

# 4905 Aurora Avenue North

4905 Aurora Ave N  
Seattle, WA 98103



## THE OPPORTUNITY

Unique building with rare parking on Aurora and a billboard sign. With excellent visibility from the west side of Aurora and amazing traffic count, this is a space you won't want to miss!

2,200 SF freestanding building AVAILABLE!



Christian Decker

(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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**88**  
Walk Score  
"Very Walkable"

  
**78**  
Bike Score  
"Very Bikeable"

## DEMOGRAPHICS

### AVERAGE HOUSEHOLD INCOME

1-Mile: \$148,394  
3-Mile: \$135,732  
5-Mile: \$131,970



### POPULATION

1-Mile: 34,998  
3-Mile: 278,846  
5-Mile: 497,847



### EMPLOYEES

1-Mile: 12,826  
3-Mile: 163,914  
5-Mile: 413,880



### TRAFFIC COUNTS

**41,000**  
Annual Average  
Daily Traffic



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