



2200 WESTLAKE

Westlake Ave at Denny Way, Seattle, WA

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REALTY®**

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2200 Westlake is a dense-urban, mixed-use center with 87,014 SF of retail anchored by a 47,367 SF Whole Foods. Strategically located in the middle of the fastest-growing neighborhoods in Seattle, South Lake Union & Denny Triangle. Amazon's 8 million SF headquarters is just one block away and still growing. The complex also contains a parking garage with 423 visitor stalls, a 153-room five-star Pan Pacific hotel, and two residential condo towers boasting nearly 230 units combined

PROPERTY SIZE 87,014 SQ. FT.

LAT/LONG 47.61836 N, -122.33776 W

TRAFFIC COUNTS DENNY WAY & WESTLAKE AVE - 58,590

CONTACT

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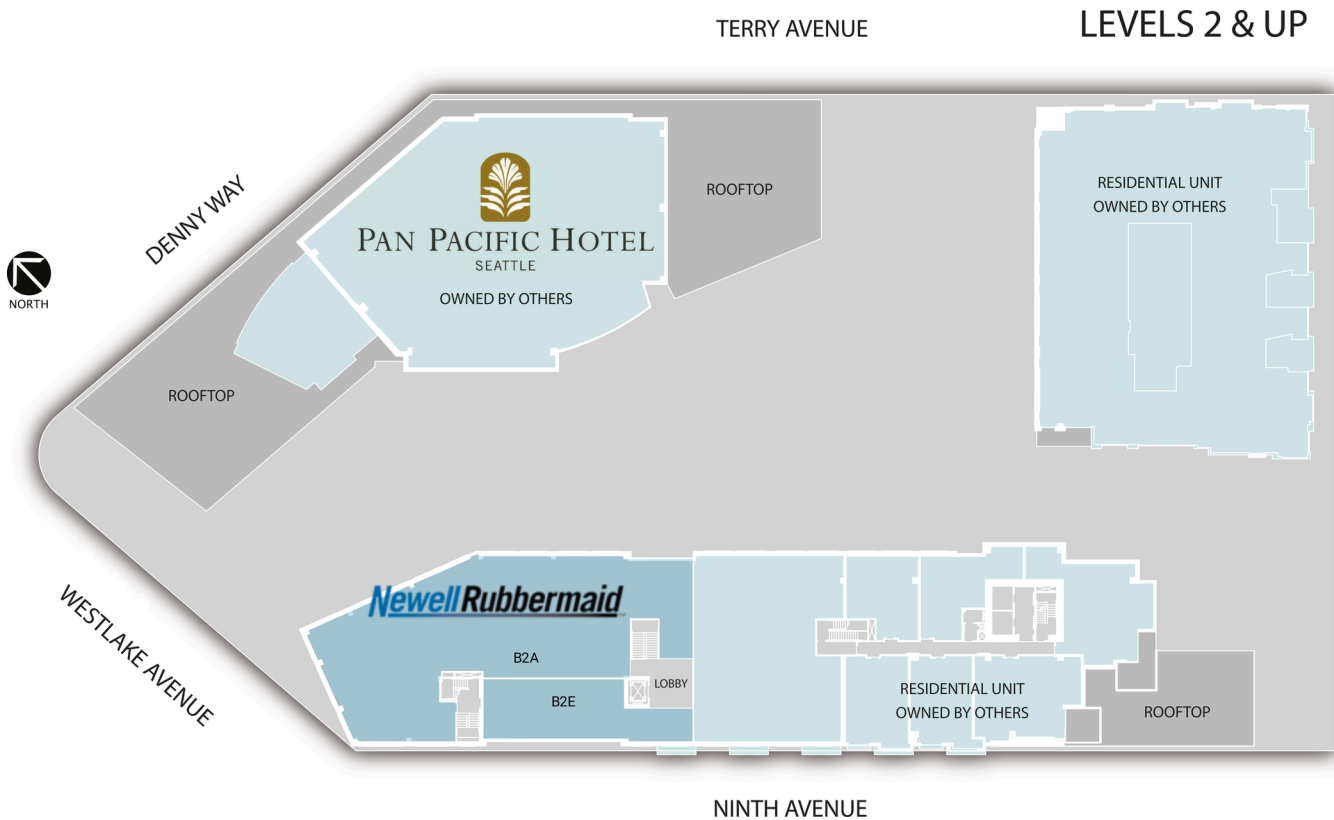
TENANTS LIST

A0A	Whole Foods Market	47,367 SF
A1A	Tutta Bella	3,092 SF
A1N	45th Poke Bar	1,800 SF
A1S	Michael H Chow & Assoc.	1,355 SF
B0A	Bank of America	5,782 SF
B1A	Xfinity	3,629 SF
B1D	Amazing Lash Studio	1,793 SF
B1F	Salon Refine	1,379 SF
C1A	Be Luminous Yoga	4,277 SF
D1A	Available	1,171 SF
D1C	Westlake Cleaners	640 SF
D1E	Available	814 SF
E1A	Vera Whole Health	888 SF
E1E	Nail Salon	1,578 SF
E1G	FedEx Kinko	2,008 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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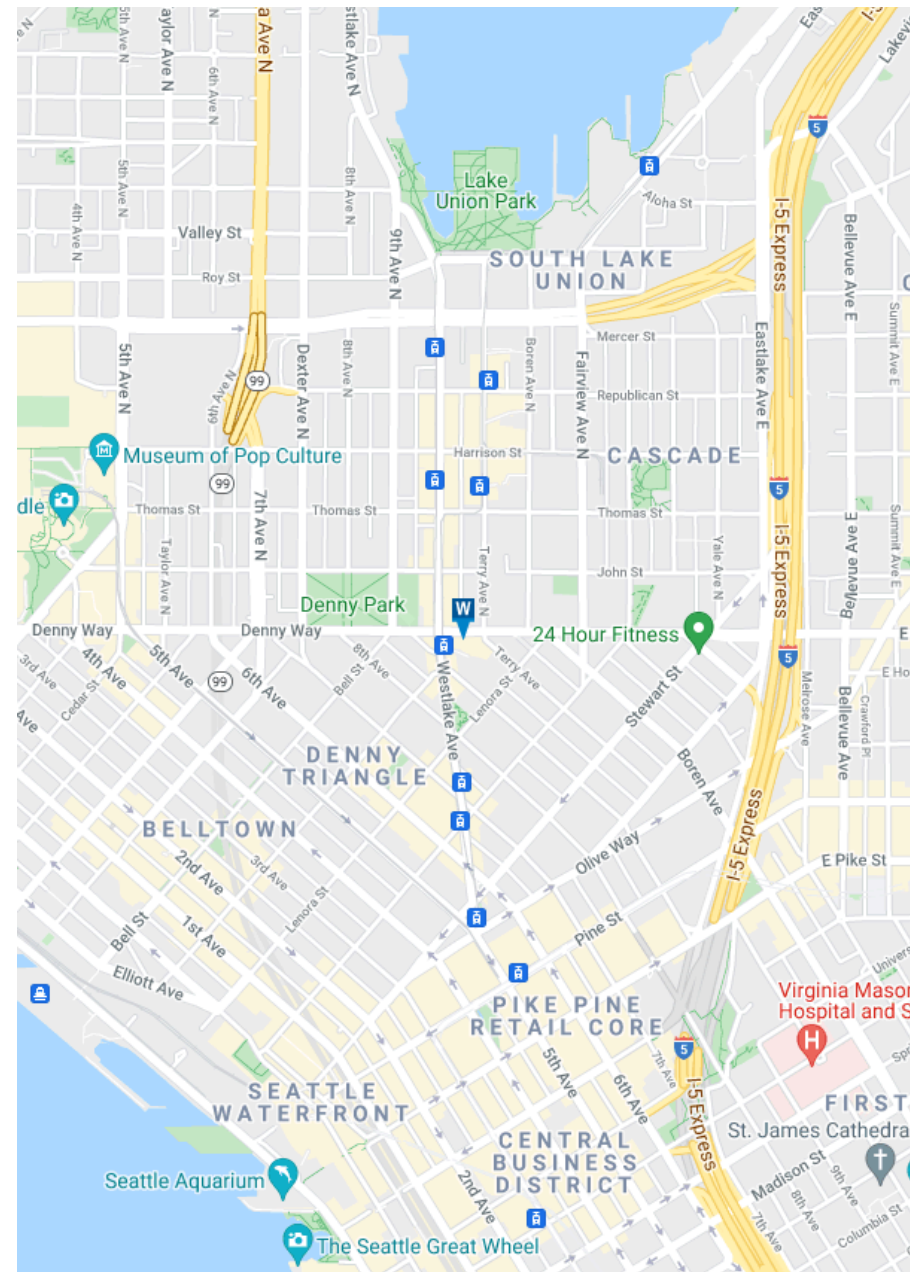
B2A	Newell Rubbermaid	7,141 SF
B2E	2200 Westlake Dentistry	1,793 SF

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Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	83,350	177,282	261,643	493,173
Average Household Income	\$122,865	\$127,425	\$132,562	\$133,877
Population Trends				
2000 Population	42,355	108,480	172,257	353,027
2010 Population	52,587	123,769	195,252	388,149
2020 Population	83,350	177,282	261,643	493,173
2025 Population	100,812	205,785	294,387	538,932
Absolute Growth 2010 to 2020'	58.5%	43.24%	34%	27.06%
Projected Growth 2020 to 2025'	20.95%	16.08%	12.51%	9.28%
Race & Ethnicity				
% White	66.81%	66.32%	66.41%	69.04%
% Black	5.87%	7.62%	7.47%	6.02%
% Asian	14.85%	13.74%	13.64%	13.11%
% Other	5.91%	6%	6.21%	5.95%
% Hispanic	6.56%	6.32%	6.28%	5.88%
Income & Education				
Median Household Income	93,996	92,588	94,393	97,688
Average Household Income	\$122,865	\$127,425	\$132,562	\$133,877
% College Graduates	75.29%	73.28%	74.07%	74.15%
Age				
Median Age	39.4	39.4	39	39.3
% Age < 18	21.23%	21.76%	21.61%	21.9%
% Age 65 +	11.61%	12.58%	12.74%	13.71%
Households & Housing				
Households	57,740	108,466	146,151	250,949
Average Household Size	1.39	1.55	1.68	1.88
Median Housing Value	\$696,167	\$743,642	\$795,917	\$840,496
% Owner Occupied Housing	31.36%	34.06%	37.39%	43.18%
% Renter Occupied Housing	56.87%	55.85%	53.24%	48.67%
% Vacant Housing	11.77%	10.09%	9.38%	8.14%
Workplace & Workers				
Number of Businesses	7,152	11,675	14,807	22,389
% White Collar	85.86%	84.44%	83.49%	82.46%
% Blue Collar	14.14%	15.56%	16.51%	17.54%



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