



# ALTA ARLO



## RETAIL FOR LEASE

4716 Rainier Avenue South, 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 area boasts a higher average percentage of families than Greater Seattle as a whole (42% vs. 37%), 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.

Project completion estimated for mid-2021, retail leasing options available now.



Tiffini Connell

(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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## 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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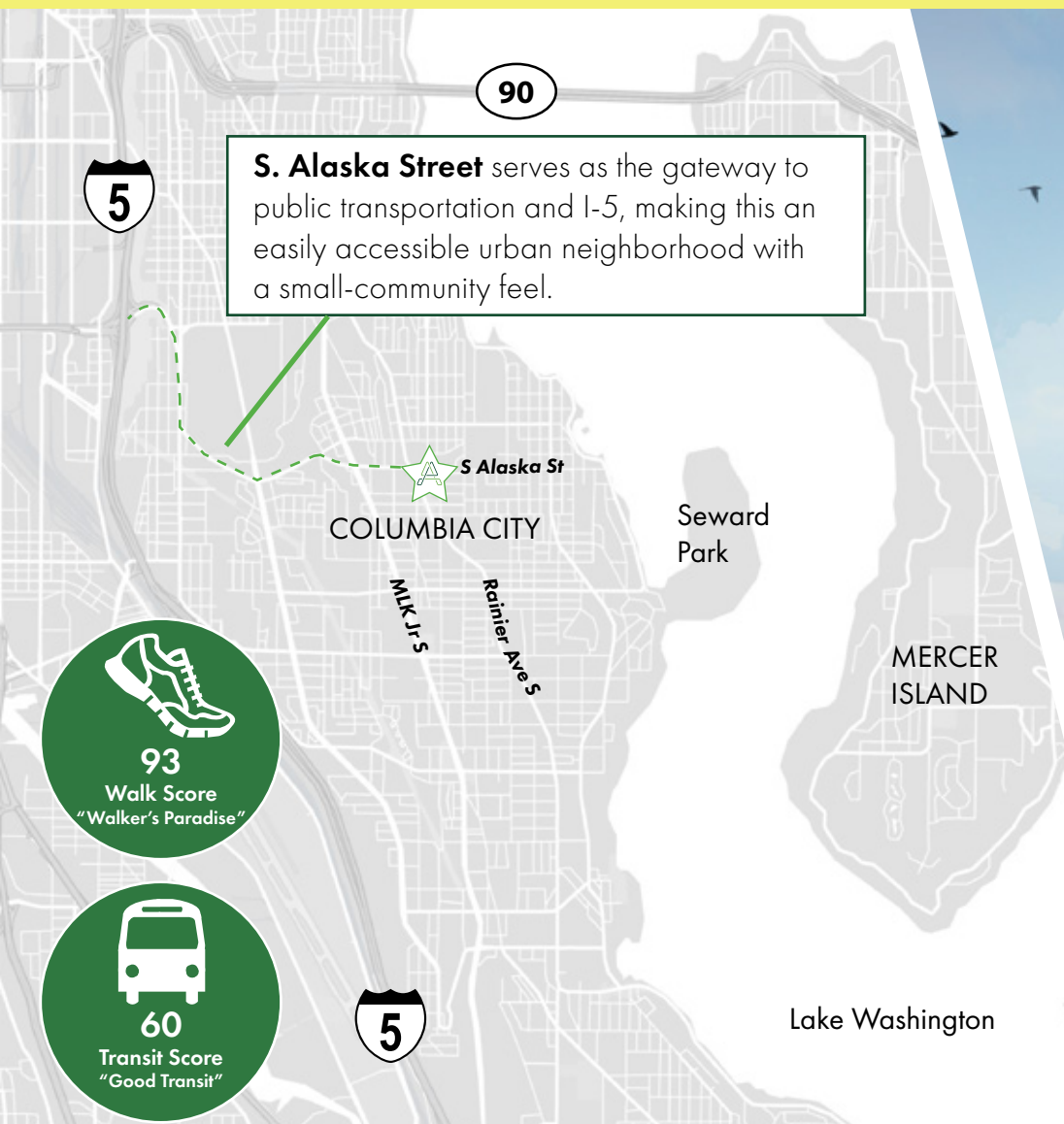


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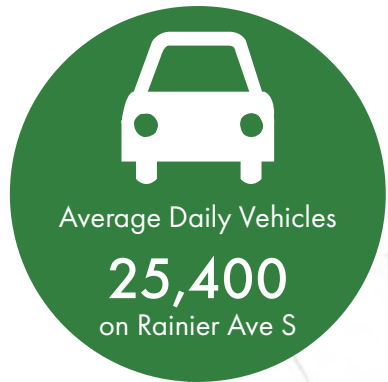
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### SITE PLAN



**RETAIL C**  
**5,153 SF**  
AVAILABLE  
(WILL DEMISE)  
**PRIME**  
**RESTAURANT**  
**SPACE**  
**WITH OUTDOOR**  
**DINING OPTIONS**

**RETAIL D**  
**681 SF**  
AVAILABLE

