

# CEDAR CROSSING

## RETAIL FOR LEASE

6600 Roosevelt Way NE  
Seattle, WA 98115

### THE OPPORTUNITY

Introducing a family-friendly, community-centered vibrant retail project in dynamic conjunction with housing and transit. This new 254 unit project has been thoughtfully integrated with the new Roosevelt Light Rail Station, with visibility and access in one of the city's prime development corridors. Near stand-out retailers Whole Foods and Bartell Drugs, and surrounded by strong community-centric neighborhood retail. Construction began spring April 2020, building opening early 2022.



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## WCCR

West Coast Commercial Realty

Retail  
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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



### KEY DEMOGRAPHIC INSIGHT : RESIDENTIAL & RETAIL OPPORTUNITY

- Roosevelt Way NE & NE 65th Street, is a major arterial connecting North Seattle and Greenlake to I-5, the University of Washington, the 520 bridge and access to the Eastside.
- The Roosevelt Light Rail Station, with direct connection to the site and scheduled to open in 2021 with an estimated almost 50,000 passengers per day, will link riders within minutes throughout the region, including SeaTac International Airport, the University of Washington, and in 2023 — east across Lake Washington to Bellevue and beyond.
- Cedar Crossing will attract a wide range of residential tenants 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. The project will join the over 1,000 apartments planned, under construction or newly constructed in the immediate area.
- With an emphasis on affordability and families, plus the development of a community-centered public village square and on-site non-profit child care center, the project will become a center point for the neighborhood.

### TARGET TENANTS - COMMUNITY RETAIL

- Coffee / Bakery / Donuts
- Fast Casual Restaurants / QSR
- Bike Retail and Repair
- Dental Care
- Home / Garden / Pet Supply
- Banking / Finance
- Small, Specialized Fitness
- Tap Room, Brewery, Bottleshop / Distillery
- Medical / Wellness
- Speciality Beverage (Bubble Tea)



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



75  
Walk Score



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



89  
Bike Score



4.29%  
Population  
Growth  
within 1.0 mile  
2018 - 2023



## DEMOGRAPHICS

### TOTAL POPULATION

1-Mile: 39,560  
2-Mile: 130,692  
5-Mile: 510,079

### TOTAL EMPLOYEES

1-Mile: 9,160  
2-Mile: 64,133  
5-Mile: 367,507

### AVERAGE HOUSEHOLD INCOME

1-Mile: \$136,715  
2-Mile: \$134,240  
5-Mile: \$133,990

### POPULATION DENSITY (per square mile)

1-Mile: 12,551.06  
2-Mile: 10,366.09  
5-Mile: 6,473.26



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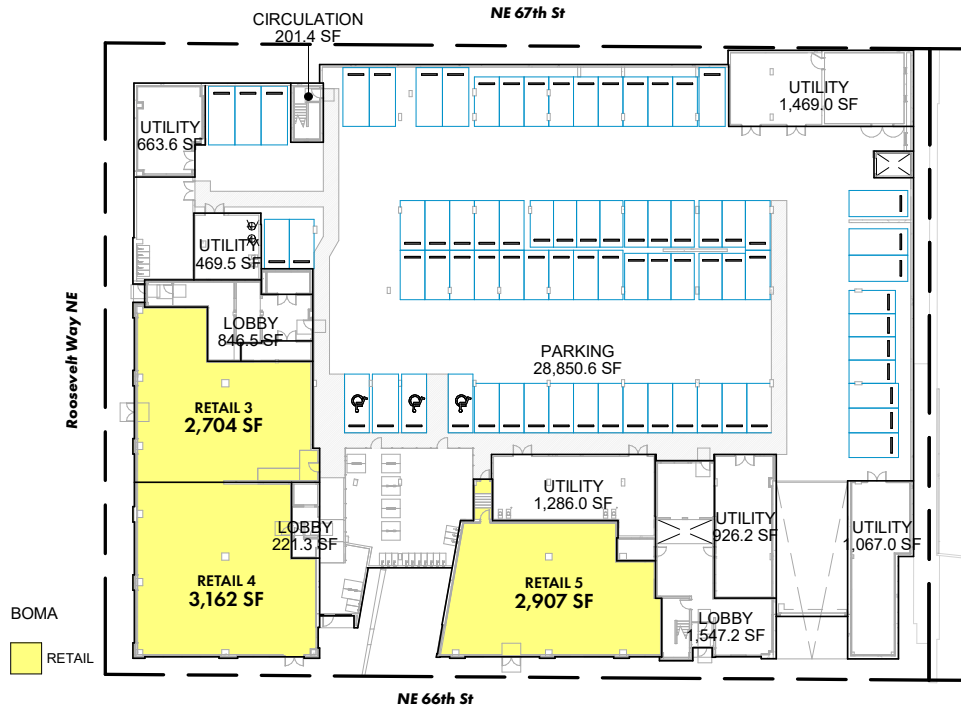
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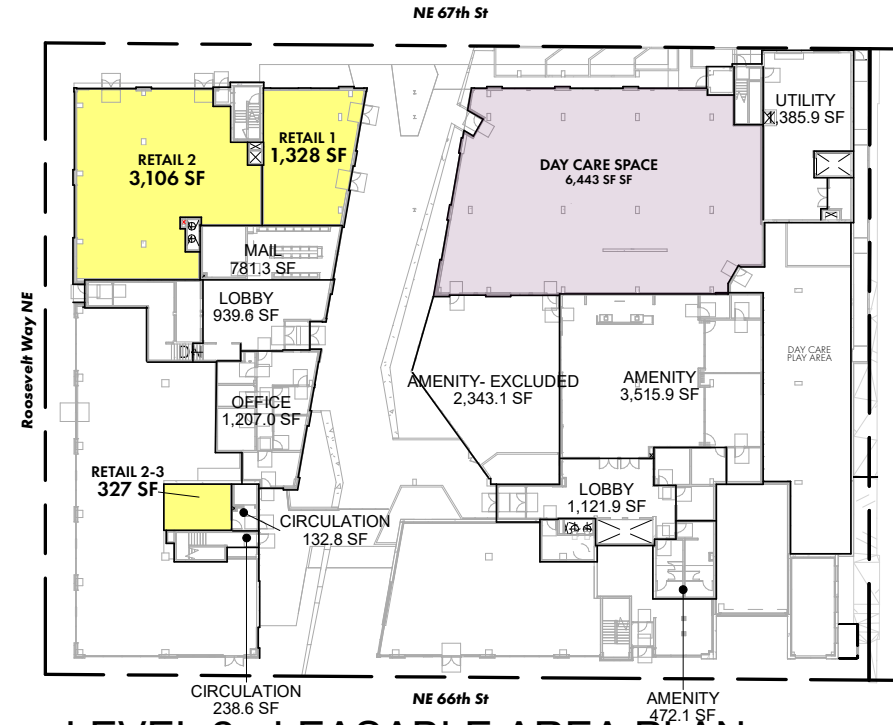
### SITE PLAN



1

### LEVEL 1 - LEASABLE AREA PLAN

1" = 40'-0"



2

### LEVEL 2 - LEASABLE AREA PLAN

1" = 40'-0"



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