

ALTA COLUMBIA CITY



RETAIL FOR LEASE

4716 Rainier Ave S, Seattle WA 98118



THE OPPORTUNITY

WOOD PARTNERS announces the development of a modern community rooted in the shared vision of design integrity and sensitivity to this historic, dynamic and treasured neighborhood. Anchored by 240 apartment homes, the project is positioned in the heart of Columbia City, straddling the heavily-traveled arterials of Rainier Avenue South and South Alaska Street, and acting as a bridge to join the communities of Seward Park, Hillman City, Beacon Hill and Mt. Baker.



Community residents will be just four miles from downtown Seattle by car, and the Columbia City Light Rail Station is a six minute walk from the site. The 93 Walk Score for 4716 Rainier Ave South makes it a Walker's Paradise. The area boasts a higher average percentage of families than Greater Seattle as a whole, (42% vs. 37%), a thriving Pedestrian Business District, and an overall diverse, creative and professional community. The site is further tightly knit into the community due to its direct proximity to the well-loved Rainier Play Fields and Rainier Community Center, and the Columbia Park and Library, both directly across S. Alaska St. and Rainier Ave. S. respectively.

Individuals, couples and families work, visit and live together here in a neighborhood that cherishes and preserves the ethnic, creative and cultural diversity that serves as its backbone. Project completion estimated for early 2021, retail leasing options available now.



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

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Retail
Office
Investment

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DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

1-Mile: \$107,227
3-Mile: \$112,954
5-Mile: \$113,106



RESIDENTS

1-Mile: 25,599
3-Mile: 110,686
5-Mile: 366,911



EMPLOYEES

1-Mile: 6,021
3-Mile: 142,681
5-Mile: 407,080



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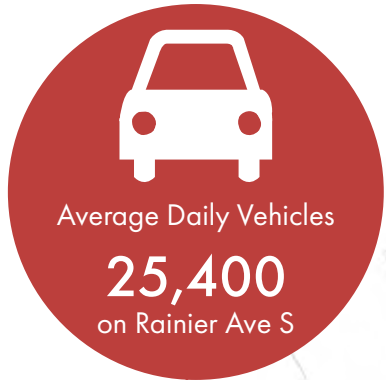
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SITE PLAN



RETAIL C
2,383 SF
AVAILABLE
PRIME
RESTAURANT
SPACE
WITH OUTDOOR
DINING OPTIONS

RETAIL D
681 SF
AVAILABLE

