

# ENCORE APARTMENTS

## RETAIL FOR LEASE

3010 1st Avenue, Seattle, WA 98121

### THE OPPORTUNITY

Amazingly located prime retail space available. Unique small spaces that are perfect for single users, start up or small office. Call today for more information!



Christian Decker

(206) 283-5212

[www.wccommercialrealty.com](http://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  
Office  
Investment



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31,700  
Average VPD  
(On Denny Way at 1st  
Avenue)



96  
Walk Score  
(Walker's Paradise)



93  
Transit Score  
(Rider's Paradise)



65  
Bike Score  
(Bikable)



18.8%  
Population  
Growth  
within 1.0 mile  
2019 - 2024



## DEMOGRAPHICS

### TOTAL POPULATION

1-Mile: 44,797  
2-Mile: 227,081  
5-Mile: 455,591

### TOTAL EMPLOYEES

1-Mile: 106,059  
2-Mile: 322,638  
5-Mile: 447,409

### AVERAGE HOUSEHOLD INCOME

1-Mile: \$124,620  
2-Mile: \$130,511  
5-Mile: \$126,583

### POPULATION DENSITY (per square mile)

1-Mile: 14,212.77  
2-Mile: 8,005.15  
5-Mile: 5,781.85



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## SITE PLAN

#103 COMMERCIAL

**823 SF Available**

#104 COMMERCIAL

**462 SF Available**

#103 and #104 COMMERCIAL

**CAN COMBINE  
1,285 SF**

