

# FOR LEASE

7613 Greenwood Avenue N, Seattle WA 98103



7613 GREENWOOD AVE N

## Prime Greenwood Avenue Location

+/- 4,971 SF AVAILABLE NOW in Greenwood, a fast-growing main North Seattle corridor linking residents and visitors south to Greenlake and downtown Seattle, west to Ballard, and east to the University of Washington. With nearly a dozen new mixed use and residential projects either underway, recently completed or planned, the area is fast-becoming a prime in-City hub to live, work and play. Charming exposed brick facade, large shop area in the back with garage entrance off of Greenwood Avenue, small office space up front. Landlord will consider short-term deal.



Tiffini Connell

(206) 283-5212  
[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

# WCCR

West Coast Commercial Realty

Retail  
Office  
Investment

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



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## DEMOGRAPHICS

### TOTAL POPULATION

1-Mile: 32,598  
3-Mile: 241,482  
5-Mile: 440,902

### AVERAGE HOUSEHOLD INCOME

1-Mile: \$127,207  
3-Mile: \$119,440  
5-Mile: \$124,966

### TOTAL DAYTIME EMPLOYEES

1-Mile: 6,805  
3-Mile: 115,056  
5-Mile: 268,876

### POPULATION DENSITY (PER SQ. MI.)

1-Mile: 10,342.15  
3-Mile: 8,512.68  
5-Mile: 5,595.34

## TRAFFIC COUNTS



12,000+

Vehicles per Day

(0.26 miles away at NW 80th  
St & 3rd Ave NW)



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## AERIAL

