

200 APARTMENT BUILDING WITH PRIME GROUND FLOOR RETAIL SPACE ON 85TH



Shea Properties

Constance Wilde  
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# WCCR

West Coast Commercial Realty  
[www.wccommercialrealty.com](http://www.wccommercialrealty.com)



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





4,255 SF retail space with 200 new apartments above

► Retail 1

- 2,821 SF
- 2 storefront entries facing N 85th Street
- Type 1 grease exhaust
- 14' ceiling height

► Retail 2

- 1,434 SF
- 1 storefront entry facing N 85th Street
- 15' 3" ceiling height

► High visibility LED illuminated signage available

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## DEMOGRAPHICS

### TOTAL POPULATION

1-Mile: 35,027

2-Mile: 114,768

### TOTAL EMPLOYEES

1-Mile: 7,643

2-Mile: 32,391

### AVERAGE HOUSEHOLD INCOME

1-Mile: \$114,512

2-Mile: \$128,549

### AVERAGE HOUSEHOLD SIZE

1-Mile: 2.10

2-Mile: 2.03

### POPULATION MEDIAN AGE

1-Mile: 35.6

2-Mile: 36.4

## TRAFFIC COUNTS

37,827 ADV

at the intersection of NW 85th  
& Greenwood Ave N

9,433 ADV

along Greenwood Ave N

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# EDGEPOINT

RETAIL FOR LEASE

320 North 85th Street  
Seattle, Washington 98103



WALK SCORE

95

"Walker's Paradise"



BIKE SCORE

83

"Very Bikeable"

## APARTMENTS RECENTLY CONSTRUCTED OR IN THE PIPELINE

- 1 78 Units
- 2 37 Units
- 3 28 Units
- 4 48 Units
- 5 141 Units
- 6 467 Units
- 7 23 Units
- 8 72 Units

**Fred Meyer**

**MudBay**  
FOR HEALTHY SOBS AND GELS

**TITLE CLUB**

NW 87th St

NW 85th St

**BARTELL DRUGS**  
Washington's Own Drugstore

**Snapdoodle**  
TOYS & GAMES

**TAPROOT THEATRE**  
COMPANY

**CORBITOS**

**the YARD**

**UNITED STATES POSTAL SERVICE**

**CHASE**

**ANGRY BEAVER**

**EDGEPOINT**

**I do Uridal**

**Bank of America**

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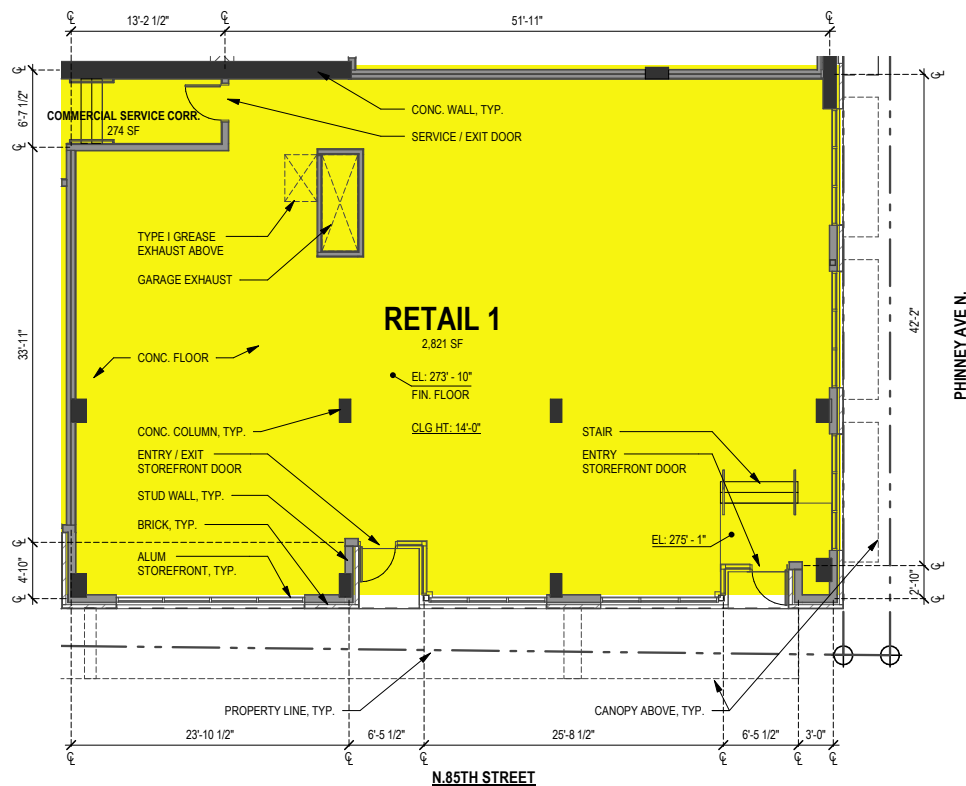
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### SITE PLAN

#### Retail 1 – 2,821 SF



#### Retail 2 – 1,434 SF

