



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	<b>4733 University Way NE Seattle, WA 98105</b>
PARCEL NUMBER	<b>8816400935</b>
BUILDING SIZE	<b>4,120 SF</b>
LOT AREA	<b>4,120 SF   0.09 AC</b>
YEAR BUILT/RENOVATED	<b>1909/2005</b>
ZONING	<b>NC3P-65</b>
# OF TENANTS	<b>2</b>



# DEMOGRAPHICS

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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

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