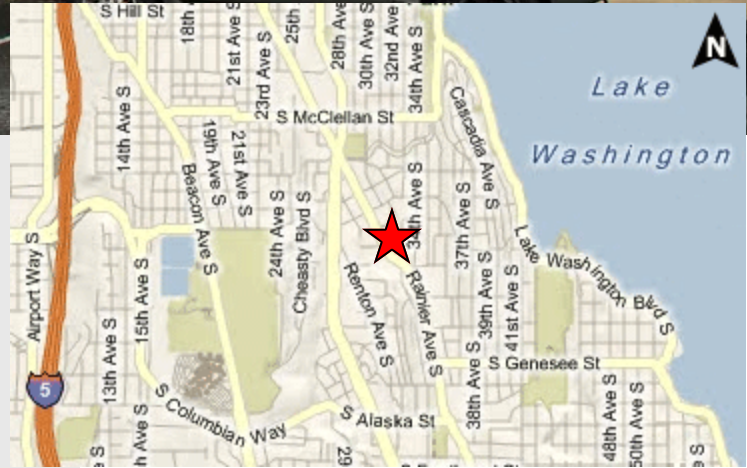


COURTLAND PLACE AT RAINIER COURT

3621 33rd Ave S, Seattle, WA

BEACON HILL MIXED-USE DEVELOPMENT



- First floor retail/office space available in a mixed-use project
- Suite C8: 980 SF
- Rental rate: \$12—\$15/SF NNN
- NNN: \$3.50/SF
- Exterior building signage available
- Tenant Improvement Allowance available, based on lease terms
- On-site parking ratio: 3 stalls per 1,000 SF
- Convenient location right on Rainier Ave S
- Close to I-90, I-5, Jefferson Park Golf Course, Seward Park and Lake Washington

For more information contact:

Ryan Olson

rolson@wallaceproperties.com

	1 mile	3 mile	5 mile
2009 Population:	18,573	116,755	325,272
2009 Households:	6,796	42,800	146,621
2009 Average HHI:	\$82,894	\$79,138	\$89,157
2009 Daytime Population:	8,887	53,023	167,779

Wallace Properties, Inc.

330 112th Ave NE

Bellevue, WA 98004

(425) 455-9976

www.wallaceproperties.com

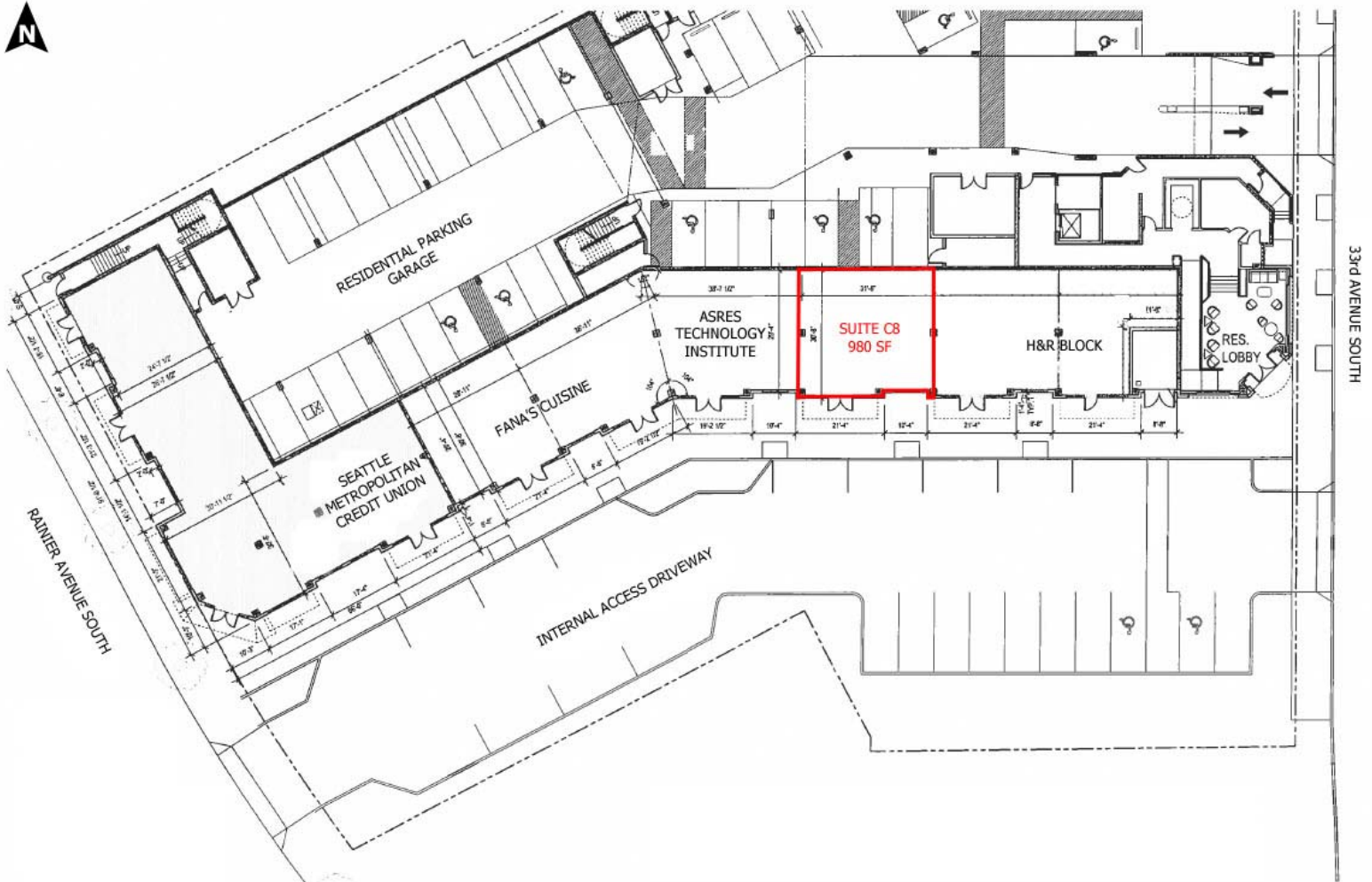


COURTLAND PLACE AT RAINIER COURT

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BEACON HILL MIXED-USE DEVELOPMENT

SITE PLAN



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The information contained herein has been obtained from sources deemed reliable but is not guaranteed.



COURTLAND PLACE AT RAINIER COURT

3621 33rd Ave S, Seattle, WA

BEACON HILL MIXED-USE DEVELOPMENT

DEMOGRAPHICS

Population:	1 mile	3 mile	5 mile
2014 Projection	19,746	122,273	340,711
2009 Estimate	18,573	116,755	325,272
2000 Census	16,371	105,714	298,407
Annual Growth 2009-2014	1.23%	0.93%	0.93%
2009 Daytime Population:	8,887	53,023	167,779
2009 Households:			
2014 Projection	7,234	44,982	154,776
2009 Estimate	6,796	42,800	146,621
2000 Census	5,946	38,772	132,254
Annual Growth 2009-2014	1.26%	1%	1.09%
Owner Occupied	54.8%	47.2%	42.8%
Renter Occupied	38.4%	46.4%	50.3%
2009 Households by Household Income:			
Income Less than \$15,000	11.9%	14.7%	11.3%
Income \$15,000 - \$24,999	10.8%	10.1%	8.9%
Income \$25,000 - \$34,999	7.5%	9.1%	9.1%
Income \$35,000 - \$49,999	10.5%	10.7%	11.2%
Income \$50,000 - \$74,999	16.1%	15.3%	17.3%
Income \$75,000 - \$99,999	18.0%	17.2%	16.0%
Income \$100,000 - \$149,999	13.1%	12.1%	12.8%
Income \$150,000 - \$199,000	5.9%	5.2%	5.8%
Income \$200,000+	6.3%	5.5%	7.7%
2009 Average Household Income:	\$82,894	\$79,138	\$89,157
2009 Median Household Income:	\$62,844	\$56,985	\$62,049
2009 Per Capita Income:	\$30,795	\$30,571	\$41,031
2009 Population by Race:			
White	28.2%	33.6%	54.2%
Black	23.8%	22.3%	14.3%
American Indian	1.2%	1.1%	1.1%
Asian and Pacific Islander	36.6%	32.7%	20.9%
Other Race Alone	3.7%	4.1%	4.0%
Two or More Races	6.5%	6.2%	5.5%
Hispanic	7.1%	8.9%	8.5%