

# CENTERLINE SEATTLE

RETAIL FOR LEASE

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

Project ready for tenant improvements NOW.



Tiffini Connell | Avery Connell

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

# WCCR

West Coast Commercial Realty

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





## THE OPPORTUNITY

Located just 3 blocks from the new Roosevelt Light Rail Station (Opened 10/2/21) and right next to Roosevelt High School, Centerline Seattle is a new, highly visible mixed-use project. Centerline contains 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 784 SF to 2,064 SF providing for a wide variety of potential uses. Centerline is open and ready for tenant improvements NOW.



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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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## RETAIL FOR LEASE

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



95  
Walk Score

**ROOSEVELT LIGHT  
RAIL STATION  
OPENED 10/2/21**

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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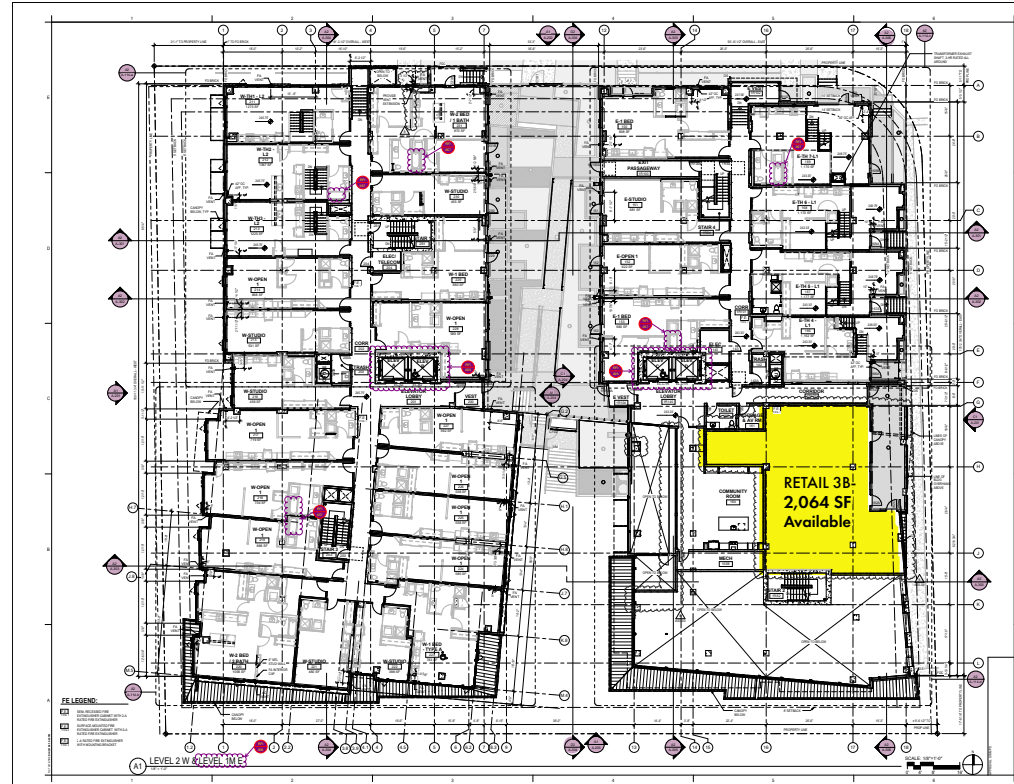
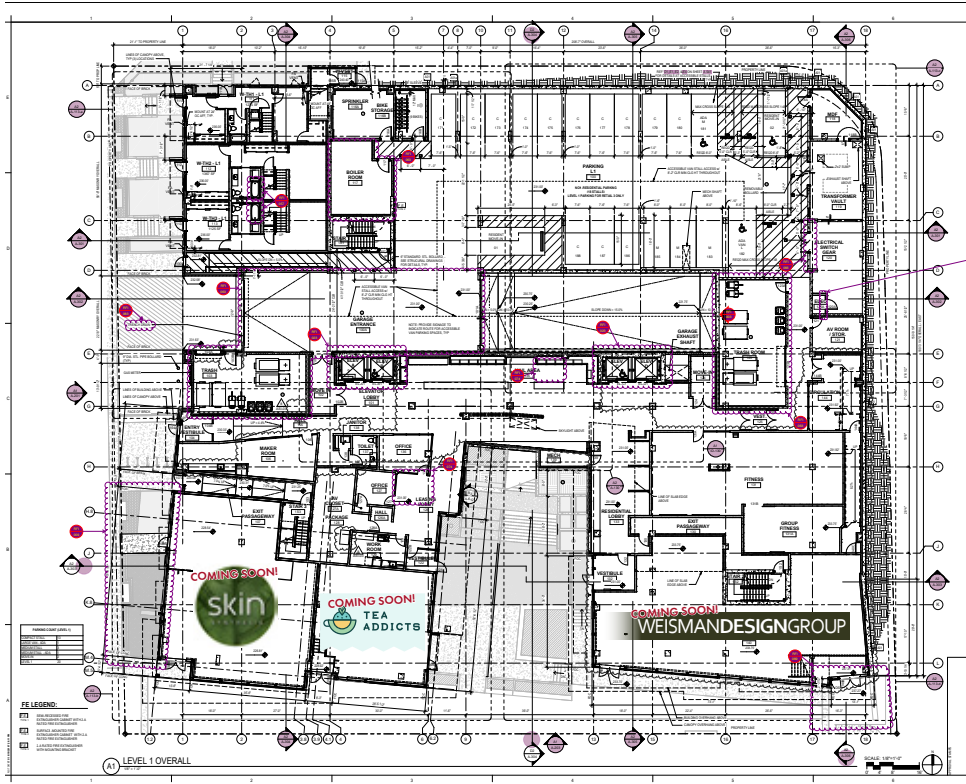
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## SITE PLAN



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RETAIL 1A-  
**784 SF LEASED**

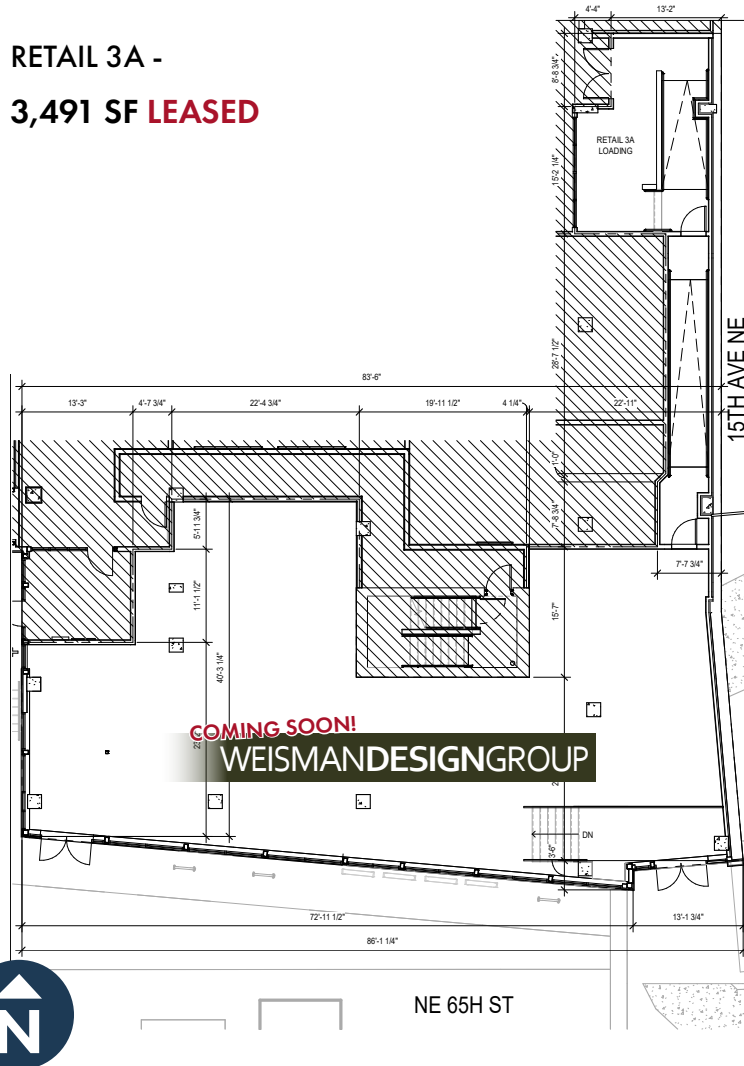
RETAIL 1B-  
**1,557 SF LEASED**

RETAIL 2-  
**1,255 SF LEASED**



## SITE PLAN

RETAIL 3A -  
**3,491 SF LEASED**



RETAIL 3B -  
**2,064 SF Available**

