FOR LEASE

ANTHEM APARTMENTS RETAIL

103 12TH AVE, SEATTLE, WA 98122

Located in the center of the biggest city in Washington. Offering a rich tapestry of cultural, culinary, and recreational experiences

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PROPERTY DETAIL

SWEDISH FIRST HILL EXPANSION

Swedish Health Systems First Hill new acute care facility and second building expansion with outpatient and imaging services will more than double the size of the campus from about 1,500,000 SF to 3,150,000 SF is the Puget Sound regions largest health care development. The $1,300,000,000 expansion ranks among the largest in the country for the health care sector. Completion is anticipated to be Fall/2027.

The 12-story North Tower is the most complex project in Swedish's 113-year history. It will have two dozen advanced operating suites and a 31-room emergency department with eight rooms dedicated to behavioral health care. Swedish will open North Tower with 72 beds; 108 more are planned.

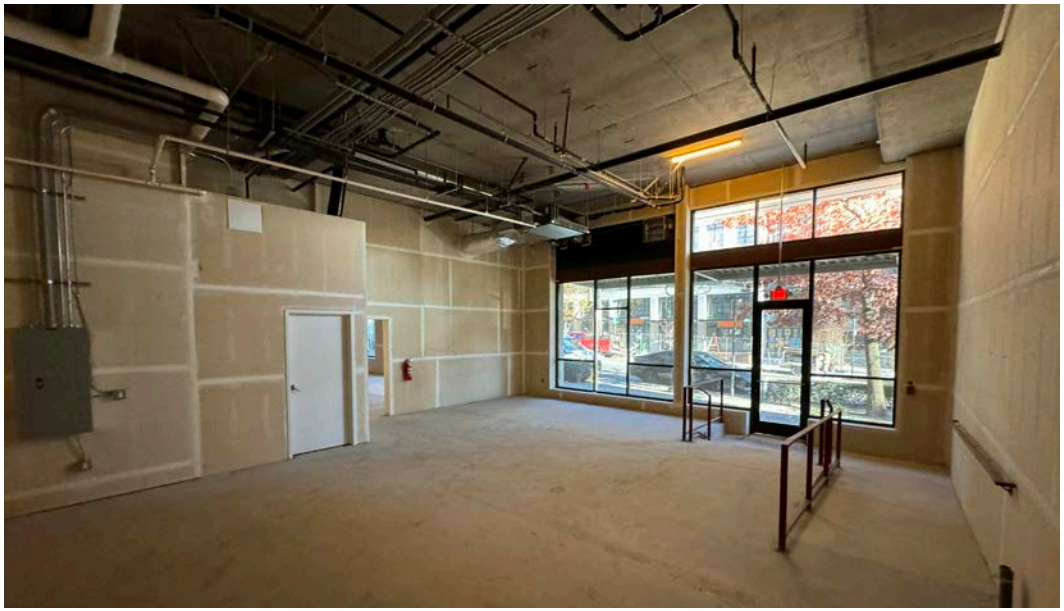
ADDRESS	103 12th Ave, Seattle, WA 98122	
SUITE 101	1,982 SF	$30.00 PSF, NNN
SUITE 102	1,975 SF	$30.00 PSF, NNN
UNITS IN BUILDING	120	
CPD	15,000 CPD at intersection	
LOCATION	Moments from I-5	

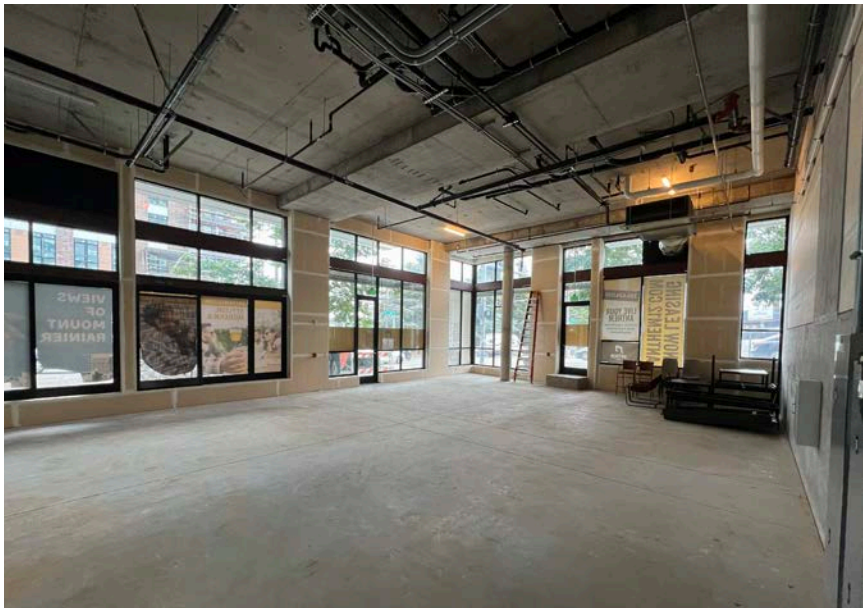
5 MIN

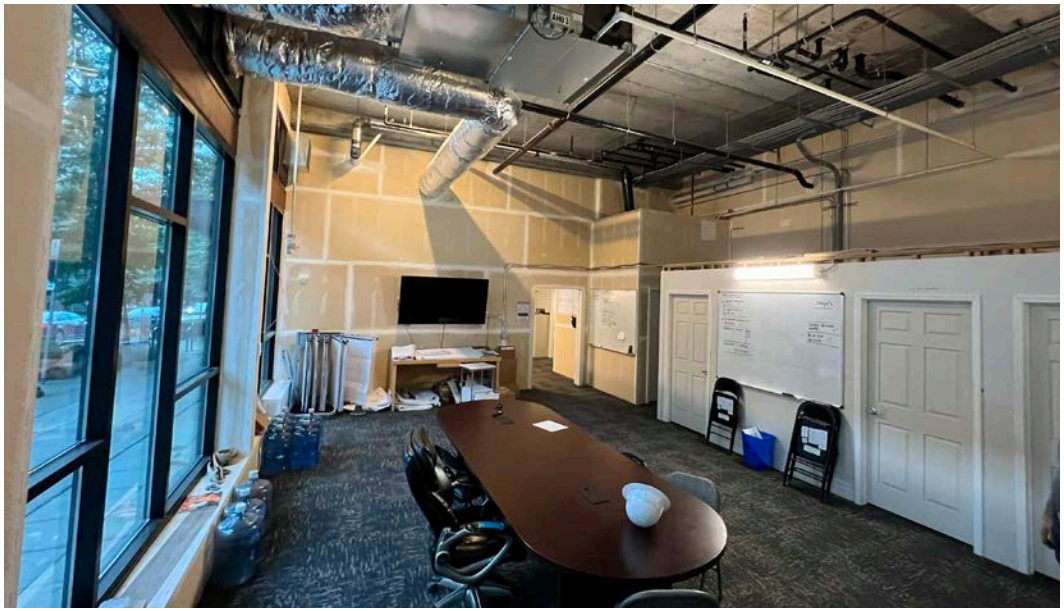
FROM SEATTLE UNIVERSITY

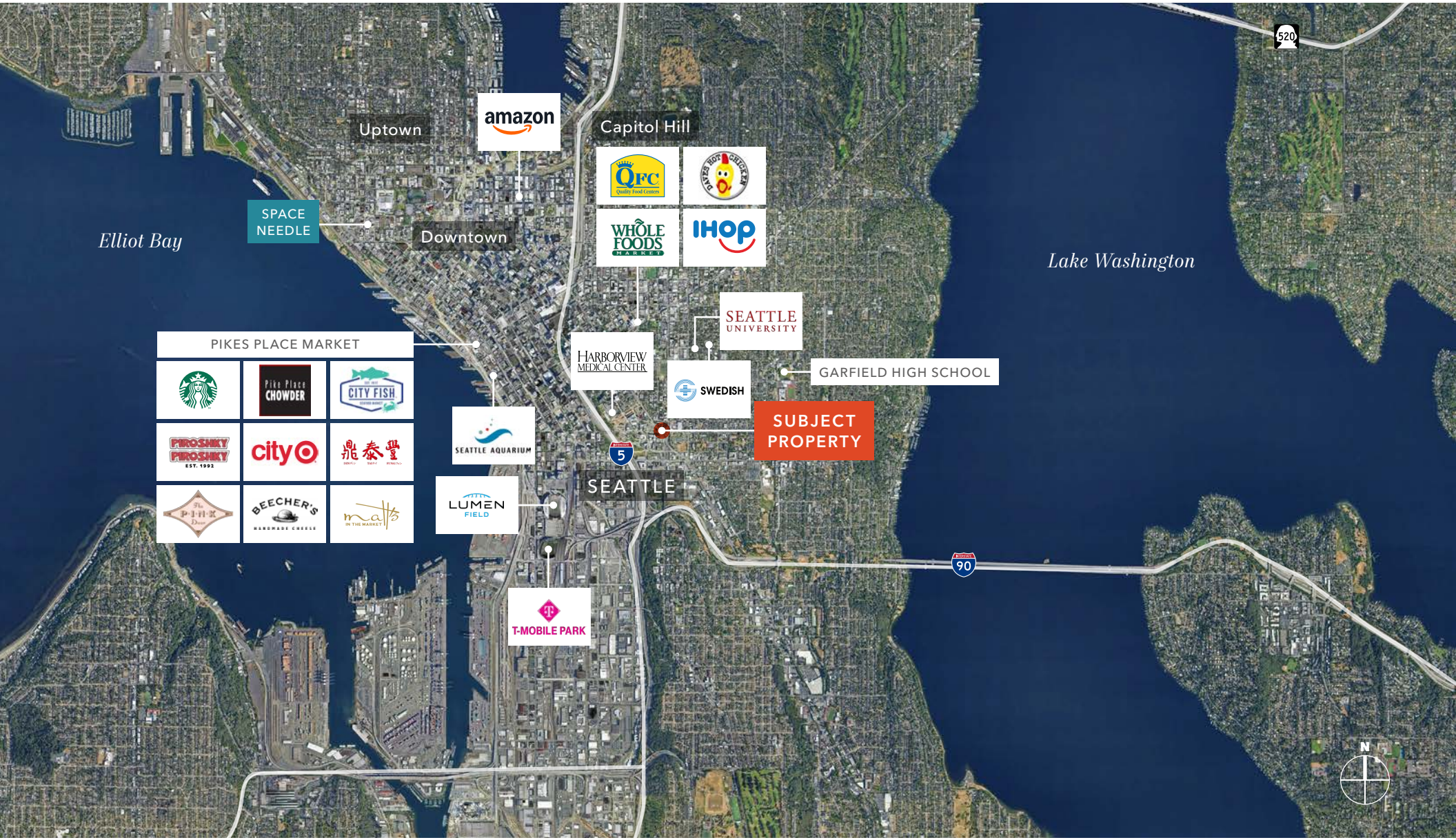
1/2 MILE

TO SWEDISH HOSPITAL FIRST HILL AND HARBORVIEW MEDICAL CENTER








Uptown
amazon
Capitol Hill
QFC
Quality Food Centers
DAVES HOT CHICKEN
WHOLE FOODS MARKET
IHOP
SPACE NEEDLE
Elliot Bay
Downtown
Lake Washington
520
SEATTLE UNIVERSITY
PIKES PLACE MARKET
HARBORVIEW MEDICAL CENTER
GARFIELD HIGH SCHOOL
SWEDISH
SUBJECT PROPERTY
Pike Place CHOWDER
CITY FISH
PIROSHKY PIROSHKY EST. 1992
city
鼎泰豐
SEATTLE AQUARIUM
5
SEATTLE
LUMEN FIELD
BEECHER'S
matts IN THE MARKET
90
T-MOBILE PARK
N

DEMOGRAPHICS

POPULATION

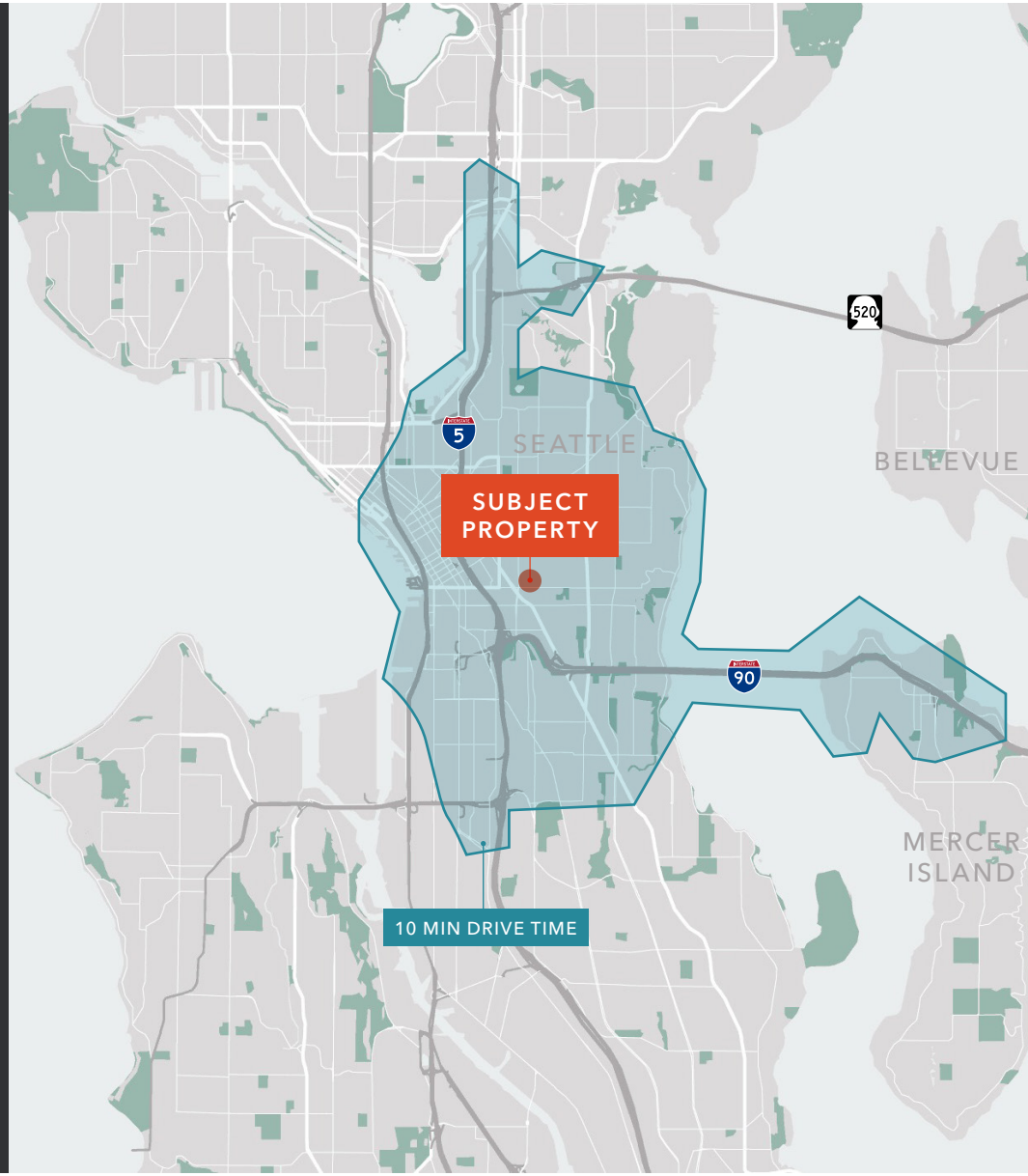
	10 Min Drive Time
EST. POPULATION 2024	198,087
PROJECTED POPULATION 2029	219,623
CENSUS POPULATION 2010	131,6100
PROJECTED ANNUAL GROWTH	2.2%

HOUSEHOLDS

	10 Min Drive Time
2024 ESTIMATED HOUSEHOLDS	111,388
2029 PROJECTED HOUSEHOLDS	122,276
2020 CENCUS HOUSEHOLDS	95,736

HOUSEHOLD INCOME

	10 Min Drive Time
2024 MEDIAN	$123,991
2029 MEDIAN PROJECTED	$128,771
2024 AVERAGE	$177,531
2029 AVERAGE PROJECTED	$186,615



SEATTLE, WA is a major city surrounded by water, mountains and evergreen forests, and contains thousands of acres of parkland. As Washington State's largest city, it's home to technology companies Microsoft and Amazon both headquartered in the Seattle metropolitan area. The futuristic Space Needle, a 1962 World's Fair legacy, is its most iconic landmark.

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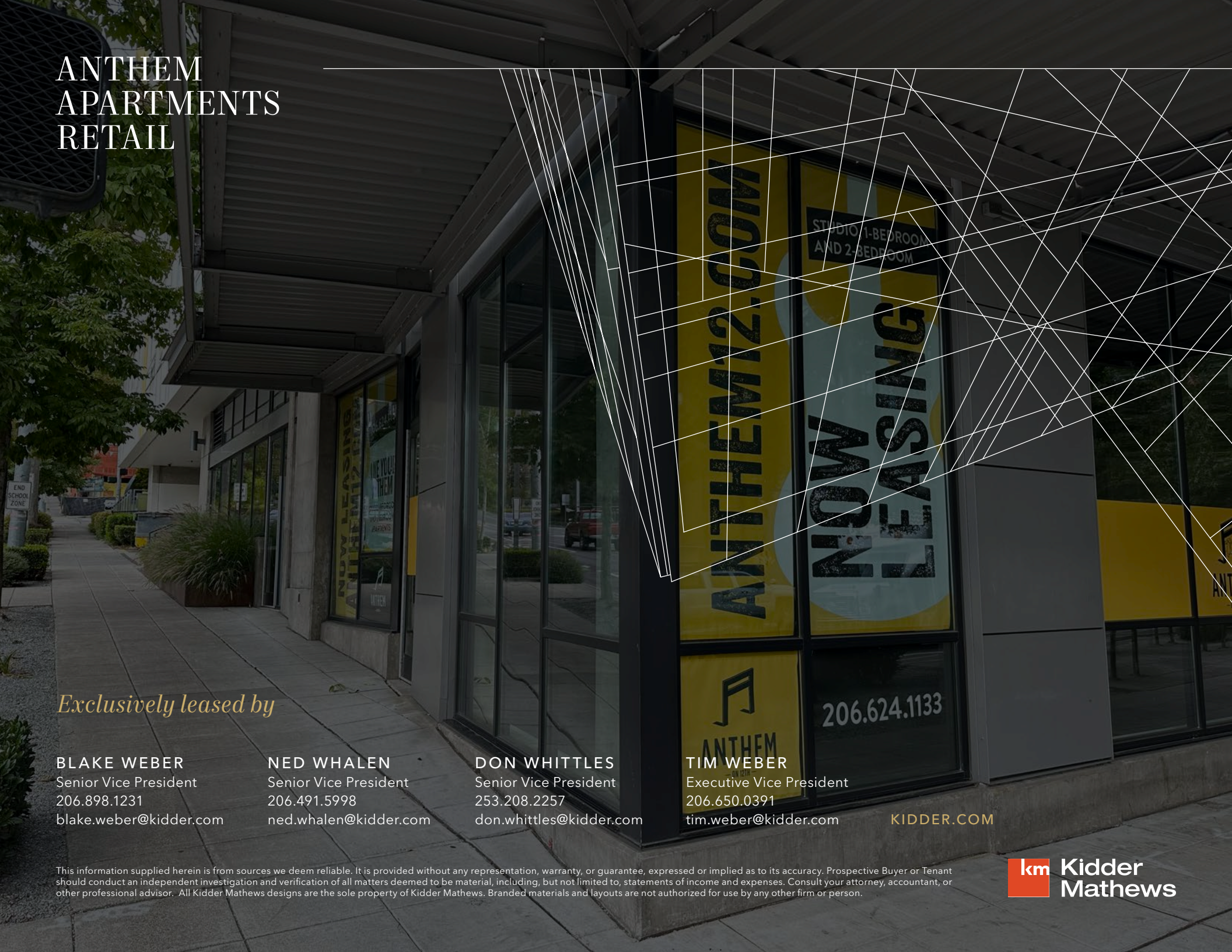

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