



RETAIL FOR LEASE

550 Broadway, Seattle WA 98122

FULLY LEASED

THE OPPORTUNITY

A new 170 unit globally inspired mixed-use apartment building on the prime First Hill corner of Broadway and East James Street. The project is designed to tap into the mosaic of its surrounding live/work community, while also being a bridge to the larger landscape encompassing the rich diversity of Capitol Hill, the International District, the Central District, Seattle University and Seattle Central Community College. All of the retail spaces are designed with ample Broadway frontage. Easy access to Seattle University and the Swedish Medical Center campuses with huge street visibility and easy transit access including the Seattle Street Car and the Link Light Rail Line for access to the Sounder.



Tiffini Connell

(206) 283-5212

www.wccommercialrealty.com

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

WCCR

West Coast Commercial Realty

Retail
Commercial
Specialists



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DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

1/2-Mile: \$72,809

1-Mile: \$80,429

3-Mile: \$108,007



RESIDENTS

1/2-Mile: 19,414

1-Mile: 59,917

3-Mile: 192,180



EMPLOYEES

1/2-Mile: 42,186

1-Mile: 174,126

3-Mile: 330,021



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PRIME RETAIL LOCATION

This trade area boasts a fast-growing population nearing 60,000 and a large daytime population of over 173,000 employees.

With a WalkScore® of 96 and a Rider's Paradise® of 99, access to other retail, services and public transportation is top-notch.

The combined total of students, faculty and staff at Seattle Central Community College and Seattle University is over 60,000.

Swedish Medical Center employs over 6,000 people at the First Hill location, and has over one million patient visits a year.

Swedish is expanding their campus to include a new 17-story state-of-the-art tower under construction now and scheduled to open in 2019.

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25,000+
Vehicles per Day
(James St & Broadway)



Explosive housing growth
in trade area (one mile)
estimated to be over 28%
from 2010-2021.



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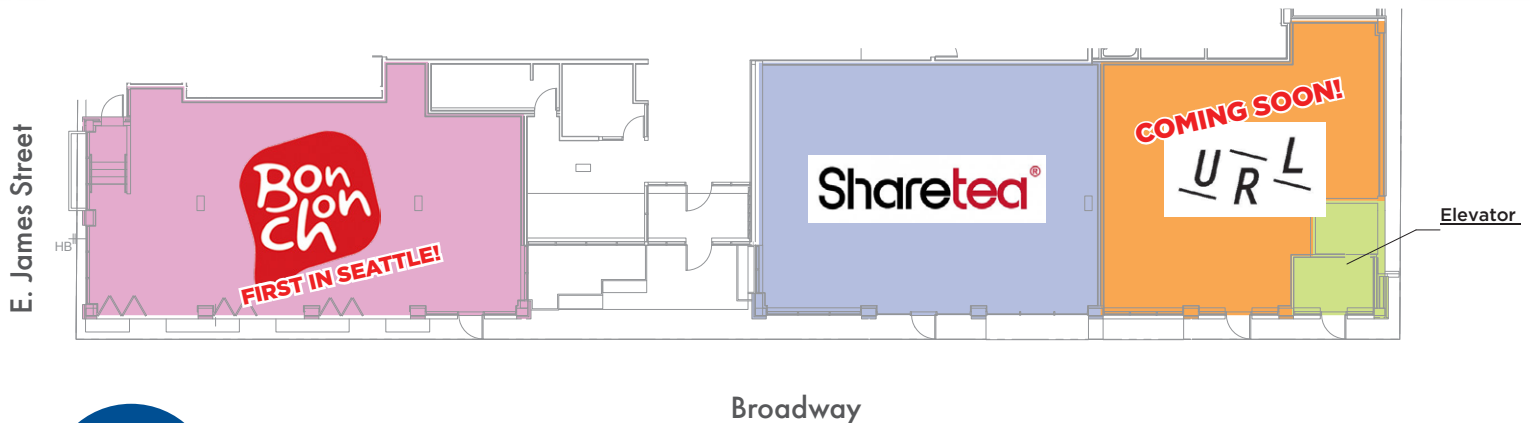
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