

# For Sale or For Lease

5030, 5042 & 5048 Roosevelt Way NE  
Seattle, WA 98105

Prime  
Redevelopment  
or Owner-User  
Opportunity

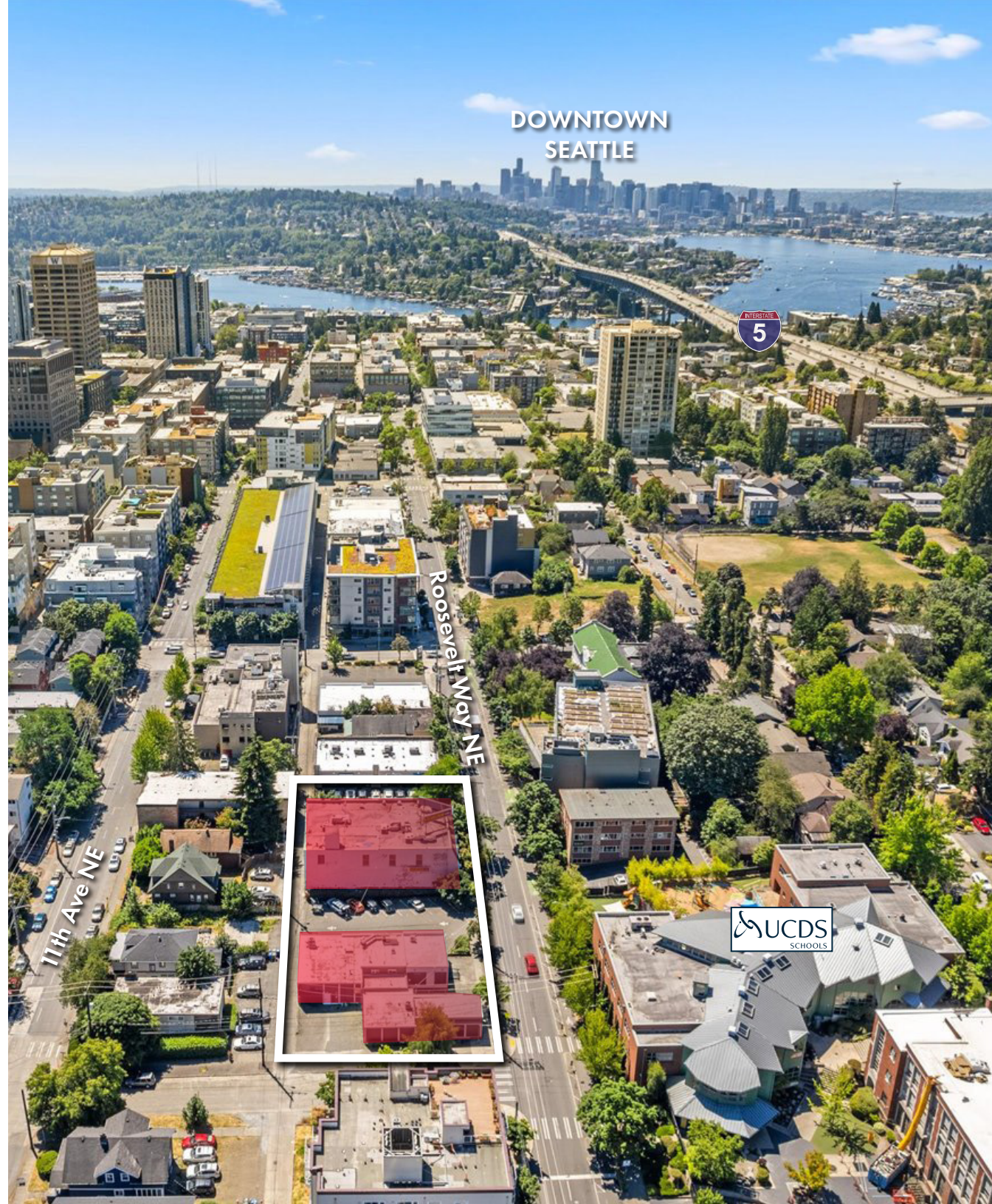
- 17,746 SF  
+/- .41 acre
- Zoning:  
NC2 40





# Prime redevelopment, owner-user, investment or lease opportunity in the heart of the University District in NE Seattle.

Located on a major arterial with high visibility and traffic, this property offers exceptional potential for commercial tenants, investors, owner-users and developers. With no long-term leases encumbering the property, the site offers one of the best opportunities for several different categories of long-term users, including a redevelopment. This part of the University District is a bustling, vibrant neighborhood offering a mix of single and multi-family housing, established and new businesses, sitting in close proximity to all that the University of Washington offers, including educational, cultural and diverse amenities. Tap into this dynamic and engaged community and call today for more information!





# Demographics

## AVERAGE HOUSEHOLD INCOME:

1 mile: \$103,723

2 mile: \$141,28

3 mile: \$147,962

## POPULATION:

1 mile: 55,267

2 mile: 125,406

3 mile: 250,174

## EMPLOYEES:

1 mile: 23,559

2 mile: 77,336

3 mile: 134,303

## HOUSEHOLDS::

1 mile: 22,304

2 mile: 54,010

3 mile: 112,078

## TRAFFIC COUNTS

20,195 vehicles per day

@ NE 50th St &  
Roosevelt Way NE

22,104 vehicles per day

@ NE 50th St &  
11th Ave NE







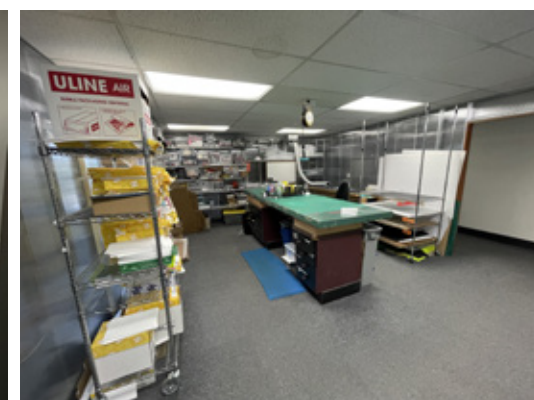
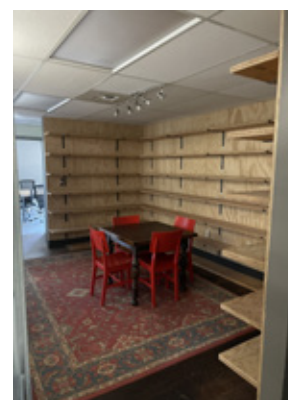
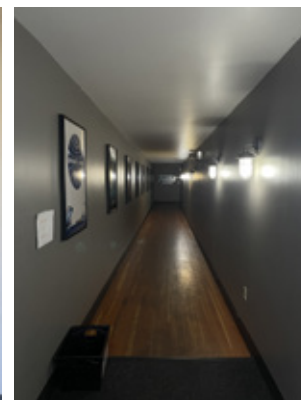


# 5030 Roosevelt Way NE





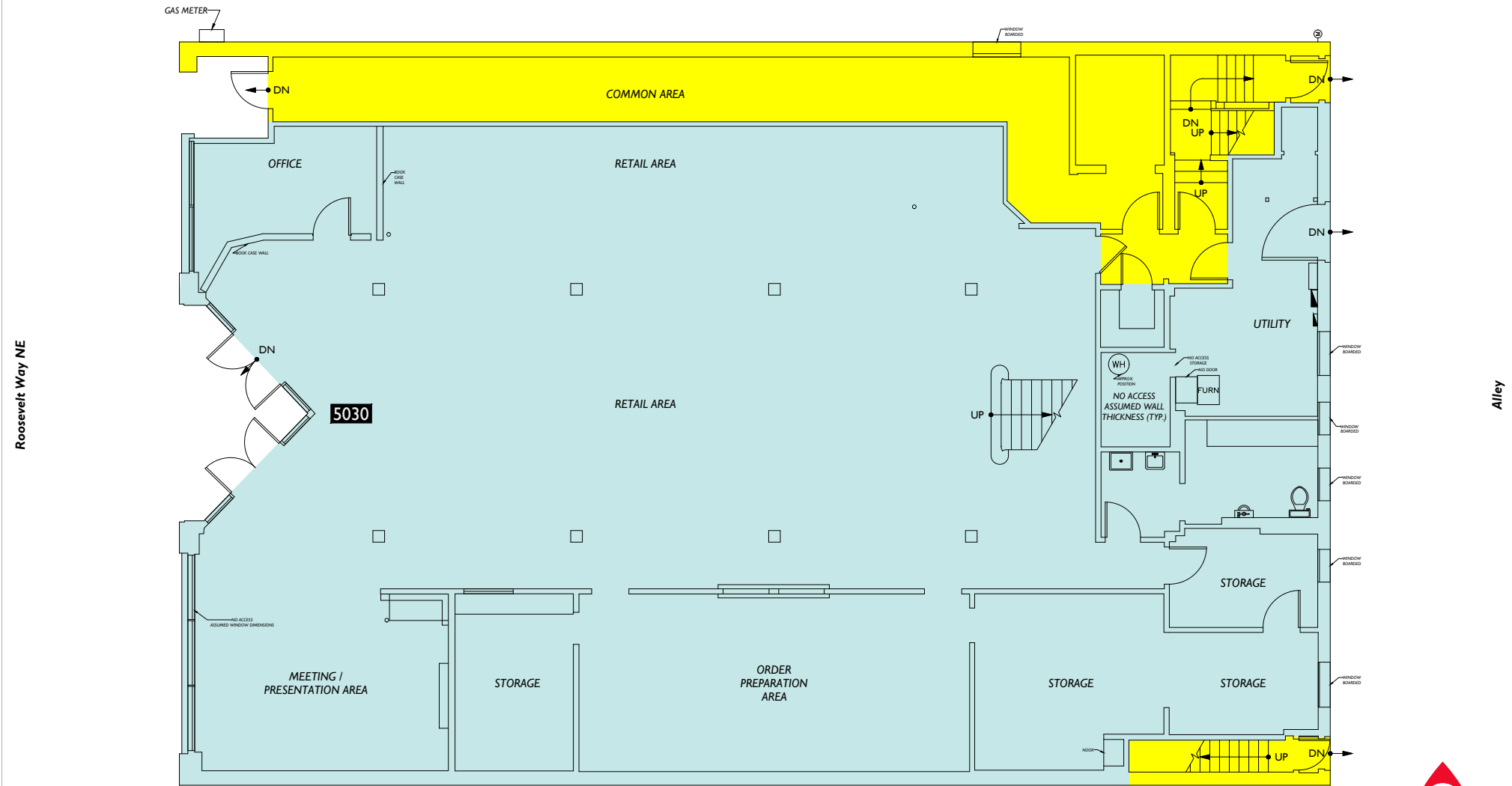
# 5030 Roosevelt Way NE - Second Floor Office



# 5030 Roosevelt Way NE - 1st Floor Plan

5042 Roosevelt Way

Occupied by  
Scarecrow Video on  
a short term lease



|                          |          |
|--------------------------|----------|
| Service & Public Area    | 824.66   |
| Suite #                  | GLA      |
| Suite 5030 - First Floor | 4,619.21 |

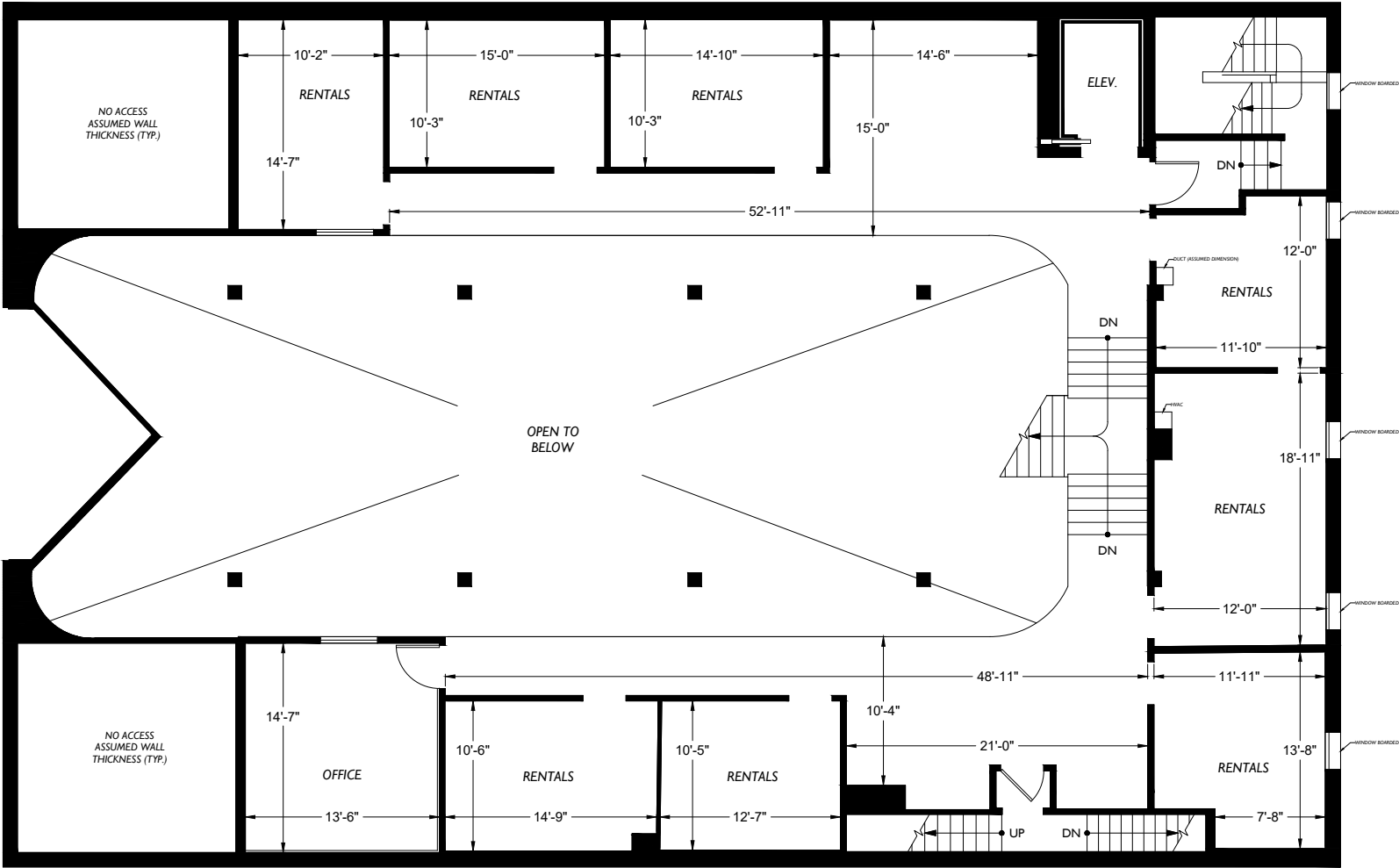
Parking



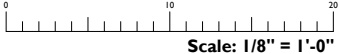
# 5030 Roosevelt Way NE - Mezzanine Floor Plan

5042 Roosevelt Way  
Parking

Roosevelt Way NE



Alley



Parking



# 5030 Roosevelt Way NE - 2nd Floor - Floor Plan

5042 Roosevelt Way  
Parking



|                         |          |
|-------------------------|----------|
| Total Vertical          | 229.40   |
| Suite #                 | GLA      |
| Suite 5030-Second Floor | 5,267.63 |

Parking





# 5042 & 5048 ROOSEVELT WAY NE





# 5042 ROOSEVELT WAY NE Suite 1007 – Interior Photos





## Roosevelt Way NE





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**Tiffini Connell**

tiffini@wccommercialrealty.com  
206 854 1925

**Madeline Stutz**

madelines@wccommercialrealty.com  
206 422 7598

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



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206 283 5212  
[wccommercialrealty.com](http://wccommercialrealty.com)

