

PIPER VILLAGE

RETAIL FOR LEASE

200 North 85th Street Seattle, WA 98103



PRIME RETAIL SPACE IN THE HEART OF GREENWOOD

Prime, high-exposure retail opportunity in the heart of Greenwood's business district and community hub. One of the few locations with ample onsite, surface parking. Piper Village is THE Retail Core for this diverse, dense and popular neighborhood in North Seattle, anchored by Fred Meyer and Bartell Drugs. Designed as an open air community retail center with walkways, green space, residential units and gathering areas. Several strong national and community retailers draw shoppers to this center from the Crown Hill, Phinney Ridge, Whittier Heights, Green Lake, North Ballard and Blue Ridge neighborhoods, offering brand recognition and convenience.



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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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TRAFFIC COUNTS

- ▶ 37,827 ADV
at the intersection of NW 85th
& Greenwood Ave N
- ▶ 19,433 ADV
along Greenwood Ave N

ACCESSIBILITY

-  96 WALKSCORE
walkable paradise
-  54 TRANSIT SCORE
good transit
-  76 BIKESCORE
very bikeable

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P AMPLE CROSS PARKING AVAILABLE



Mori Sushi

WagginTails PET CARE

Cozy Not

Tabern

ATLAS

GORDITOS

FLINTCREEK CATTLE

TAPROOT THEATRE COMPANY

PIPER VILLAGE

1ST AVE NW

PALATINE AVE N

GREENWOOD AVE N

NW 85TH STREET

NW 87TH STREET

Janus

Bartell Drugs

TOP TEN TOYS

MudBay

TEACHERS LOUNGE

RAZZIS PIZZERIA

VERITY CREDIT UNION

Great Clips

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Adjacent to Piper Village



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DEMOGRAPHICS

▶ TOTAL POPULATION

1-Mile: 34,350

2-Mile: 111,134

▶ TOTAL EMPLOYEES

1-Mile: 7,643

2-Mile: 32,391

▶ AVERAGE HOUSEHOLD INCOME

1-Mile: \$103,087

2-Mile: \$110,239

▶ AVERAGE HOUSEHOLD SIZE

1-Mile: 2.10

2-Mile: 2.03

▶ POPULATION MEDIAN AGE

1-Mile: 35.7

2-Mile: 36.3



Comfy Couples - Upper-class couples.

Urban couples making a mid- to upper-scale household income. Most own their own homes. Some have a college education and work in a variety of occupations, including management-level positions.



Corporate Climbers - Upper-scale urban singles.

Pre-middle-age to middle-age singles with upper-scale incomes. May or may not own their own home. Most have college educations and are employed in mid-management professions.

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