FOR LEASE

PHINNEY RIDGE RETAIL

Retail/Office Space Available

412 NW 65TH STREET, SEATTLE, WA 98117

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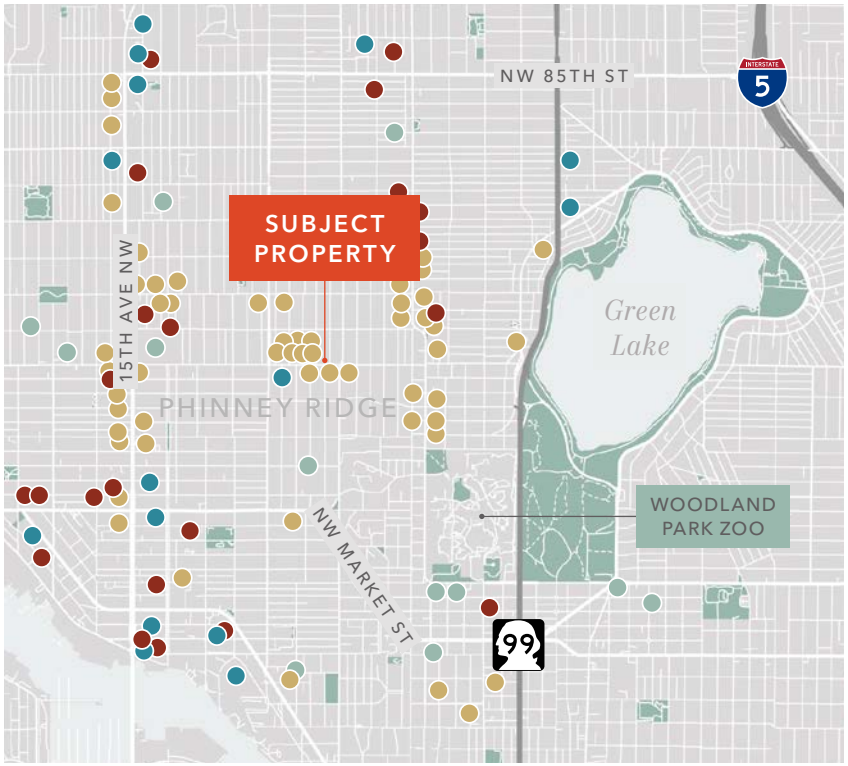
Kidder Mathews

PHINNEY RIDGE IS A *VIBRANT* & *DYNAMIC* NEIGHBORHOOD

Located along the vibrant NW 65th Street corridor, this dynamic neighborhood is a lively mix of established local favorites and new businesses, all anchored by a strong residential community.

The area serves as a key connector between two of Seattle's most beloved neighborhoods—Ballard and Phinney Ridge—drawing consistent foot and vehicle traffic throughout the day. This unique stretch offers a true "village feel" with a neighborhood-first vibe that continues to attract both residents and small businesses. With close proximity to Green Lake, Woodland Park, and the Ballard brewery district, the location benefits from excellent accessibility and visibility in a neighborhood known for its walkability and community charm.



Schools + Parks · Eat + Drink · Grocery + Shopping · Health + Wellness

PHINNEY AVENUE NORTH

VIEWS FROM PHINNEY RIDGE

PHINNEY RIDGE & GREEN LAKE

A rare opportunity to lease ground-level retail or office space at a prominent corner location.

PROPERTY HIGHLIGHTS

Positioned in a popular pocket retail corridor between the Ballard and Greenwood/Phinney Ridge Urban Villages

Part of a brand-new mixed-use development featuring 9 high-quality apartments, 3 live/work/office units, and 2 premium retail spaces

Highly visible storefronts with large window lines, generous ceiling heights, and excellent natural light

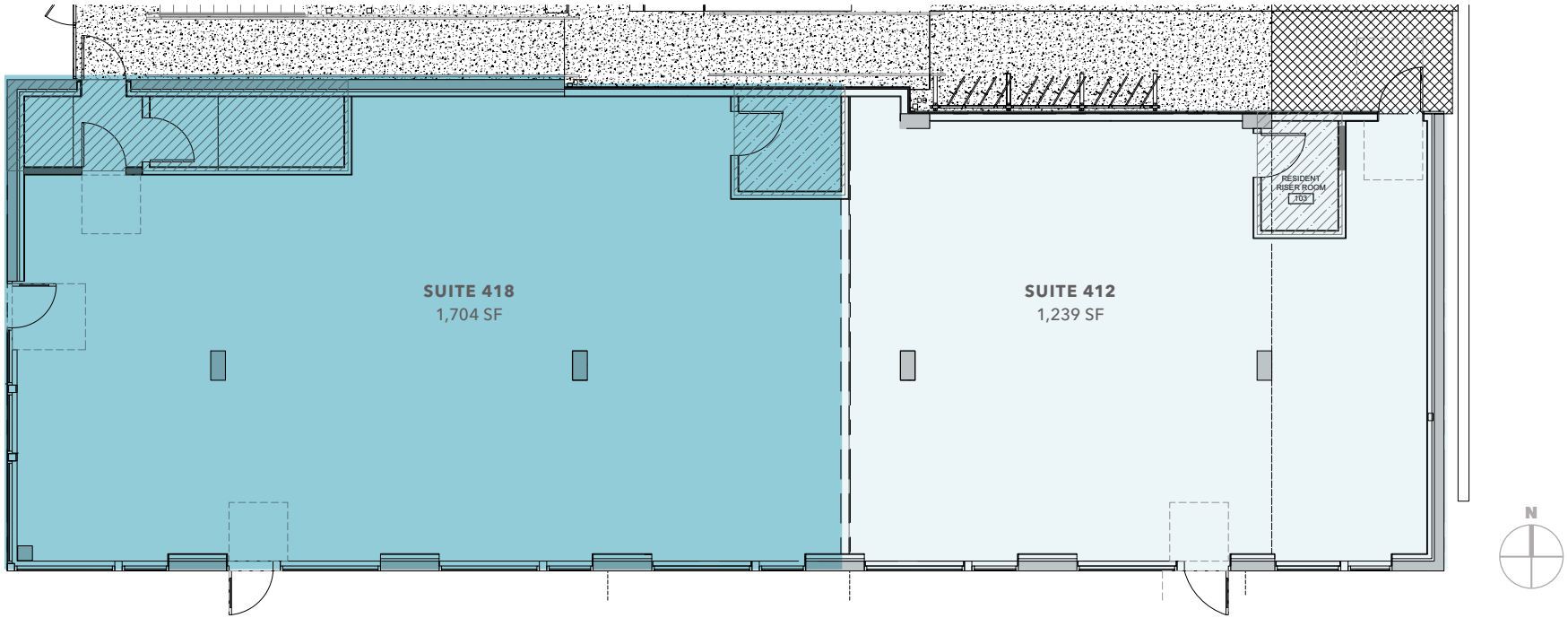
Ideal for coffee shops, boutiques, wellness services, professional offices, or neighborhood-focused retail concepts

Neighboring businesses include StumbleTown, Café Bambino, The Dray, Molly Maguires's, Mainstay Provisions, Raiz, The Blue Glass, Babalouise Salon, and others—creating a strong ecosystem of destination and everyday-use businesses

Easy access via major transit routes, bike corridors, and nearby arterials

Whether you're a retail concept looking to build local loyalty, a coffee cafe looking for a vibrant pocket retail corridor or a professional service seeking a creative and accessible space, this location offers the visibility and neighborhood character that define long-term success.

FLOOR PLAN



AVAILABILITIES

Suite	Size	Lease Rate (SF/YR)	Notes
Suite 418	1,704 SF	$38.00/SF + $12.50 NNN (Estimated)	Highly visible corner retail space features high ceilings, large storefront windows, and expansive window line.
Suite 412	1,239 SF	$35.00/SF + $12.50 NNN (Estimated)	Highly visible retail space features high ceilings and large storefront windows.

DEMOGRAPHICS

POPULATION

	0.5 Mile	1 Mile	2 Miles
2010 CENSUS	8,848	30,971	110,762
2020 CENSUS	9,453	37,056	131,702
2025 ESTIMATED	9,668	37,970	138,905
2030 PROJECTED	9,543	38,242	141,247

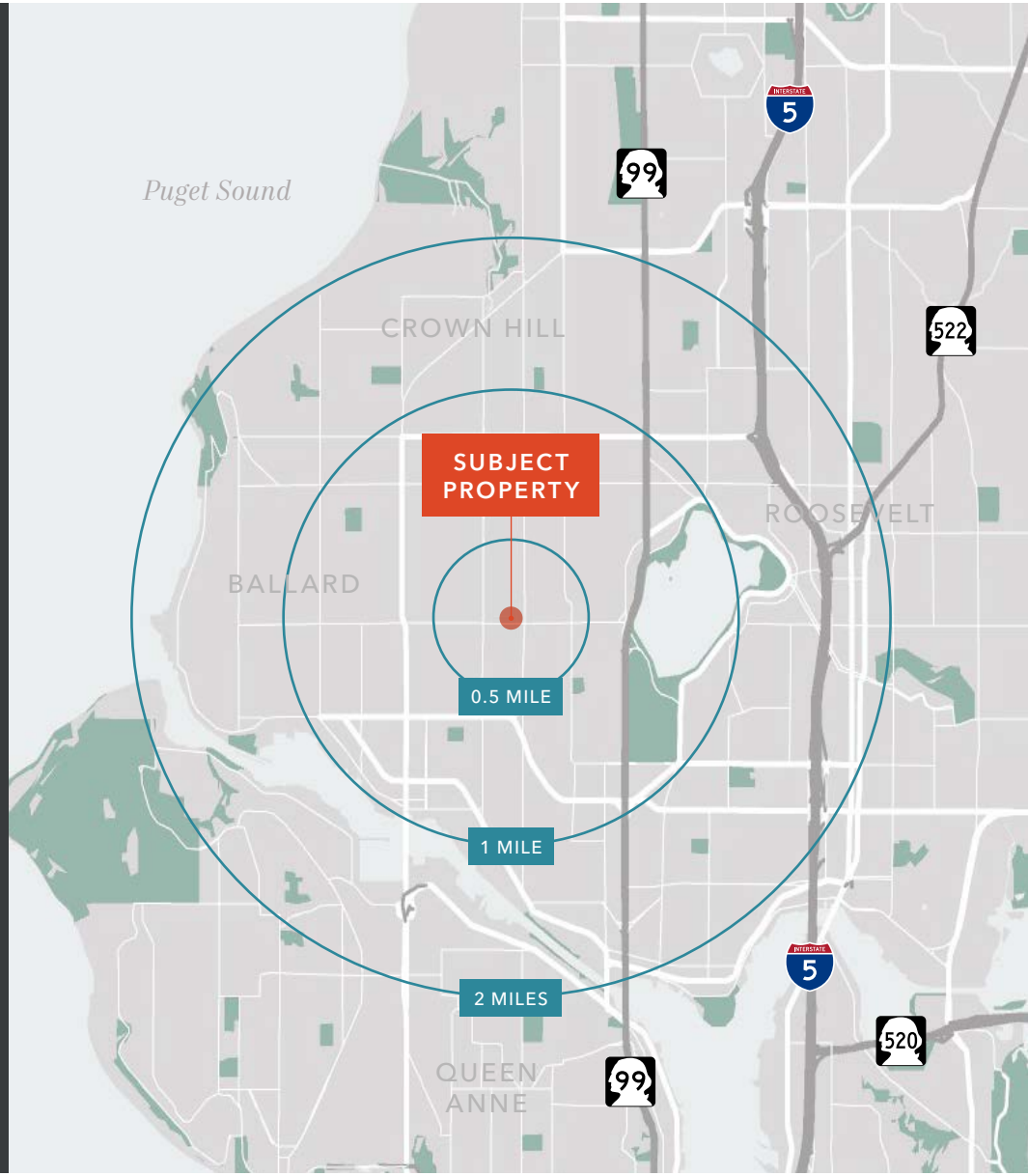
HOUSEHOLDS

	0.5 Mile	1 Mile	2 Miles
2010 CENSUS	4,028	14,652	53,157
2020 CENSUS	4,222	17,632	62,974
2025 ESTIMATED	4,167	18,056	66,651
2030 PROJECTED	4,106	18,273	68,101

HOUSEHOLD INCOME

	0.5 Mile	1 Mile	2 Miles
2025 MEDIAN	$191,156	$160,417	$154,389
2030 MEDIAN PROJECTED	$191,084	$159,789	$153,337
2025 AVERAGE	$256,668	$220,827	$208,381
2030 AVERAGE PROJECTED	$254,455	$218,670	$205,876

Data Source: ©2025, Sites USA



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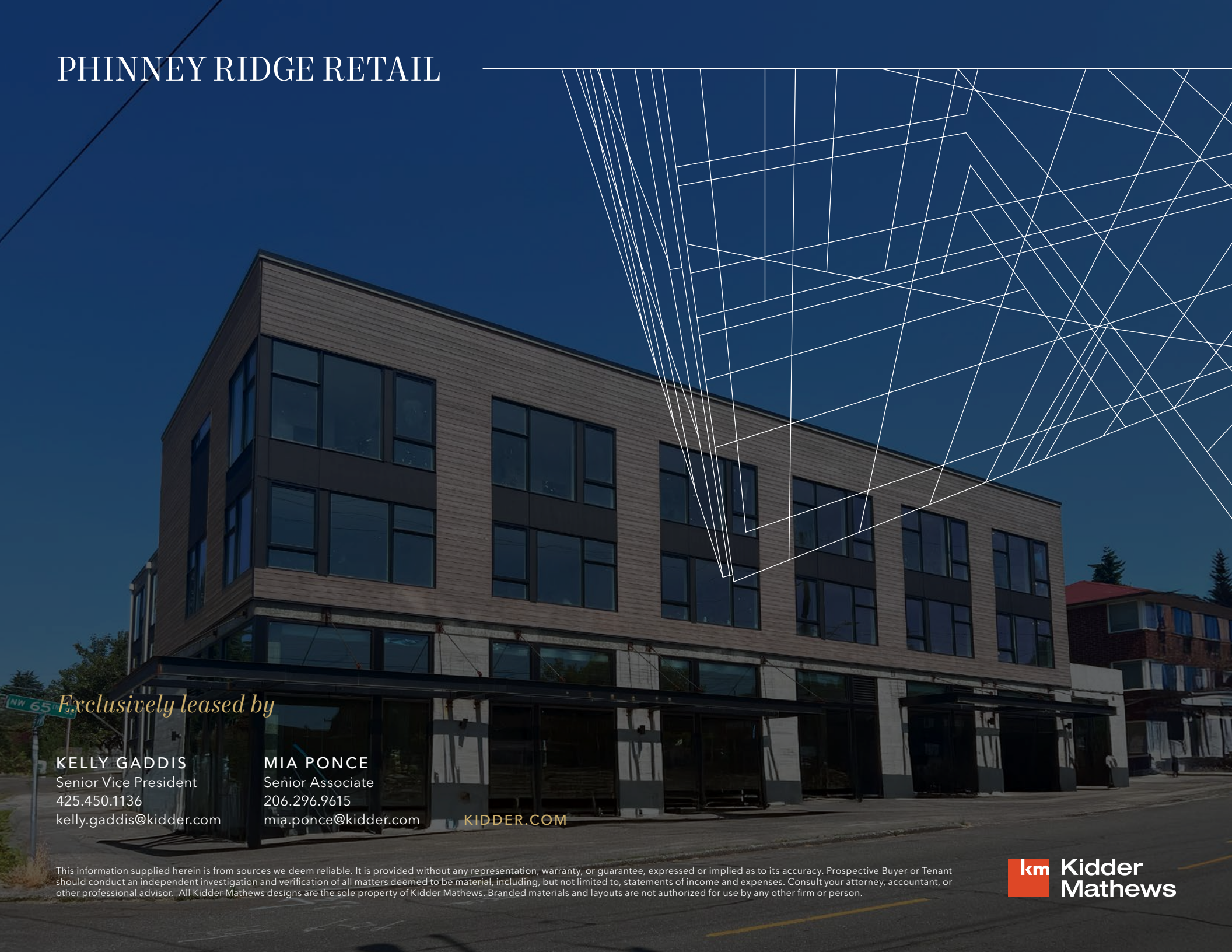

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