



11656 68th Avenue South, Seattle, WA 98178

11656 68TH AVENUE SOUTH | RETAIL PROPERTY

FOR SALE |

\$3,498,800



Property Description

Free-standing retail investment occupied by Grocery Outlet. Lease term is 10 years, with (2) 5-year options. Rent is slightly below market rent. NNN lease. Situated on a strong retail corridor.

Property Highlights-

- Prominent retail address on 68th Avenue South with strong ingress and egress.
- Ample parking and large pylon.



OFFERING SUMMARY

Building Size:	23,494 SF
Lot Size:	4.51 Acres
CAP Rate:	6.50 %

Jeff Ross

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Beth Calay

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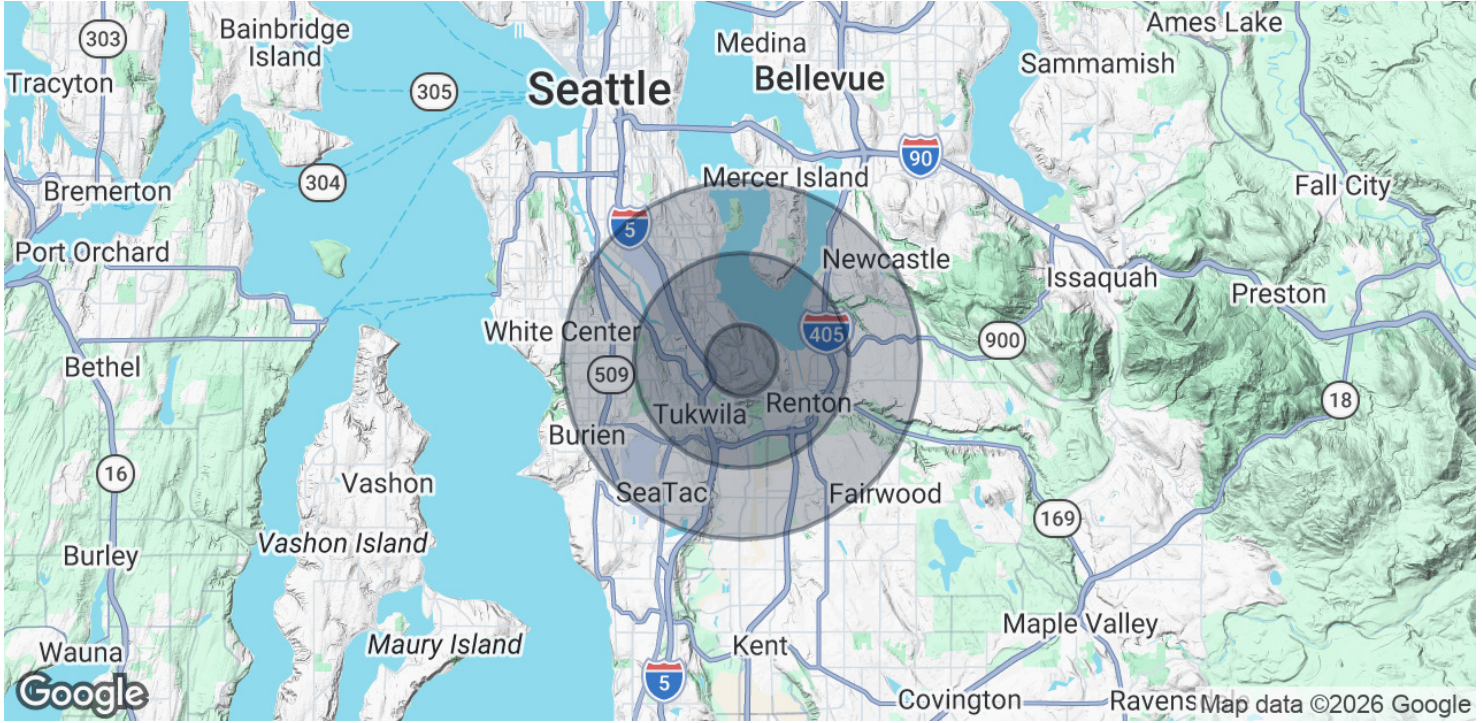
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Population	1 Mile	3 Miles	5 Miles
Total Population	16,661	101,939	302,605
Average Age	41.6	38.8	38.6
Average Age (Male)	41.1	38.8	38.3
Average Age (Female)	41.1	38.9	39.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,180	39,346	115,400
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$132,355	\$121,103	\$136,273
Average House Value	\$619,509	\$683,261	\$751,445

2023 American Community Survey (ACS)

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