

PIPER VILLAGE

RETAIL FOR LEASE

200 North 85th Street Seattle, WA 98103



PRIME RETAIL SPACE IN THE HEART OF GREENWOOD

Prime, high-exposure retail opportunity in the heart of Greenwood's business district and community hub. One of the few locations with ample onsite, surface parking. Piper Village is THE Retail Core for this diverse, dense and popular neighborhood in North Seattle, anchored by Fred Meyer and Bartell Drugs. Designed as an open air community retail center with walkways, green space, residential units and gathering areas. Several strong national and community retailers draw shoppers to this center from the Crown Hill, Phinney Ridge, Whittier Heights, Green Lake, North Ballard and Blue Ridge neighborhoods, offering brand recognition and convenience.



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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

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TRAFFIC COUNTS

- ▶ 37,827 ADV
at the intersection of NW 85th & Greenwood Ave N
- ▶ 19,433 ADV
along Greenwood Ave N

ACCESSIBILITY

-  96 WALKSCORE
walkable paradise
-  54 TRANSIT SCORE
good transit
-  76 BIKESCORE
very bikeable

P AMPLE CROSS PARKING AVAILABLE



NEW RETAIL
UNDER CONSTRUCTION
NOW!

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Adjacent to Piper Village



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DEMOGRAPHICS

TOTAL POPULATION

1-Mile: 34,350

2-Mile: 111,134

TOTAL EMPLOYEES

1-Mile: 7,643

2-Mile: 32,391

AVERAGE HOUSEHOLD INCOME

1-Mile: \$103,087

2-Mile: \$110,239

AVERAGE HOUSEHOLD SIZE

1-Mile: 2.10

2-Mile: 2.03

POPULATION MEDIAN AGE

1-Mile: 35.7

2-Mile: 36.3

Comfy Couples - Upper-class couples.

Urban couples making a mid- to upper-scale household income. Most own their own homes. Some have a college education and work in a variety of occupations, including management-level positions.

Corporate Climbers - Upper-scale urban singles.

Pre-middle-age to middle-age singles with upper-scale incomes. May or may not own their own home. Most have college educations and are employed in mid-management professions.



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Fred Meyer
NEWLY REMODELED

MudBay
4,270 SF
WILL DEMISE
1,500 SF & 2,770 SF

Seatown

Lael Banner
DDS

MAKI
ROLLS+TERIYAKI

VERITY

1,529 SF
1,574 SF
1,205 SF

TITLE CLUB

SCHOOL OF ROCK

NOW OPEN!



Edward Jones

COMING SOON!
Coffee House



BARTELL DRUGS
Washington's Own Drugstores



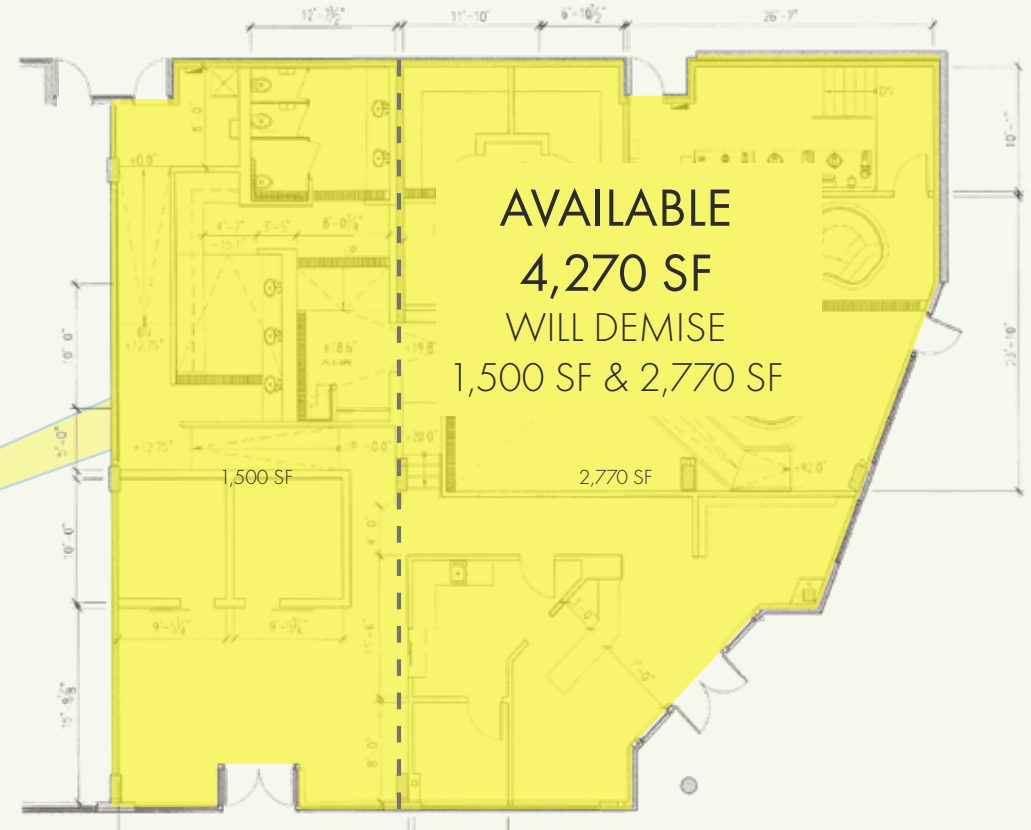
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FLOOR PLANS



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