



AVAILABLE

4733-4735 UNIVERSITY WAY SEATTLE, WA

AC AYERS
COMMERCIAL
GROUP

THE PROPERTY ———

OWNER-USER RESTAURANT/RETAIL

\$2,750,000 | 4,120 Sq Ft | \$667/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

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