



RETAIL FOR LEASE

12500 Lake City Way Seattle, WA 98125



## HIGH PROFILE END CAP

Busiest Intersection in  
Immediate Trade Area



Newly remodeled mixed-use building with 94 apartments, 10,812 SF of total retail SF, and dedicated retail garage parking and signage.



Average Household Income  
\$119,000 within a 3-mile radius



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# WCCR

West Coast Commercial Realty

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





# RETAIL FOR LEASE

12500 Lake City Way Seattle, WA 98125



Almost 20,000 Employees  
within 2 Miles



Great demographics and traffic  
counts along Lake City Way.



Located within the North Seattle  
retail core of Lake City, surrounded  
by multiple national retailers

## DEMOGRAPHICS

### TOTAL POPULATION

1-Mile: 24,012

3-Mile: 150,114

5-Mile: 415,616

### AVERAGE HOUSEHOLD INCOME

1-Mile: \$99,519

3-Mile: \$119,033

5-Mile: \$127,627



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Can Combine  
both available spaces  
- 2,765 SF -  
Blended Rate Available

SITE PLAN



GREAT  
TRAFFIC COUNTS



37,100 vpd @ Lake City Way  
and 15,600 vpd @ NE 125th St