



# MAGNOLIA VILLAGE

*Excellent box and in-line retails with a prime location in one of Seattle's most affluent neighborhoods*

2222 - 2236 32ND AVE W, SEATTLE, WA

SEATTLE



## Shopping Center Overview

\$11.84/sf/yr estimated 2026

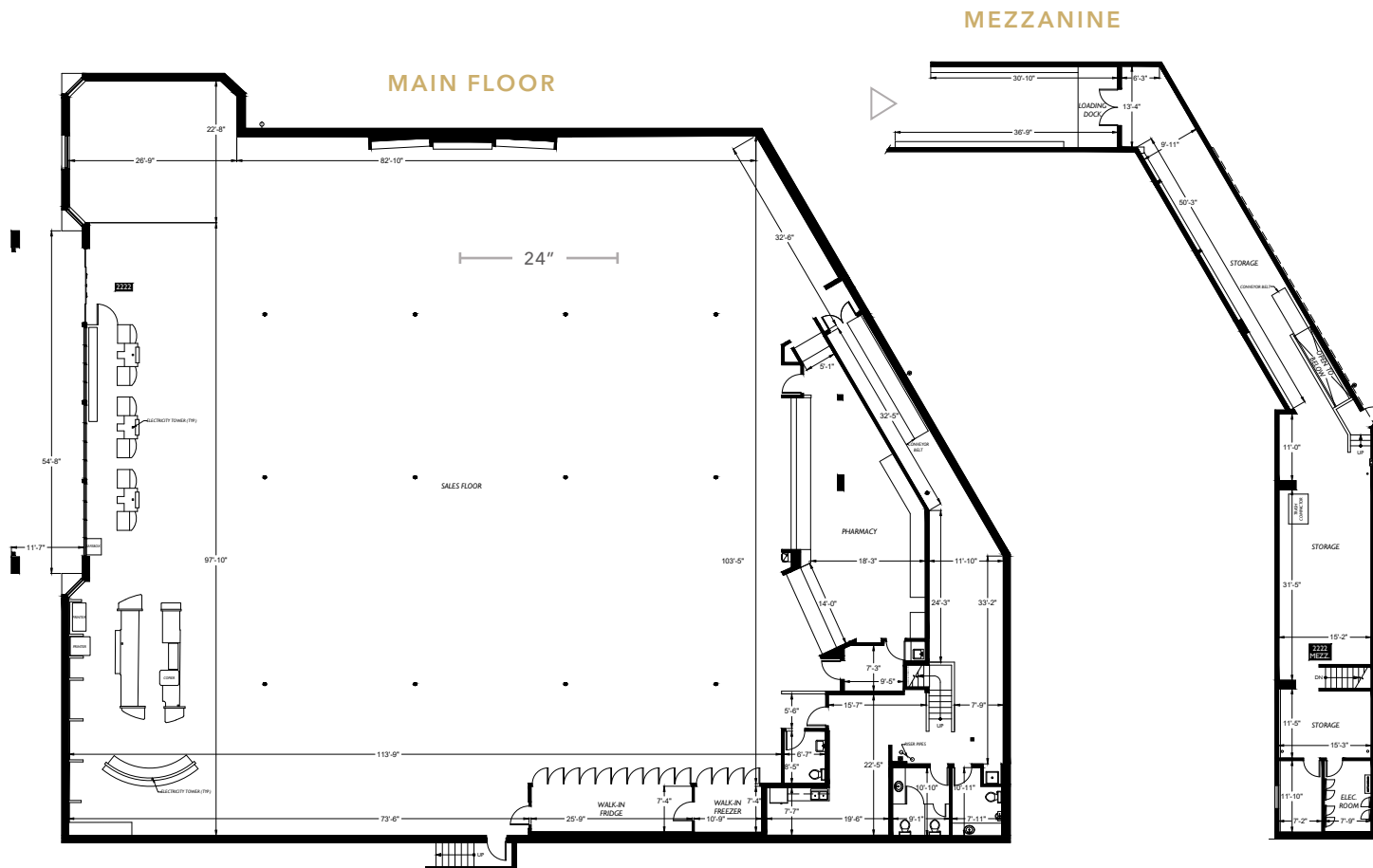
62 shared parking surface stalls onsite

Call brokers for rates

### AVAILABILITIES

|                              |            |
|------------------------------|------------|
| SUITE B<br>(FORMER PET PROS) | 2,062 SF   |
| FORMER BARTELLS              | ±18,369 SF |

# FORMER BARTELLS FLOOR PLAN



**18,369 SF**

MAIN SALES FLOOR

**1,887 SF**

MEZZANINE/STORAGE

**499 SF**

LOADING DOCK

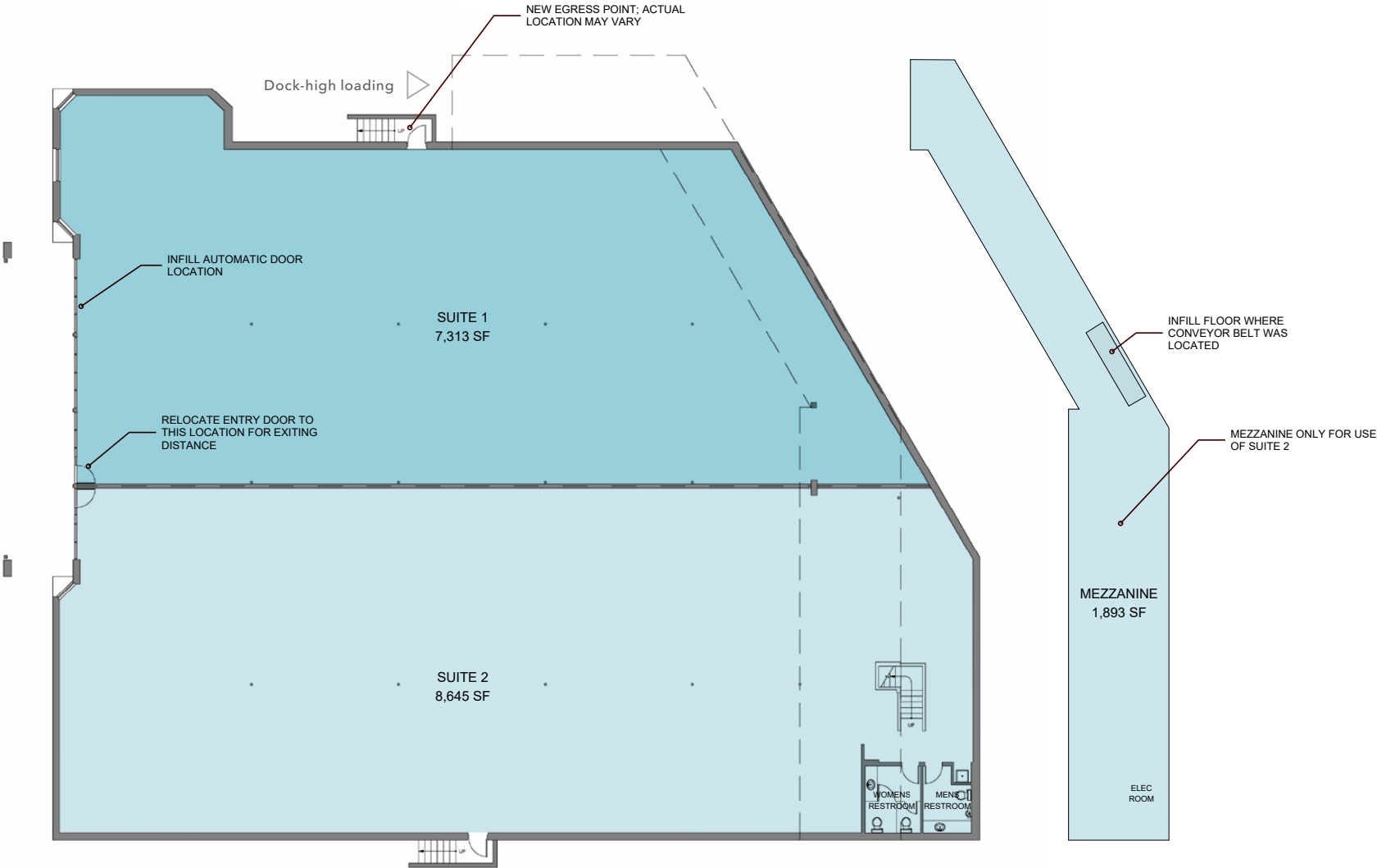
△ Dock-high loading

13.5' to 18' ceiling height

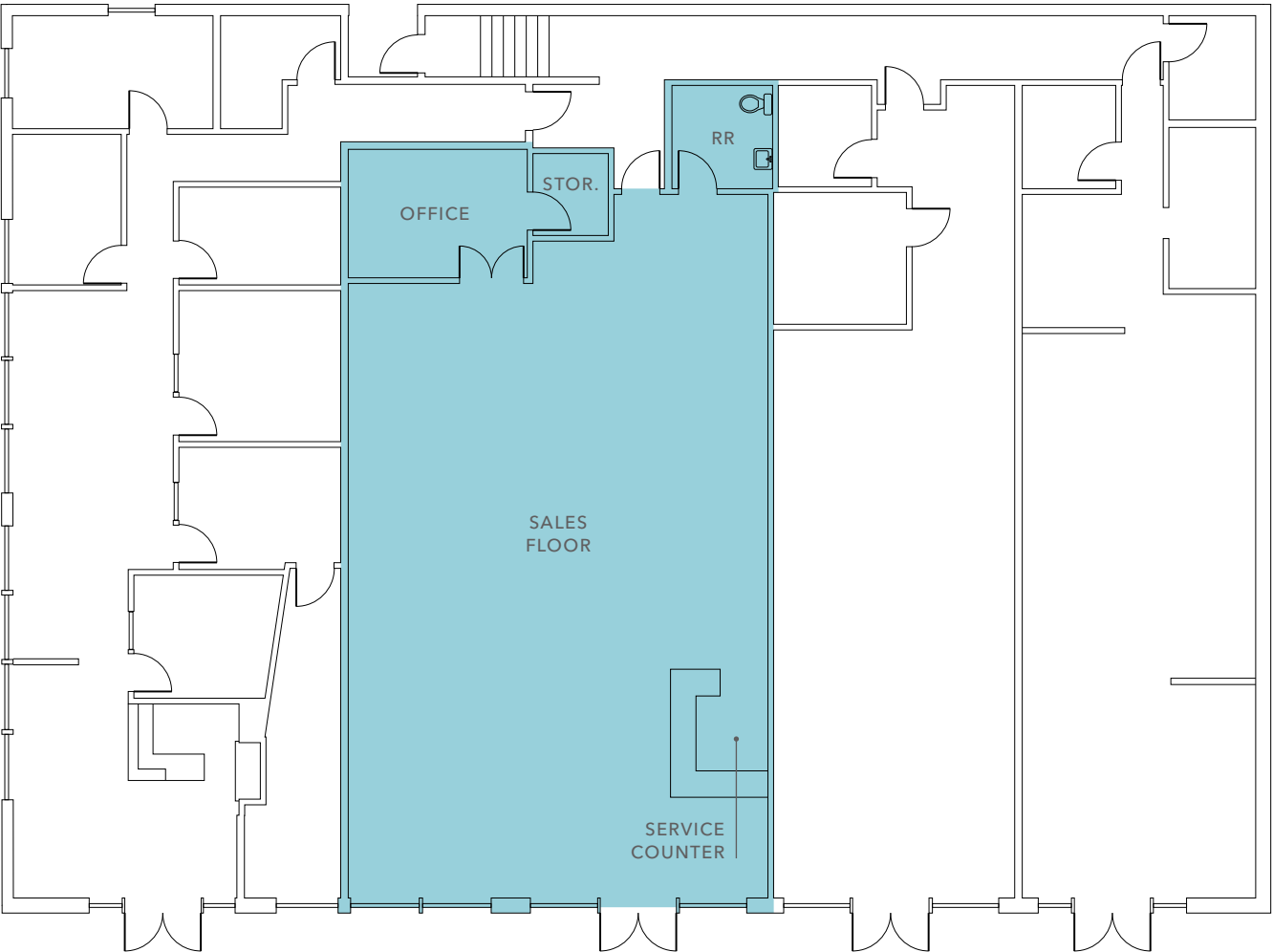
HVAC TBD

600 amps power

# DEMISING OPTIONS



SUITE B FLOOR PLAN



2,062 SF

AVAILABLE

\$11.84

NNN/SF/YR EST. 2026

RATES

CALL BROKERS

# SITE PLAN

CO-TENANT LIST

01



MAINSPRING

WEALTH ADVISORS LLC

02

VICTORIA CLEANERS

03



SHAWARMA BUZZ

Mediterranean food



DEMOGRAPHICS

POPULATION

|                             | 1 Mile | 2 Miles | 3 Miles |
|-----------------------------|--------|---------|---------|
| ESTIMATED POPULATION (2025) | 14,801 | 47,632  | 150,882 |
| PROJECTED POPULATION (2030) | 14,280 | 46,797  | 153,614 |

HOUSEHOLDS

|                                           | 1 Mile    | 2 Miles   | 3 Miles   |
|-------------------------------------------|-----------|-----------|-----------|
| ESTIMATED HOUSEHOLDS (2025)               | 6,283     | 21,972    | 81,349    |
| PROJECTED HOUSEHOLDS (2030)               | 6,078     | 21,673    | 83,552    |
| ESTIMATED AVERAGE HOUSEHOLD INCOME (2025) | \$263,307 | \$228,371 | \$203,928 |
| PROJECTED AVERAGE HOUSEHOLD INCOME (2030) | \$261,063 | \$225,747 | \$200,992 |

DAYTIME DEMOGRAPHICS

|                  | 1 Mile | 2 Miles | 3 Miles |
|------------------|--------|---------|---------|
| TOTAL BUSINESSES | 1,047  | 3,489   | 11,364  |
| TOTAL EMPLOYEES  | 5,949  | 23,408  | 94,895  |

Data Source: ©2025, Sites USA



# MAGNOLIA VILLAGE

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*Exclusively leased by*

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