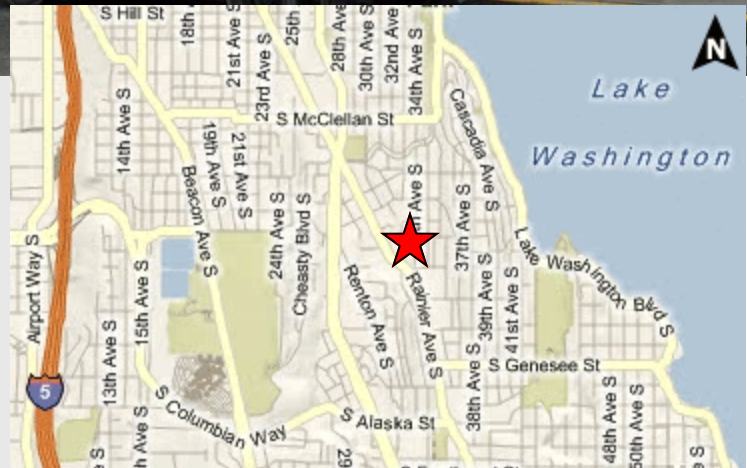


# DAKOTA AT RAINIER COURT

3642 33rd Ave S, Seattle, WA

## BEACON HILL MIXED-USE DEVELOPMENT



- First floor retail/office space available in a mixed-use project
- Suite C2/C3: 3,031 SF (divisible)
- Suite C5: 1,741 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

Wallace Properties, Inc.

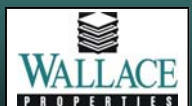
330 112th Ave NE

Bellevue, WA 98004

(425) 455-9976

www.wallaceproperties.com

	1 mile	3 mile	5 mile
<b>2009 Population:</b>	18,704	117,346	332,712
<b>2009 Households:</b>	6,856	42,708	144,987
<b>2009 Average HHI:</b>	\$82,792	\$79,325	\$88,826
<b>2009 Daytime Population:</b>	8,921	53,093	166,018

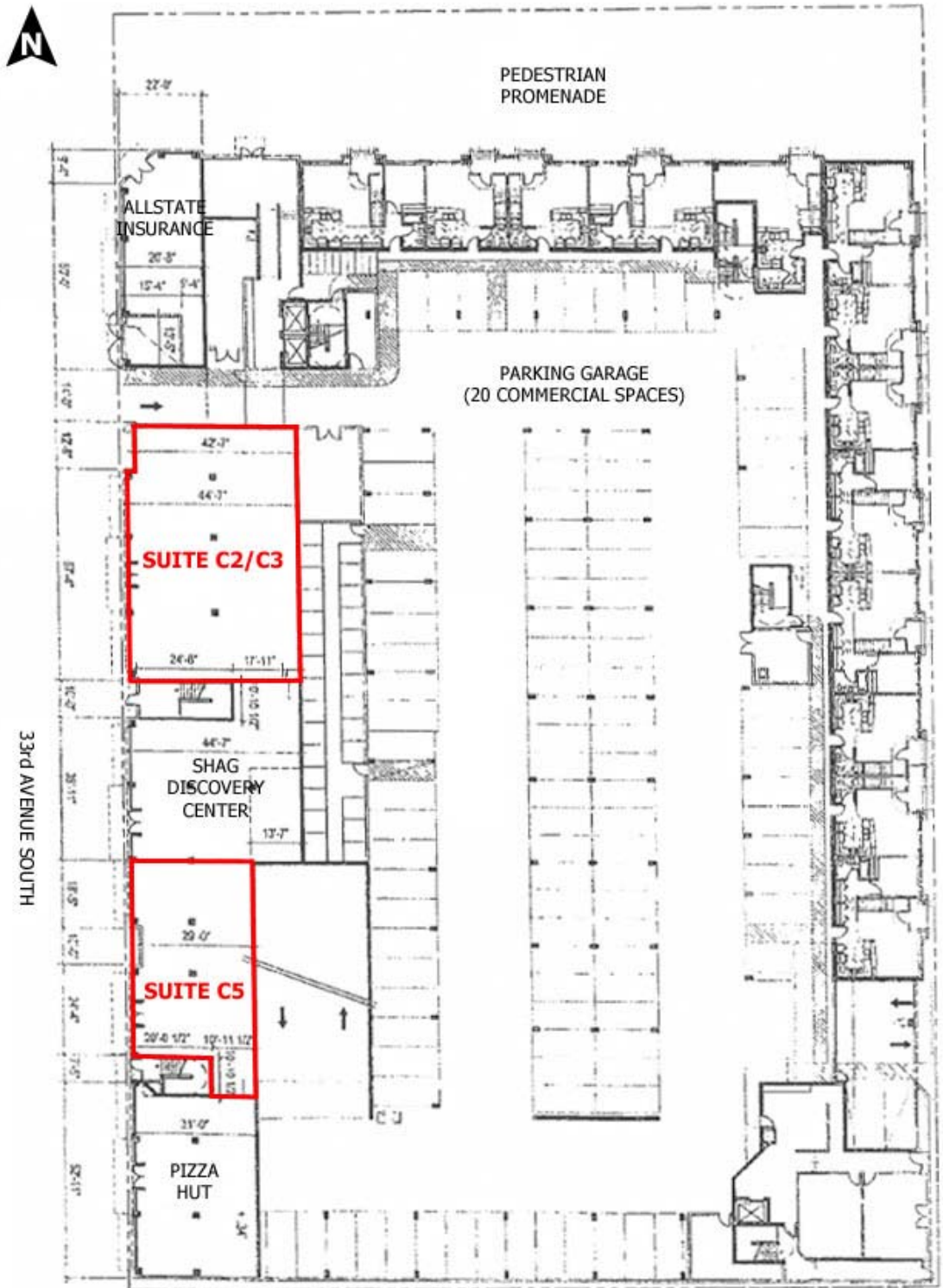


# DAKOTA AT RAINIER COURT

3642 33rd Ave S, Seattle, WA

BEACON HILL MIXED-USE DEVELOPMENT

## SITE PLAN



**Suite C2/C3: 3,031 SF (Can divide)**  
**Suite C5: 1,741 SF**  
**Rental Rate: \$12-\$15/SF NNN**

For more information contact:

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



# DAKOTA AT RAINIER COURT

3642 33rd Ave S, Seattle, WA

BEACON HILL MIXED-USE DEVELOPMENT

## DEMOGRAPHICS

<b>Population:</b>	<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
2014 Projection	19,881	122,896	338,069
2009 Estimate	18,704	117,346	332,712
2000 Census	16,487	106,336	295,967
Annual Growth 2009-2014	1.23%	0.93%	0.93%
<b>2009 Daytime Population:</b>	<b>8,921</b>	<b>53,093</b>	<b>166,018</b>
<b>2009 Households:</b>			
2014 Projection	7,295	44,892	153,083
2009 Estimate	6,856	42,708	144,987
2000 Census	6,004	38,723	130,720
Annual Growth 2009-2014	1.25%	1%	1.09%
Owner Occupied	54.6%	47.6%	42.9%
Renter Occupied	38.6%	46.0%	50.3%
<b>2009 Households by Household Income:</b>			
Income Less than \$15,000	11.8%	14.6%	11.4%
Income \$15,000 - \$24,999	10.8%	10.2%	8.9%
Income \$25,000 - \$34,999	7.6%	9.1%	9.1%
Income \$35,000 - \$49,999	10.5%	10.7%	11.2%
Income \$50,000 - \$74,999	16.2%	15.4%	17.3%
Income \$75,000 - \$99,999	17.9%	17.2%	15.9%
Income \$100,000 - \$149,999	13.0%	12.0%	12.7%
Income \$150,000 - \$199,000	5.9%	5.2%	5.8%
Income \$200,000+	6.3%	5.5%	7.6%
<b>2009 Average Household Income:</b>	<b>\$82,792</b>	<b>\$79,325</b>	<b>\$88,826</b>
<b>2009 Median Household Income:</b>	<b>\$62,529</b>	<b>\$57,154</b>	<b>\$61,905</b>
<b>2009 Per Capita Income:</b>	<b>\$30,747</b>	<b>\$30,513</b>	<b>\$40,774</b>
<b>2009 Population by Race:</b>			
White	28.2%	33.2%	53.9%
Black	24.3%	22.3%	14.4%
American Indian	1.1%	1.1%	1.1%
Asian and Pacific Islander	36.2%	33.0%	21.0%
Other Race Alone	3.7%	4.1%	4.1%
Two or More Races	6.5%	6.2%	5.6%
Hispanic	7.1%	8.8%	8.6%