



## HIGH PROFILE END CAP

Busiest Intersection in  
Immediate Trade Area



Newly remodeled mixed-use building with 94 apartments, 10,812 SF of total retail SF, and dedicated retail garage parking and signage.



Average Household Income  
\$119,000 within a 3-mile radius



# RETAIL FOR LEASE

12500 Lake City Way Seattle, WA 98125



Almost 20,000 Employees within 2 Miles



Great demographics and traffic counts along Lake City Way.



Located within the North Seattle retail core of Lake City, surrounded by multiple national retailers

## DEMOGRAPHICS

### TOTAL POPULATION

- 1-Mile: 24,012
- 3-Mile: 150,114
- 5-Mile: 415,616

### AVERAGE HOUSEHOLD INCOME

- 1-Mile: \$99,519
- 3-Mile: \$119,033
- 5-Mile: \$127,627



**WCCR**  
 West Coast Commercial Realty  
 Retail  
 Office  
 Investment

SITE PLAN

Can Combine  
both available spaces  
- 2,765 SF -  
Blended Rate Available

**1,547 SF  
AVAILABLE**

**1,218 SF  
AVAILABLE**



**GREAT  
TRAFFIC COUNTS**



37,100 vpd @ Lake City Way  
and 15,600 vpd @ NE 125th St

NE 125th St