

CENTERLINE SEATTLE

RETAIL FOR LEASE

1402-1430 NE 65th Street, Seattle, WA 98115

Spaces Ready for Tenant Improvements in Early Spring 2021!



Tiffini Connell | Christian Decker (206) 283-5212
www.wccommercialrealty.com

WCCR
West Coast Commercial Realty

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THE OPPORTUNITY

Located just 3 blocks from the new Roosevelt Light Rail Station (coming in 2021) and right next to Roosevelt High School, Centerline Seattle is a new, highly visible mixed-use project under construction now. Centerline will contain 235 residential units, adding to the over 800 units either built or planned in the four block radius immediately surrounding the site. This is a fast-growing in-city community corridor with high incomes and high projected population growth. The available retail spaces range from around 1,255 SF to 3,491 SF providing for a wide variety of potential uses. Project will be ready for tenant improvements Spring/Summer 2020.



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KEY DEMOGRAPHIC INSIGHT : RESIDENTIAL & RETAIL OPPORTUNITY

- Seattle is one of the fastest growing cities in the country: Amazon and tech companies have fueled a large percentage of the growth, with the healthcare industry, education, Boeing, arts and the service industry also adding to the uptick in population.
- NE 65th Street at 15th Ave NE is a major arterial connecting North Seattle to I-5, the University of Washington, the 520 bridge, and access to the Eastside.
- The Roosevelt Light Rail Station will link passengers within minutes throughout the region, including SeaTac International Airport, the University of Washington, and in 2023 — east across Lake Washington to Bellevue and beyond. **Up to 49,000 estimated daily riders by 2022.**
- These sites will attract a wide range of residential renters seeking an authentic, diverse community in a neighborhood close-in to the employment hubs in/around greater Seattle, with easy access to all parts of the region.
- Close proximity to prime community retail such as an established Whole Foods and Bartell Drugs center provides a strong case-study for community retail to locate in this area.

KEY DEMOGRAPHIC INSIGHT : MELTING POT CULTURE

This is a city full of hills, bodies of water, green space, bridges and freeways, all of which contribute to establishing traffic and movement patterns that preserve smaller sub-communities within the larger city-scape. Generations of families and businesses have occupied Seattle's distinct neighborhoods and have created a culturally deep landscape.

Employment growth has been concentrated in the greater Seattle area and as such, people continue to be drawn to close-in neighborhoods with easy access to regional transit.

In-City neighborhoods like the Roosevelt area have seen a natural generational shift, inviting the next generation to invest in refreshing their family businesses or opening new businesses that incorporate a more contemporary aesthetic. These businesses are targeting a younger demographic, including young families that are attracted to the authenticity of the neighborhood and looking for an updated experience where they can make human connections.

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CBA ICSC CoStar POWERBROKER

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37,500+
Average VPD
(Roosevelt Way NE,
NE 65th St,
and 12th Ave NE)



95
Walk Score



59*
Transit Score
*Likely to be 100
after Link Light
Rail Station opens



87
Bike Score



4.29%
Population
Growth
within 1.0 mile
2018 - 2023

DEMOGRAPHICS

TOTAL POPULATION

1-Mile: 42,522
2-Mile: 121,587
5-Mile: 499,988

TOTAL EMPLOYEES

1-Mile: 11,867
2-Mile: 66,876
5-Mile: 379,844

AVERAGE HOUSEHOLD INCOME

1-Mile: \$124,620
2-Mile: \$130,511
5-Mile: \$126,583

POPULATION DENSITY (per square mile)

1-Mile: 13,490.92
2-Mile: 9,643.90
5-Mile: 6,345.21



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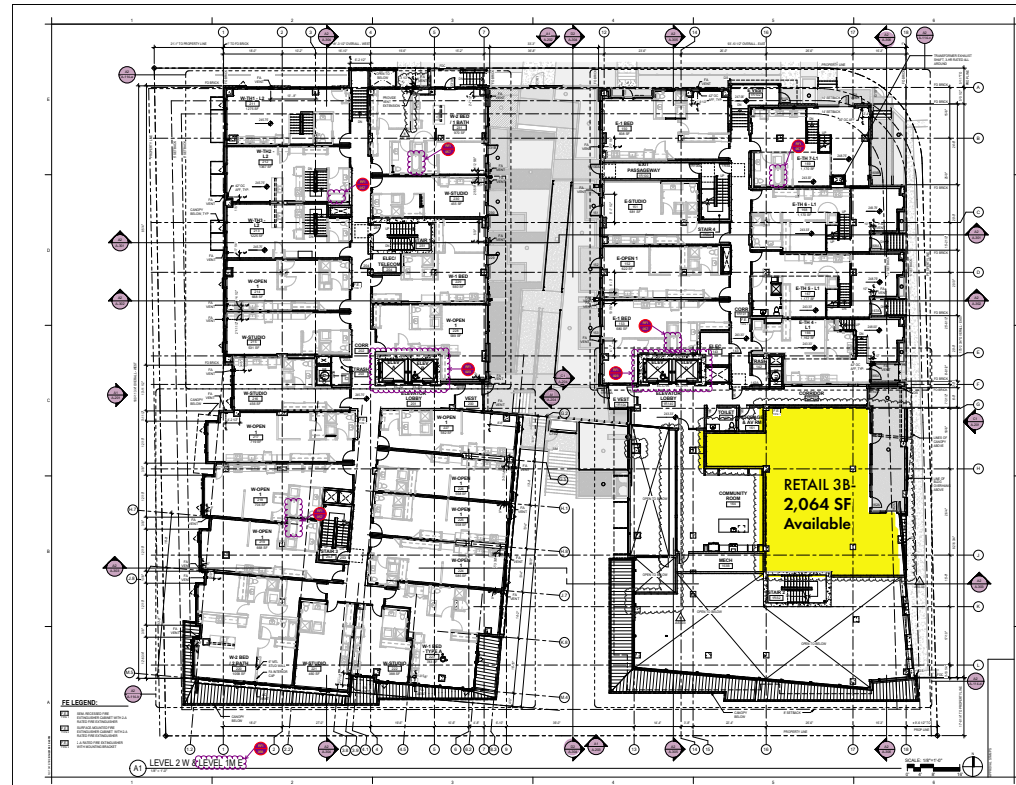
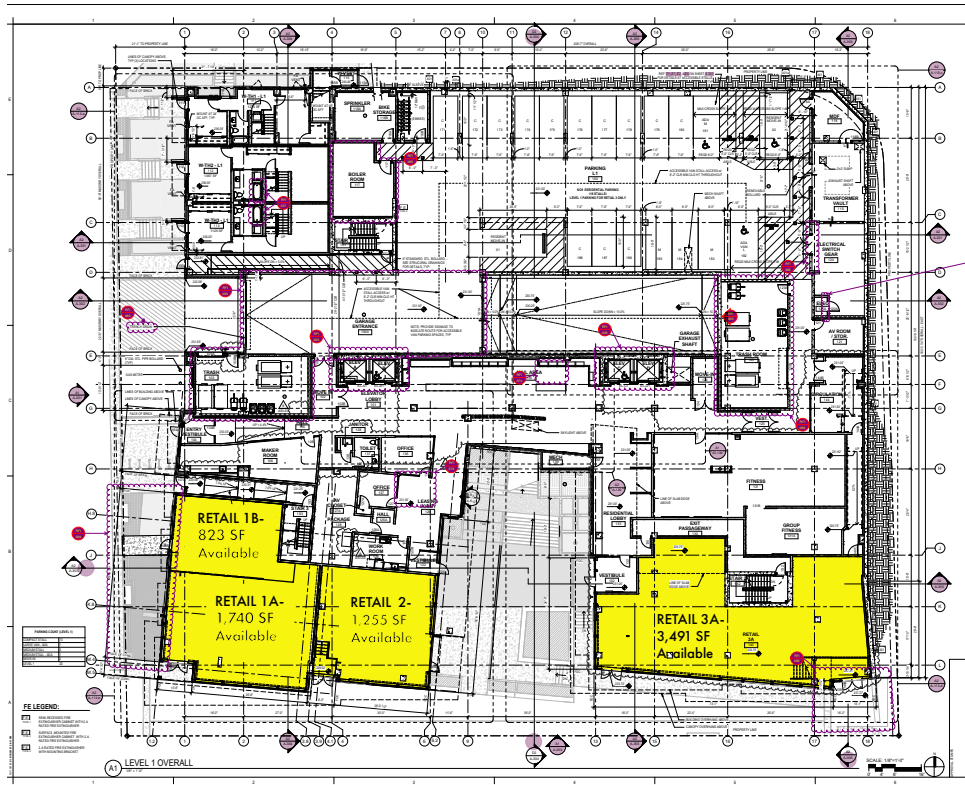
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SITE PLAN



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SITE PLAN

RETAIL 1A-

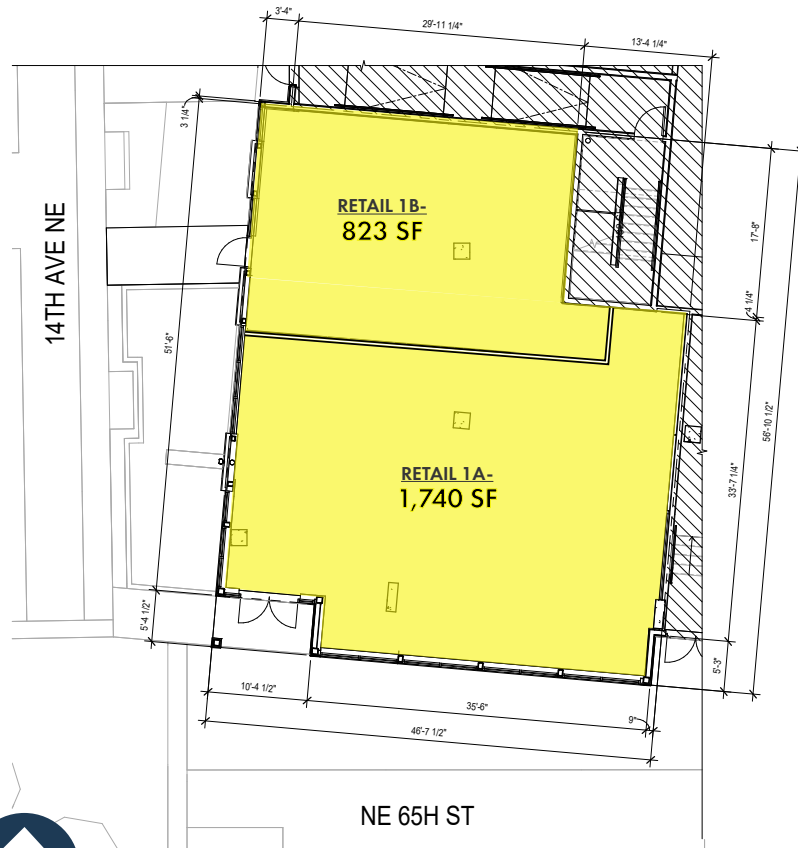
1,740 SF Available

RETAIL 1B-

823 SF Available

RETAIL 2-

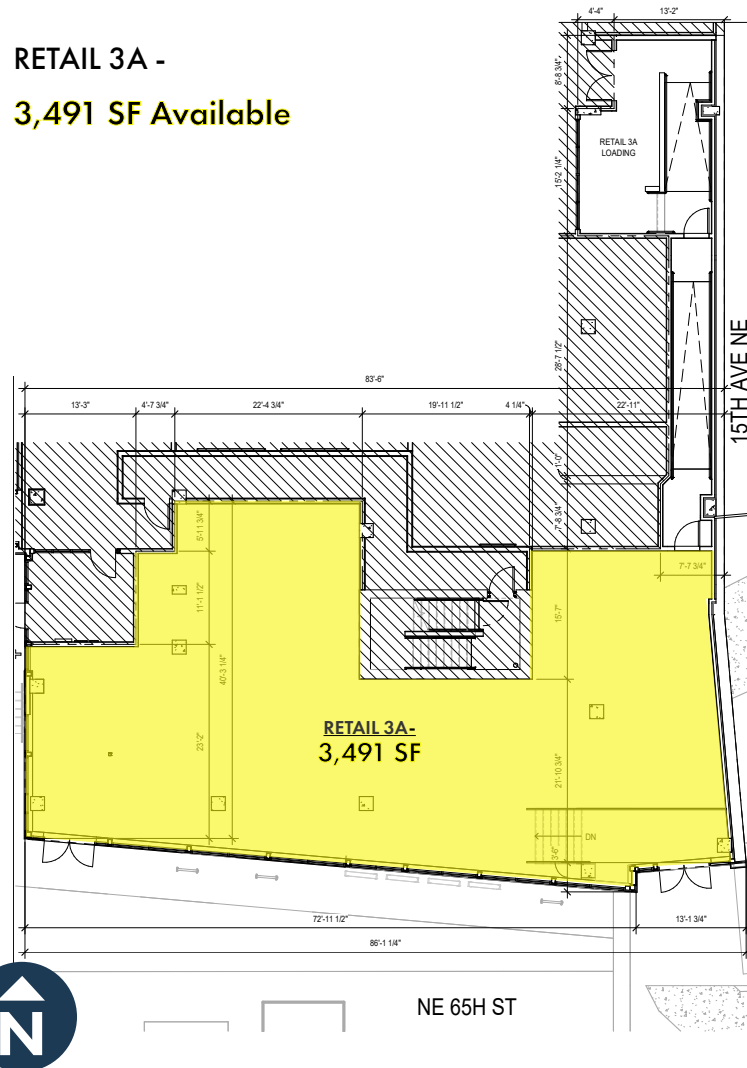
1,255 SF Available



SITE PLAN

RETAIL 3A -

3,491 SF Available



RETAIL 3B -

2,064 SF Available

