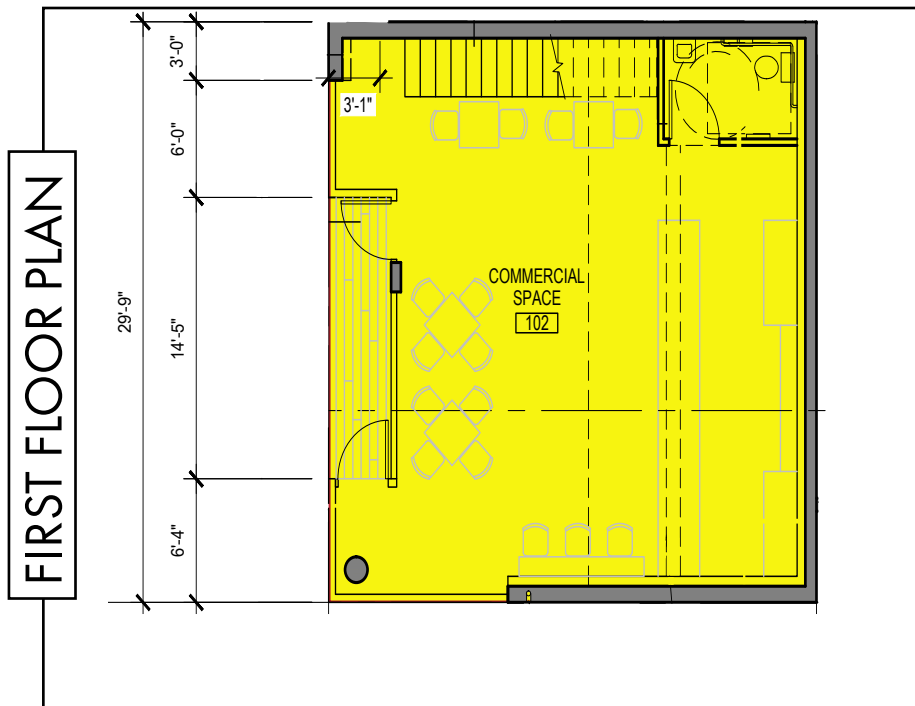
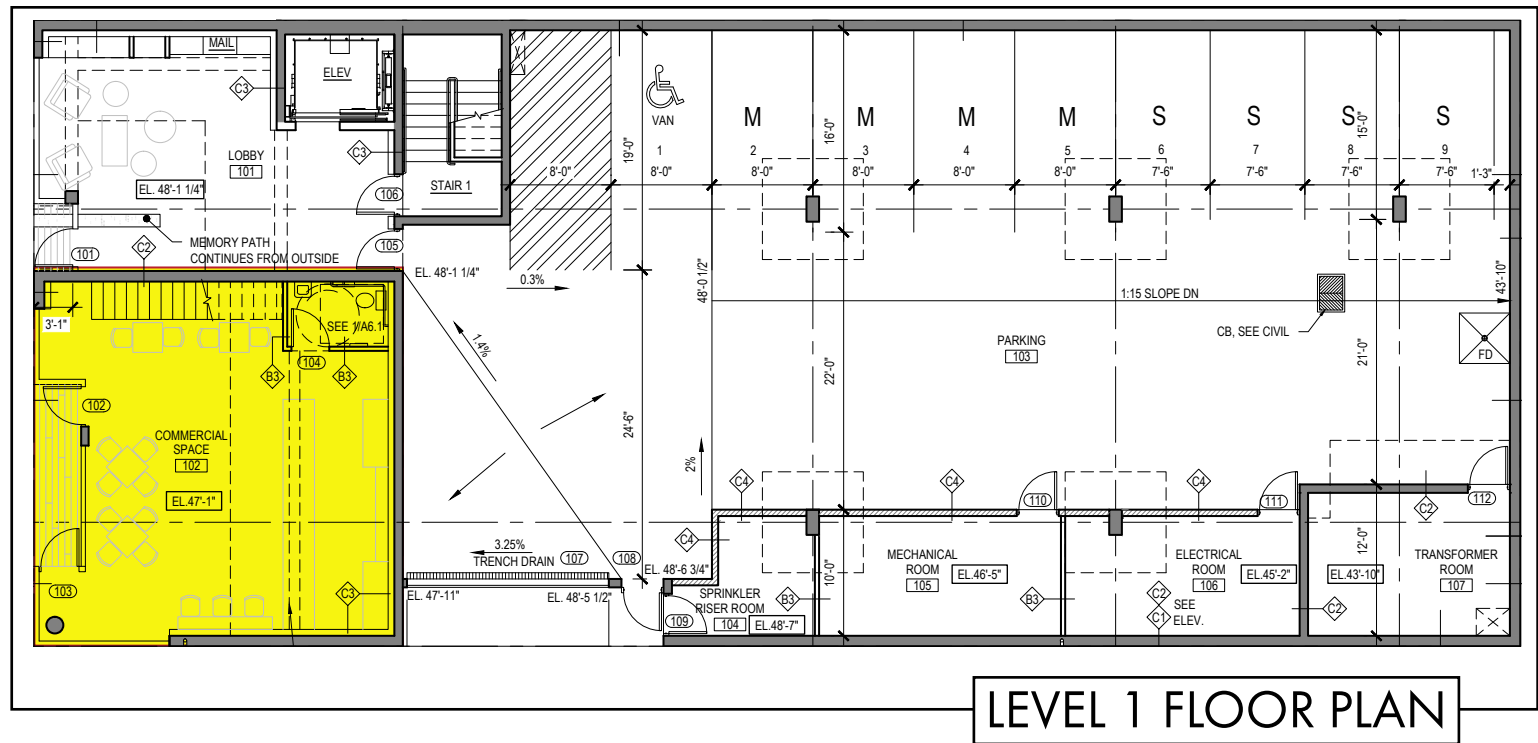
The Werner Apartments is a 59-unit residential building located in the Interbay neighborhood of Seattle, WA, bordered by Magnolia to the west, Queen Anne to the south and Ballard to the north, while also benefiting from easy access to downtown Seattle and the waterfront. Historically an industrial zone, Interbay has undergone significant change and now benefits from a mix of dense residential, light industrial and retail. Interbay is closely located to major Seattle landmarks such as the Ballard Bridge, the Magnolia Bridge and the Fishermen's Terminal.

Retail space features 18' 11" ceilings and an outdoor patio.



1,066 SF
AVAILABLE

784 SF 1st floor
plus
282 SF mezzanine





DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

1-Mile: \$165,368

2-Mile: \$155,012

3-Mile: \$158,896

TOTAL POPULATION

1-Mile: 26,560

2-Mile: 111,063

3-Mile: 226,615

TRAFFIC COUNTS

14,528 vehicles per day at
15th Avenue and
W Dravus Street
0.07 miles from site

20,787 vehicles per day at
W Dravus Street and
20th Avenue
0.15 miles from site

42,545 vehicles per day at
15th Avenue and
W Raye Street
0.32 miles from site

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FOR LEASING INFORMATION

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