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11621 97th Lane NE, Kirkland, WA 98034

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9450 35TH AVENUE SE | SEATTLE, WA

FOR LEASE

ROXBURY PLAZA

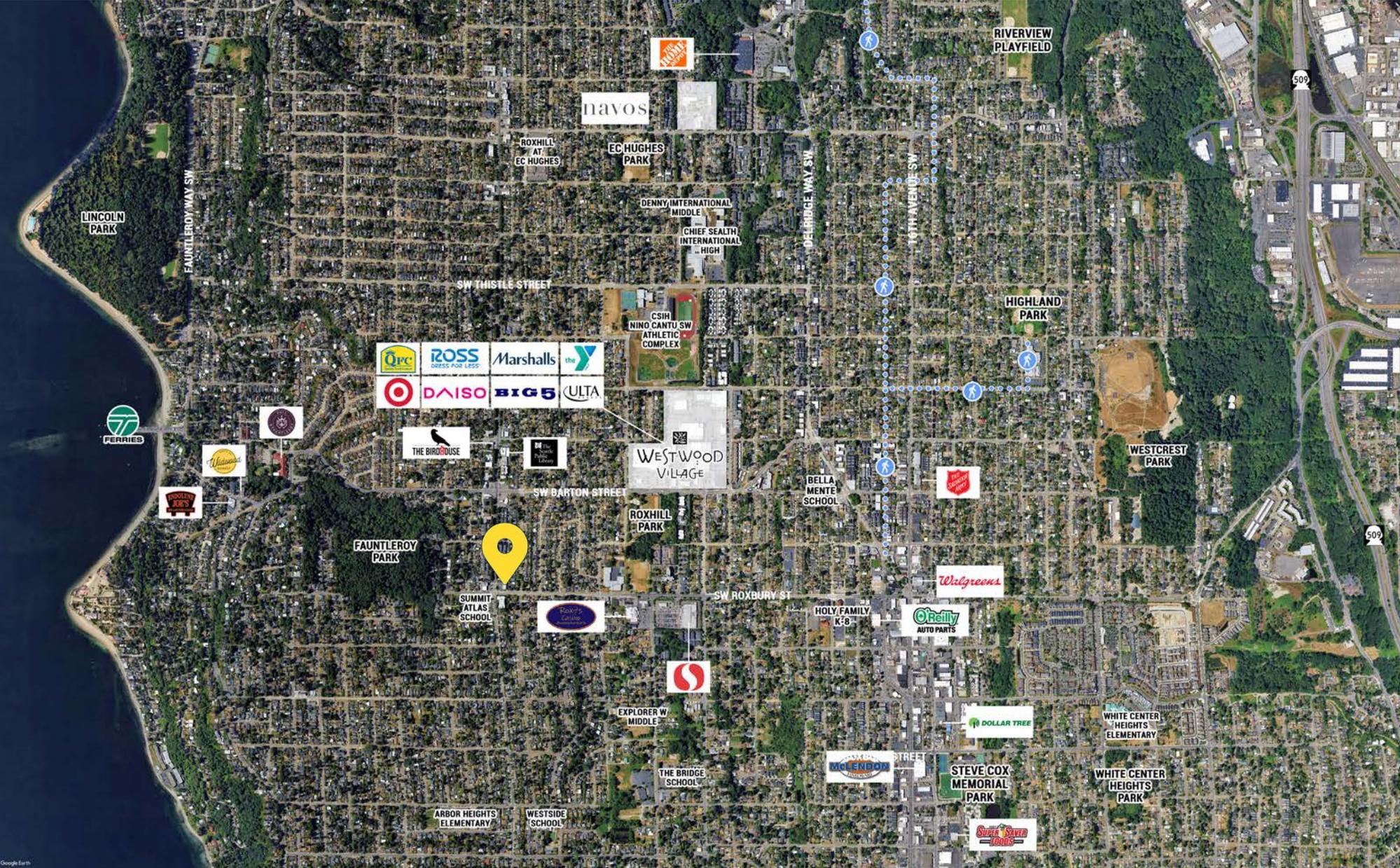
# SITE SUMMARY

ROXBURY PLAZA is a well-positioned neighborhood strip retail center located in West Seattle, just moments from the Westwood Village retail hub, offering strong visibility and convenient access within an established residential and commercial corridor. The available end-cap space features an open floor plan with approximately 12-foot ceilings, creating a bright and flexible environment suitable for a variety of retail or service uses. The suite includes a private restroom, four dedicated parking spaces, and a move-in ready condition.

<b>End Cap Available</b>	2,500 SF
<b>Asking Rate</b>	\$30.00 PSF, Modified Gross
<b>Utilities</b>	All Included Except Separately Metered Gas
<b>Co-Tenants</b>	<ul style="list-style-type: none"><li>• A Pizza Mart</li><li>• Day Nails Spa</li><li>• Global Smoke</li></ul>
<b>Parking</b>	<ul style="list-style-type: none"><li>• Generous Parking</li><li>• 4 Reserved Stalls</li></ul>
<b>Signage</b>	Pylon Signage

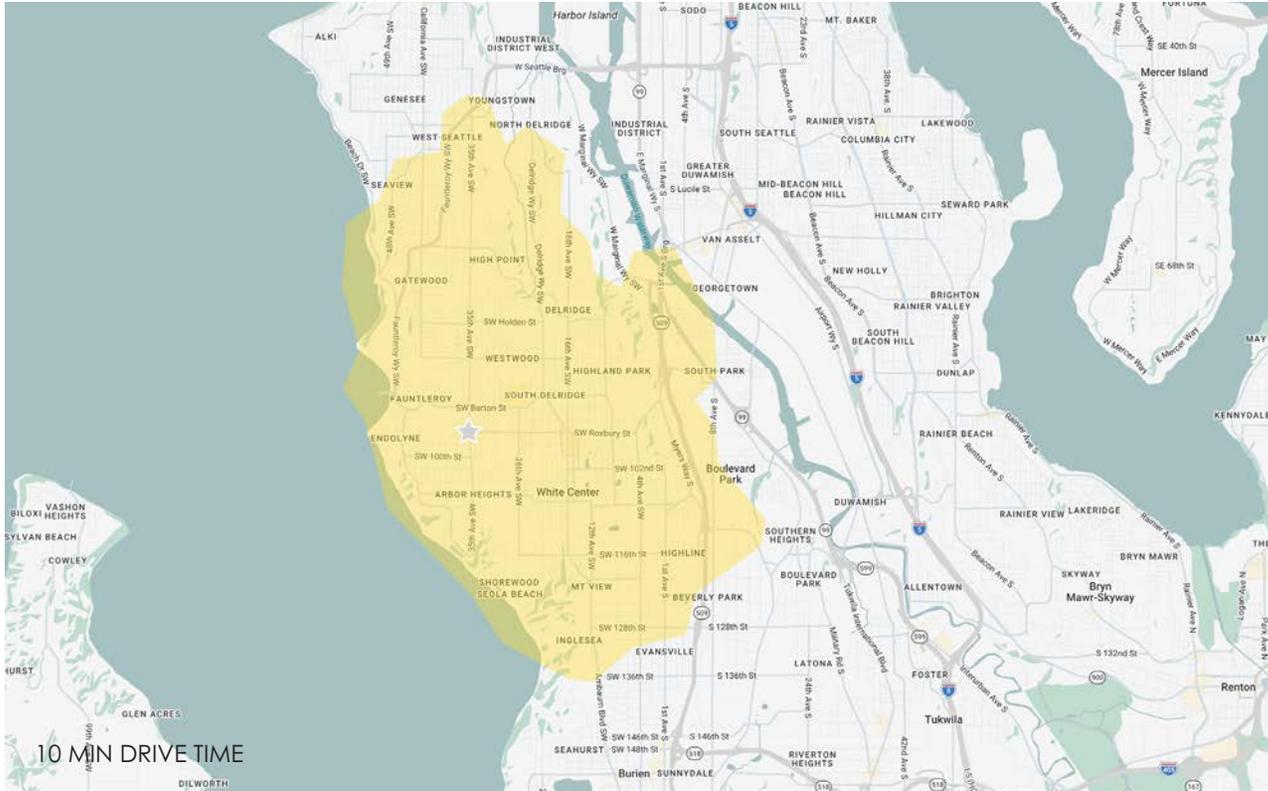


# LOCATION AERIAL



# DEMOGRAPHICS

SEATTLE, WA, is the leading economic engine of the Pacific Northwest, anchored by a diversified, innovation-driven economy with global influence in technology, aerospace, life sciences, maritime trade, and advanced manufacturing. The city benefits from a highly educated workforce, world-class research institutions, and the headquarters or major campuses of globally significant employers, driving sustained population and employment growth. Its strategic Pacific Rim location, deep-water port infrastructure, and international airport position Seattle as a critical gateway for global trade and investment. Supported by a robust venture capital ecosystem, strong public-private partnerships, and ongoing infrastructure investment, Seattle continues to attract capital, talent, and enterprise—reinforcing its role as one of the most competitive and resilient metropolitan economies in the United States.



96,819

POPULATION  
10 MIN DT



40,004

NO OF HOUSEHOLDS  
10 MIN DT



\$163,748

AVERAGE HH INCOME  
10 MIN DT



\$762,610

MEDIAN PROPERTY VALUE  
10 MIN DT



38.1

YEARS OLD  
MEDIAN AGE



\$2.76B

TOTAL NON-RETAIL  
EXPENDITURE



46,241

DAYTIME ADJ. POPULATION  
10 MIN DT



17,925

ADT  
AT INTERSECTION



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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