Kidder Mathews

RETAIL FOR LEASE

TAVIN

8511 15TH AVE NW, SEATTLE

10,000 SF Retail and Restaurant Space at Crown Hill's Gateway Intersection.

KIDDER.COM

Tavin features approximately 10,000 SF of high visibility retail for lease at the gateway intersection to Ballard's Crown Hill, Blue Ridge and North Beach neighborhoods. Strong demographics, great neighborhoods, a high walk score of 89 and transit on all four corners create a multitude of retail possibilities.

AVAILABLE NOW

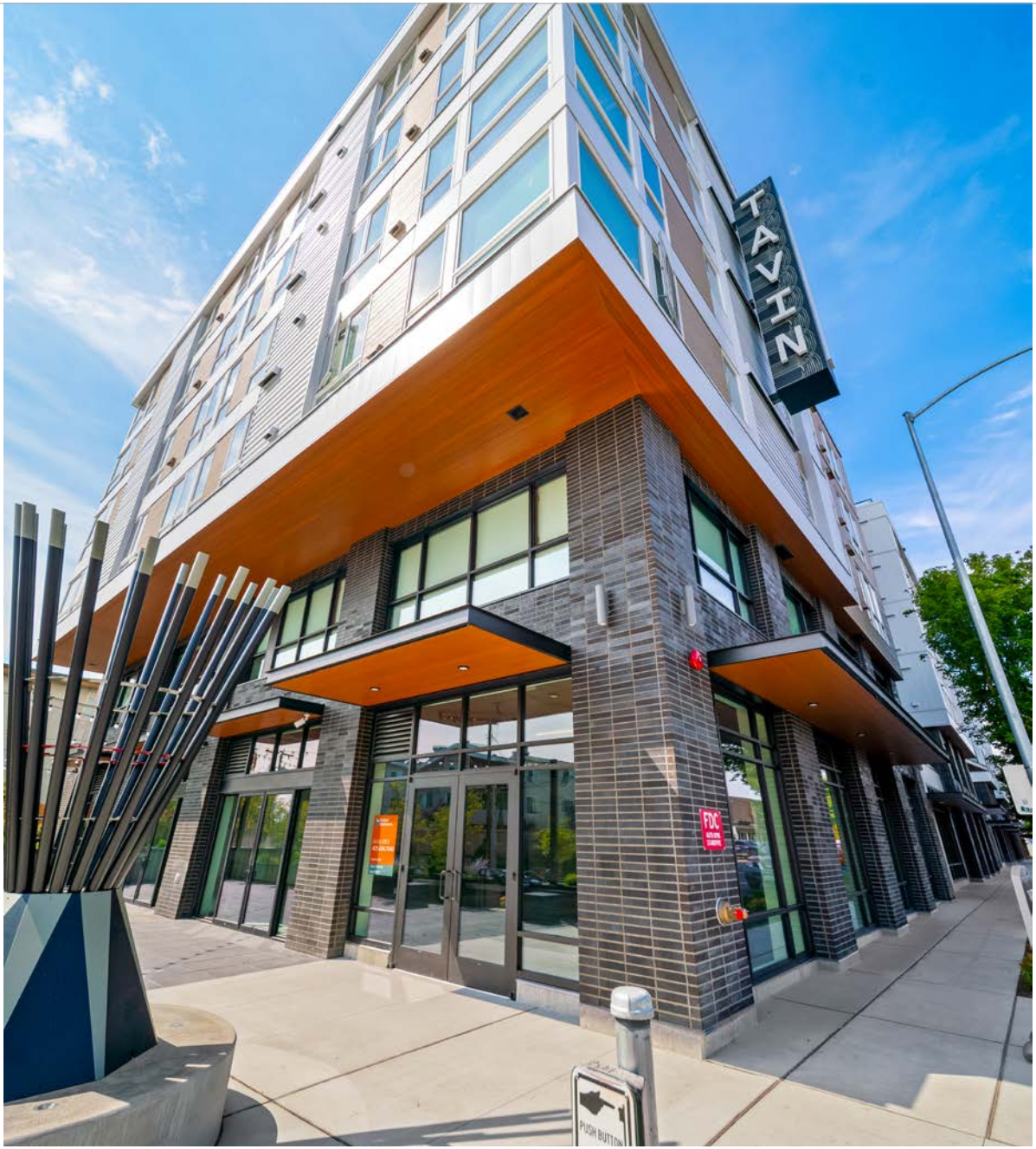
1,348 - 3,865 SF

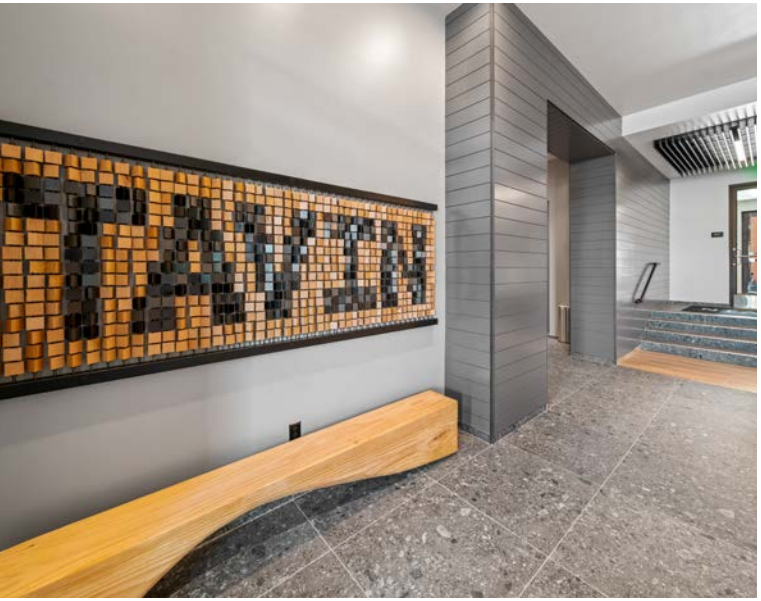
RETAIL 120	2,329 SF
RETAIL 122	3,865 SF
RETAIL 123	1,472 SF
RETAIL 126	1,348 SF

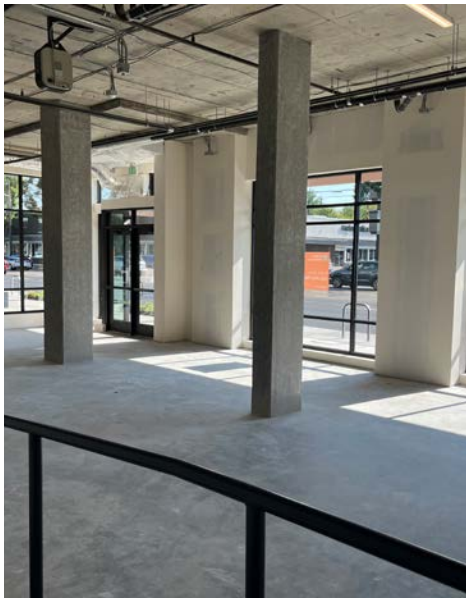
CAN BE COMBINED

$35.00
PSF/YEAR + NNN

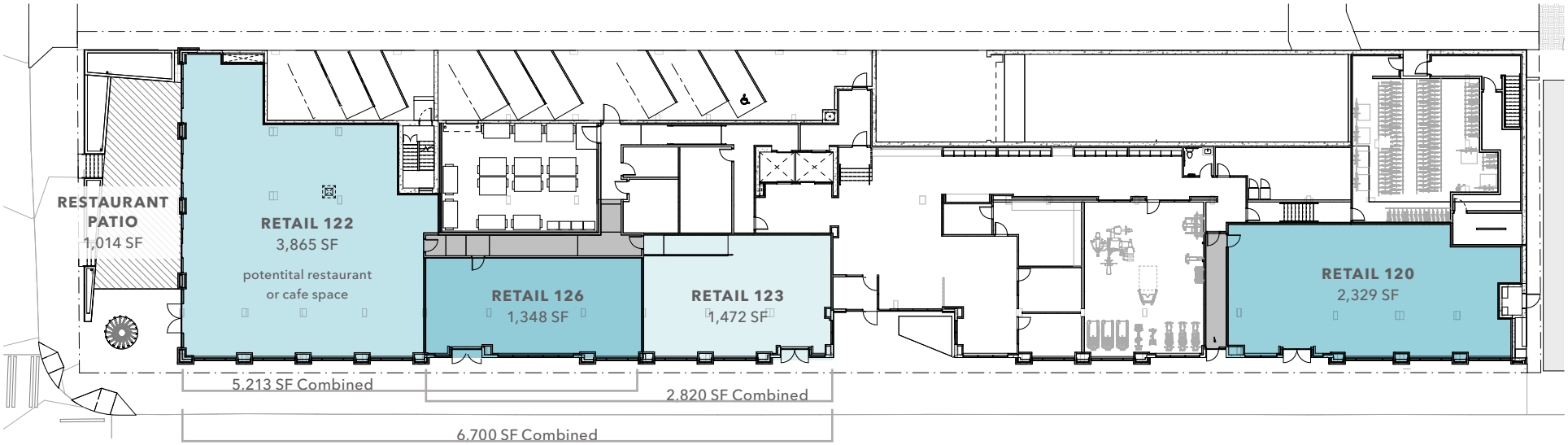
$10.00
ESTIMATED NNN





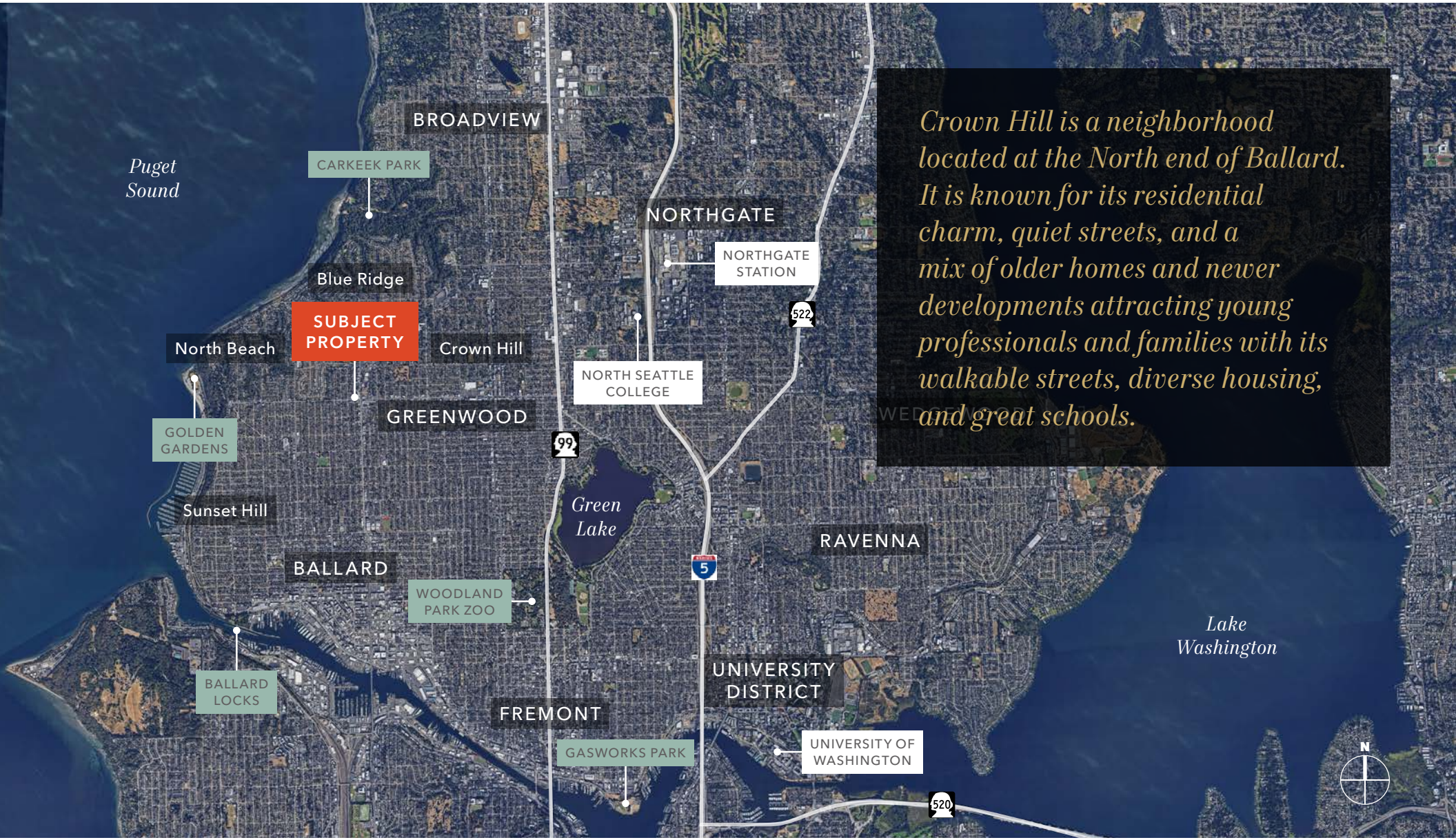


FLOOR PLAN



HIGHLIGHTS

- NEW CONSTRUCTION
- GREAT CORNER RESTAURANT SPACE
- SW PATIO
- 196 UNITS
- TYPE 1 VENTING
- EXCELLENT WALK SCORE
- BEAUTIFUL OUTDOOR PUBLIC SPACE
- IN-GROUND GREASETRAP
- HIGH VISIBILITY INTERSECTION WITH 12,824+ VPD ON 15TH AVE NW & 4,821+ VPD ON NW 85TH ST



Crown Hill is a neighborhood located at the North end of Ballard. It is known for its residential charm, quiet streets, and a mix of older homes and newer developments attracting young professionals and families with its walkable streets, diverse housing, and great schools.

THE OPPORTUNITY

Tavin features approximately 10,000 SF of high visibility, demiseable, street retail and restaurant space adjacent to the Metropolitan Market, a high-end grocery, at the gateway intersection to Ballard's Crown Hill, Blue Ridge and North Beach neighborhoods. Strong demographics, great neighborhoods, a high walk score of 89 and transit on all four corners create a multitude of retail possibilities here.

The restaurant opportunity is located at the corner of NW 85th St and 15th Ave NW. It features a spacious southwest-facing patio, a grand corner entrance with a public art installation, 12'4" clear height ceilings, and a large window line that offers excellent signage potential. This prime spot anchors the 196-unit property.

CROWN HILL AND SURROUNDING NEIGHBORHOODS

Crown Hill is a character rich neighborhood in the northwest part of Seattle, known for its residential charm and community-oriented atmosphere. Crown Hill has a range of local businesses, including grocery stores, cafes, restaurants, and specialty shops. The neighborhood has seen steady development with new residential projects and improvements to infrastructure, enhancing its appeal to new residents. Crown Hill's real estate market is competitive, with a mix of older homes and new construction. The neighborhood offers a balance of affordability and quality of life, attracting a diverse group of residents.

The nearby Blue Ridge and North Beach neighborhoods offer appealing high end residential options with access to natural beauty and a range of amenities including waterfront community clubs. Blue Ridge is known for its upscale, community-focused atmosphere and stunning views, while North Beach provides a more relaxed, eclectic environment with a slightly more affordable housing market. Both neighborhoods benefit from their proximity to parks, beaches, and the scenic Puget Sound, making them desirable places to live in Seattle.

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	29,630	174,489	398,169
2010 CENSUS	26,354	148,424	338,061
2024 ESTIMATED	30,051	179,262	409,897
2029 PROJECTED	31,494	186,616	429,021

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	$177,765	$147,421	$142,188
2029 MEDIAN PROJECTED	$181,354	$149,968	$144,105
2024 AVERAGE	$230,699	$195,517	$189,735
2029 AVERAGE PROJECTED	$235,840	$200,148	$192,492

HOUSEHOLDS

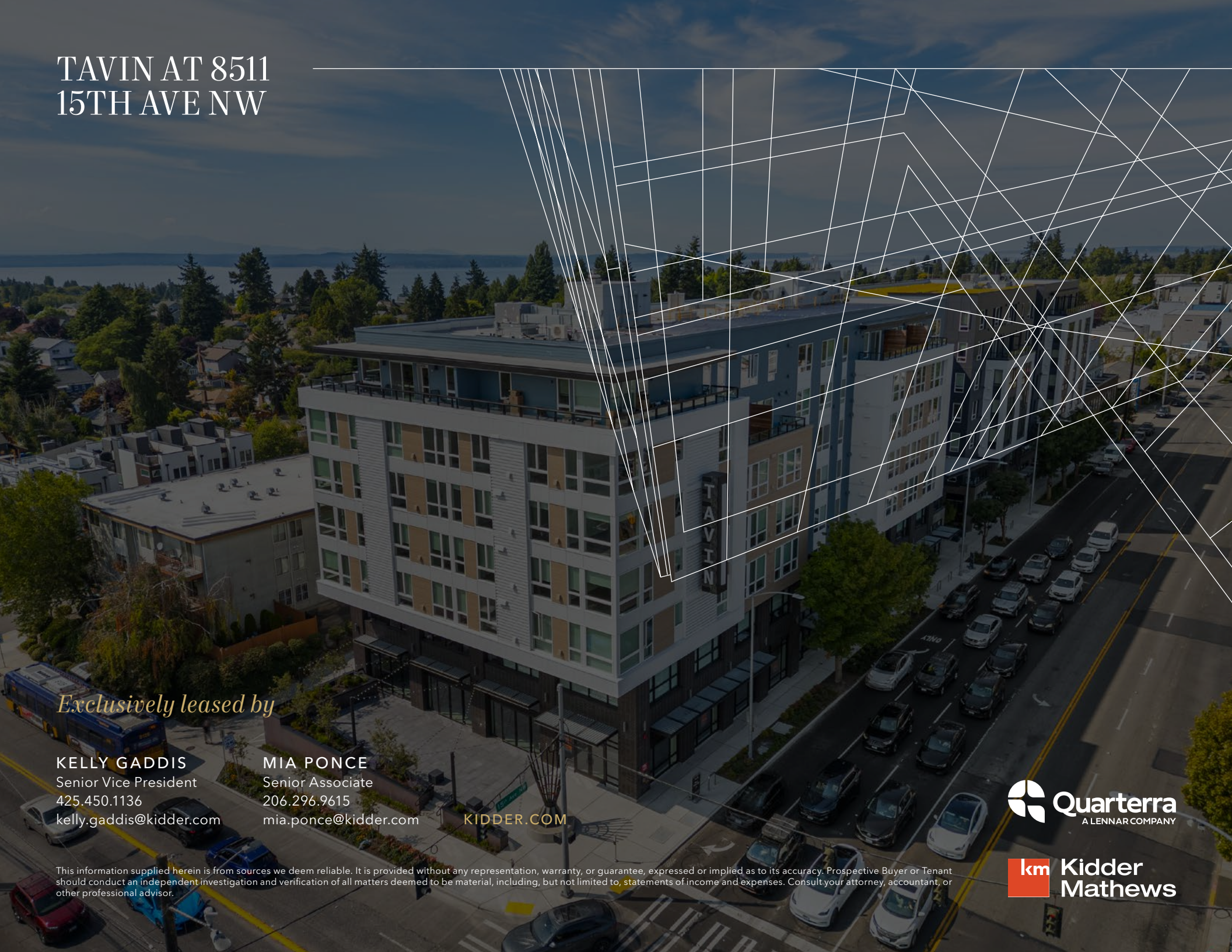
	1 Mile	3 Miles	5 Miles
2024 ESTIMATED	13,086	86,946	191,720
2029 PROJECTED	13,559	89,881	199,947
HOUSING UNITS OWNER-OCCUPIED	8,759	41,648	87,371
HOUSING UNITS RENTER-OCCUPIED	4,327	45,297	104,349

89
WALK SCORE - VERY WALKABLE

51
TRANSIT SCORE - GOOD TRANSIT

74
BIKE SCORE - VERY BIKEABLE

TAVIN AT 8511 15TH AVE NW



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