



RETAIL FOR LEASE

5240 University Way NE, Seattle, WA 98105

THE OPPORTUNITY

New construction! Ground floor retail space
at the Muriel's Landing
in a prime north
"Ave" location near the University of
Washington. 100 high-end BuiltGreen®
4-Star Certified apartments homes
above, dense residential and daytime
demographics, well-established retail
area in a core U-District shopping
area.

FULLY LEASED

WCCR

West Coast Commercial Realty

Retail
Commercial
Specialists

Tiffini Connell

(206) 283-5212

www.wccommercialrealty.com



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**MURIEL'S
LANDING**

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'THE AVE' RETAIL CORRIDOR

Join an established and diverse mix of local and national tenants



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STRONG DEMOGRAPHICS

▶ TOTAL POPULATION

1-Mile: 51,224
2-Mile: 121,200
3-Mile: 226,088

▶ TOTAL DAYTIME EMPLOYEES

1-Mile: 48,345
2-Mile: 79,332
3-Mile: 128,018

▶ POPULATION DENSITY

1-Mile: 16,251.82 / sq. mile
2-Mile: 9,613.23 / sq. mile
3-Mile: 8,063.37 / sq. mile

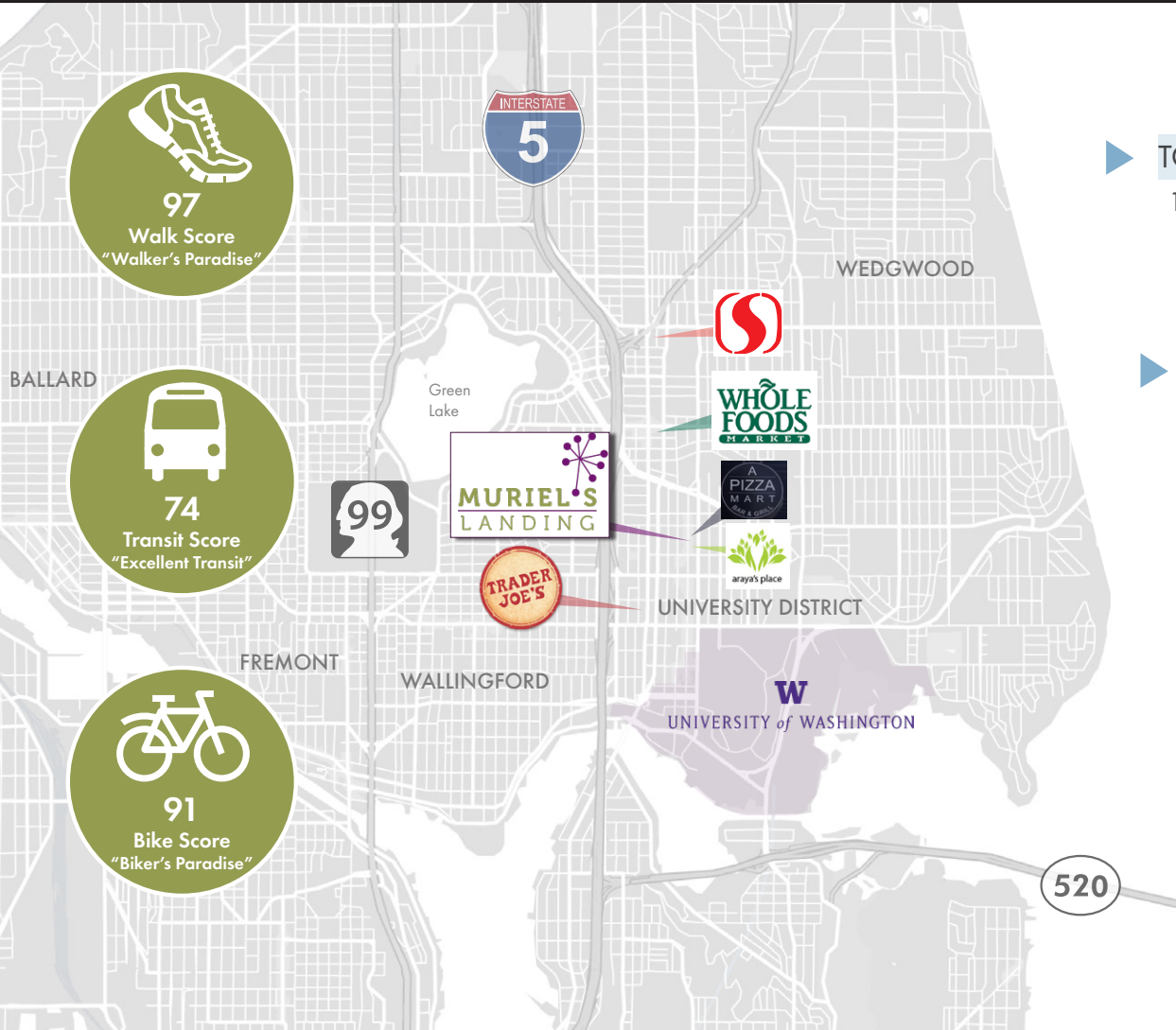
▶ AVERAGE HOUSEHOLD INCOME

1-Mile: \$103,018
2-Mile: \$136,807
3-Mile: \$137,364

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CBA ICSC CoStar POWERBROKER
2018 Top Broker Award

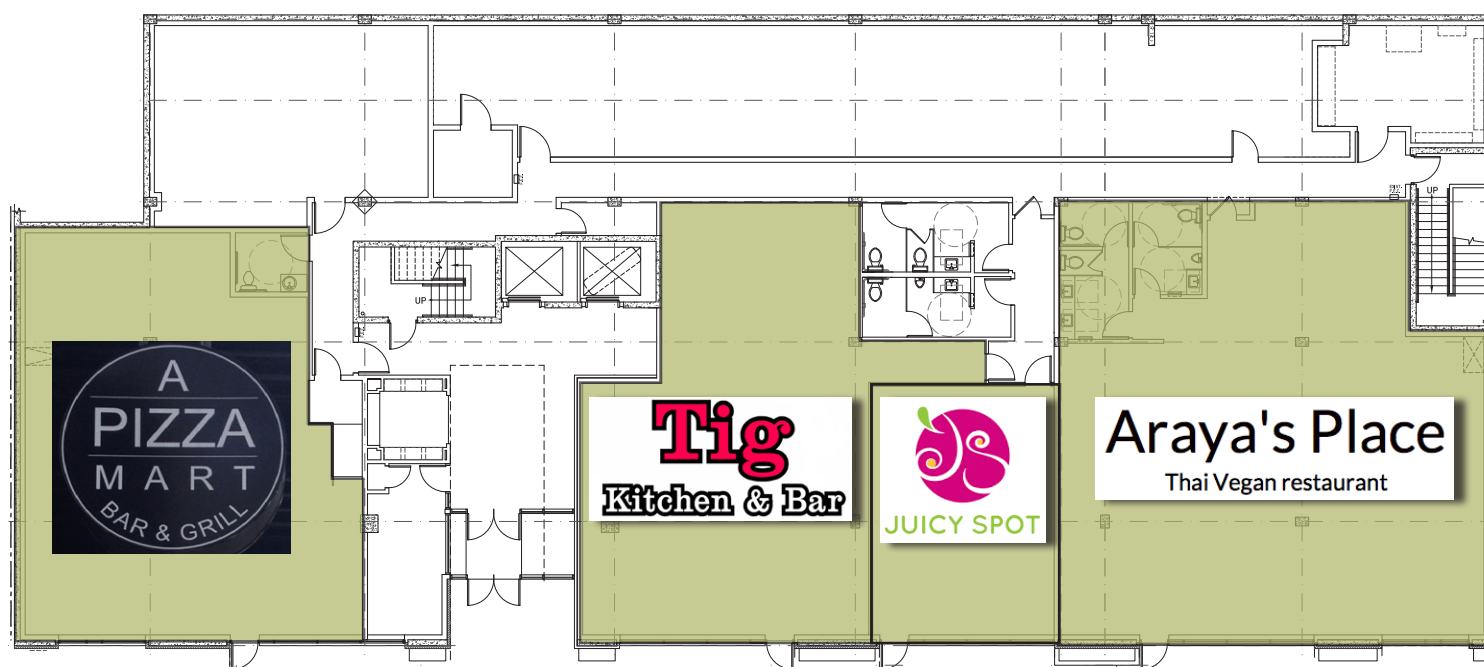
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FLOOR PLAN



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