



21,154 SF RETAIL SPACE AVAILABLE IN SEATTLE'S UNIVERSITY DISTRICT

4535 UNIVERSITY WAY NE, SEATTLE, WA 98105

km Kidder
Mathews



*21,154 SF prime retail space
available, centrally located along
bus lines in the heart of the lively
University District street retail core.*

ADDRESS	4535 University Way NE Seattle, WA 98105
CAM & TAXES	\$4.73/SF
AVAILABLE SF	21,154 SF
SIGNAGE	Prominent Opportunities
STORIES	2 Stories
CONTACT BROKERS	Negotiable Rate



\$200K
AVG HH INCOME
3 MILE RADIUS

256K
EST POPULATION
3 MILE RADIUS



STREET LEVEL ENTRANCE



FIRST FLOOR RETAIL



SECOND FLOOR RETAIL

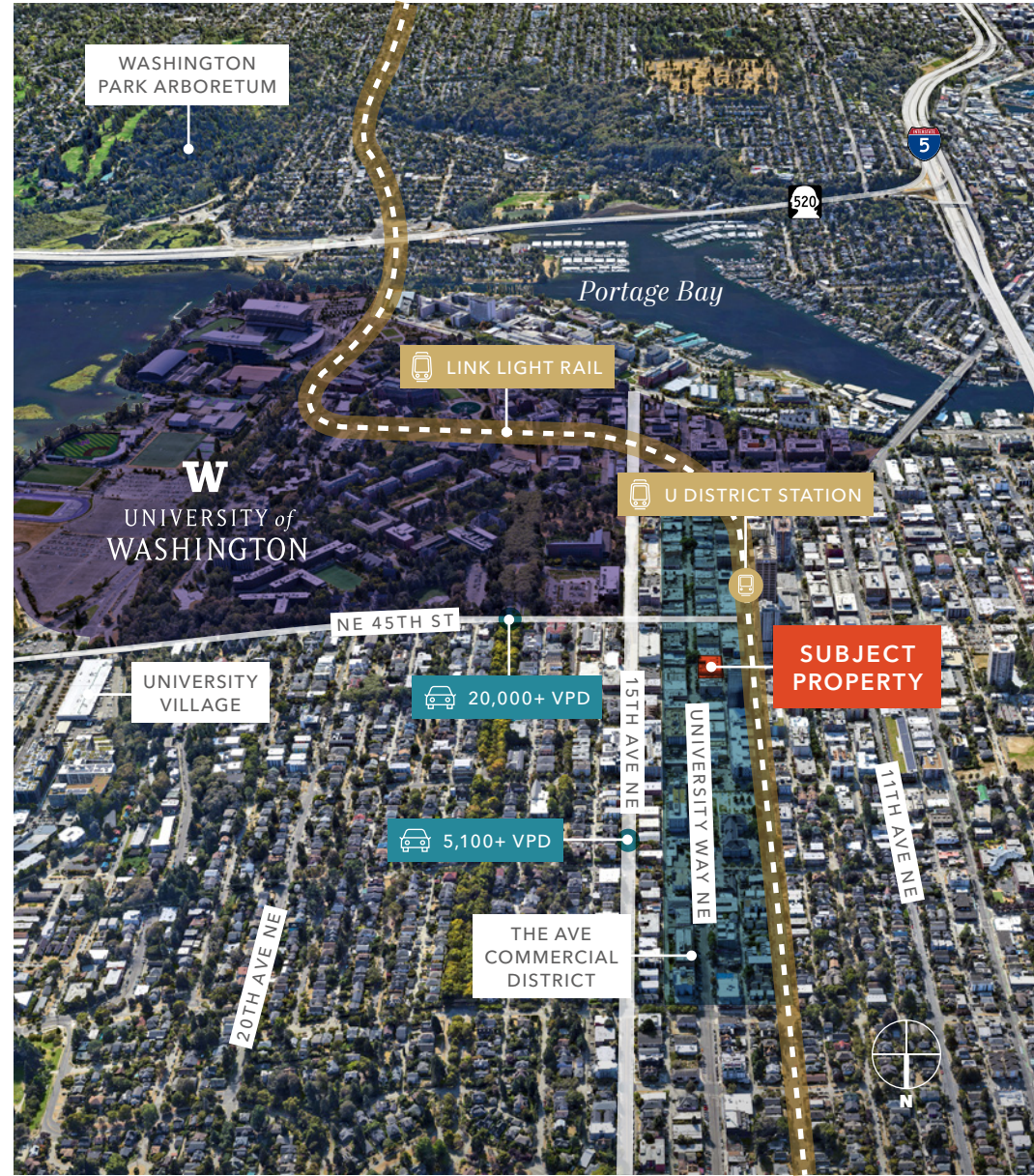
U DISTRICT IS A HUB OF CULTURE, EDUCATION, AND COMMUNITY

This vibrant and youthful Seattle neighborhood is known for its late-night dining and shopping, lush parks, and exceptional museums.

Nestled in the north-central part of Seattle, the University District is a dynamic neighborhood surrounding the University of Washington (UW) campus. The area enjoys a youthful energy, diverse population, and a rich array of dining and retail options.

At the heart of the U District lies the commercial hub affectionately dubbed "The Ave." This bustling district is a melting pot of culinary offerings including restaurants, cafes, and food trucks, complemented by an eclectic shopping scene of independent boutiques and specialty shops. A collection of thrift stores, second-hand bookshops, affordable cafes, art museums, and theaters cater to the diverse needs of the surrounding student population. The Ave is not only a commercial space, but also a community focal point, where regular farmers markets and artisan fairs foster connections between residents and local businesses.

The presence of UW shapes the unique charm of the University District, seamlessly integrating academic, retail, and cultural experiences for its community of residents, students, and visitors.



UNIVERSITY WAY RETAIL



223,100+ VPD



UNIVERSITY DISTRICT FARMERS MARKET

NE 50TH ST

TRADER JOE'S



SUBJECT PROPERTY

UW TOWER

NE 45TH ST

WSECU



SAFeway



UNIVERSITY DISTRICT STREET FAIR

Coming Soon



University Book Store



UW Medicine

ROOSEVELT WAY NE

11TH AVENUE NE

BROOKLYN AVENUE

NE 42ND ST



THE AVE COMMERCIAL DISTRICT

15TH AVENUE

W
UNIVERSITY of
WASHINGTON

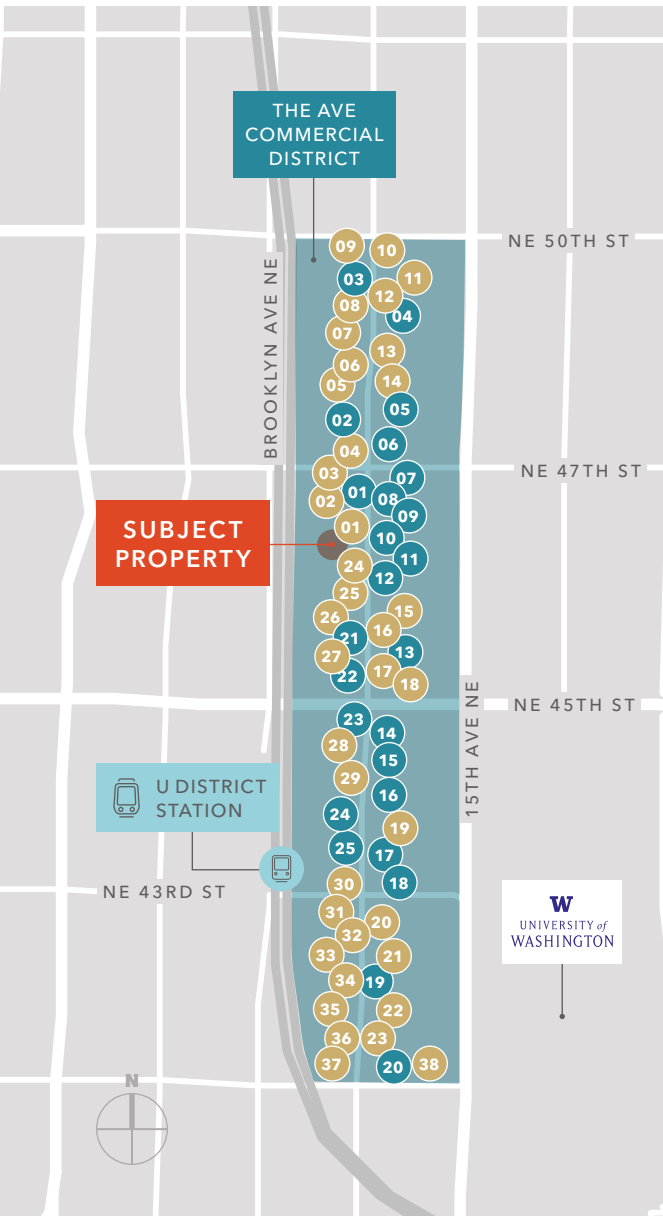
Henry

NE 41ST ST



RETAIL SPACE AVAILABLE

KIDDER MATHEWS



NEARBY AMENITIES

RESTAURANTS & BARS

- | | |
|---------------------------------|-------------------------------|
| 01 Thai Tom | 24 Supreme Pizza |
| 02 Pizza Twist | 25 Tea Republik |
| 03 BobaLust Bubble Tea | 26 Taste of Xi'an |
| 04 Costas | 27 UW Seattle Best Tea |
| 05 Fantuan Delivery | 28 Shawarma King |
| 06 Ding Tea Seattle | 29 Earl's on the Ave |
| 07 Jewel of India | 30 Sweet Alchemy Ice Creamery |
| 08 Memos Mexican | 31 Cedars of Lebanon |
| 09 Jack in the Box | 32 Bugis |
| 10 Arepa Venezualan Kitchen | 33 Pho Shizzle |
| 11 Mr. Lu's Seafood & Burgers | 34 Chipotle |
| 12 YAN Tea | 35 H-Mart Grab & Go |
| 13 Maggi Point | 36 Poke Bay |
| 14 Sharetea University of WA | 37 Byrek & Baguette |
| 15 Palmi Korean BBQ | 38 MOD Pizza |
| 16 Oasis Tea Zone | |
| 17 Panda Noodle Bar | |
| 18 Raising Cane's (Coming Soon) | |
| 19 Boona Boona Coffee | |
| 20 Sultan Gyros Grill | |
| 21 Chili's South Indian Cuisine | |
| 22 Cafe Allegro | |
| 23 Bulldog News & Cafe | |

RETAIL

- | |
|--------------------------------|
| 01 Al's Music Video & Games |
| 02 Bank of America |
| 03 Joy Mini Mart |
| 04 Lucky Vintage |
| 05 7-Eleven |
| 06 Red Light Vintage & Costume |

- | |
|---|
| 07 University District Goodwill |
| 08 Gargoyles Statuary |
| 09 Innervisions Posters Framing and Records |
| 10 HiFi LoFi |
| 11 Lucky Dog on the Ave |
| 12 Cloudz Vape |
| 13 Urban Outfitters |
| 14 EZ Copy N Print |
| 15 University Book Store |
| 16 US Bank |
| 17 Shiga's Import Shop |
| 18 Crossroads Trading |
| 19 H Mart UW |
| 20 Magnus Books |
| 21 Deep Roots Tattoo & Body Piercing |
| 22 Chase Bank |
| 23 Pink Gorilla Games |
| 24 The Varsity Theatre |
| 25 Four Corners Art & Frame |

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	52,214	259,280	542,638
2023 ESTIMATED	51,364	256,004	559,489
2028 PROJECTED	56,890	274,260	611,747

2023 HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
ESTIMATED HOUSEHOLDS	21,141	123,465	283,682
ESTIMATED AVG INCOME	\$110,289	\$200,773	\$183,949

2023 EDUCATION

	1 Mile	3 Miles	5 Miles
HIGH SCHOOL GRADUATE	6.1%	5.9%	7.8%
ANY COLLEGE (SOME OR HIGHER)	91.9%	92.5%	89.1%
COLLEGE DEGREE (BACHELOR+)	73.1%	77.4%	71.8%

2023 MONTHLY HOUSEHOLD SPENDING

	1 Mile	3 Miles	5 Miles
TOTAL EXPENDITURE	\$6,168	\$10,007	\$9,323
NON-RETAIL EXPENDITURE	\$3,309	\$5,378	\$5,010
RETAIL EXPENDITURE	\$2,859	\$4,629	\$4,313



UNIVERSITY WAY RETAIL

For more information, please contact

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