



WALLACE
PROPERTIES

330 112th Ave NE, Suite 200
Bellevue, WA 98004
425.455.9976
www.wallaceproperties.com



FOR MORE INFORMATION, PLEASE CALL:

CHRISTINE HANHART
chanhart@wallaceproperties.com
425.233.1875

507 NORTHGATE

507 NE NORTHGATE WAY | SEATTLE, WA 98125

507 NORTHGATE

507 NE NORTHGATE WAY | SEATTLE, WA 98125

NORTHGATE WAY RETAIL LOCATED IN 24 HOUR FITNESS BUILDING

- Located directly across from Northgate Mall's major redevelopment site and new NHL practice facility
- Walking distance to Northgate Light Rail Station
- 32,649 vehicles per day on Northgate Way
- Strong daytime and residential population
- Tenants include 24 Hour Fitness, Supercuts and Jimmy John's
- Great parking located on same level as retail, 3/1,000

AVAILABLE SUITES:	APPROXIMATE SIZE:	RATE:	ESTIMATED NNN
SUITE E	2,465 SF	PLEASE CALL	\$7.06
SUITE G	3,130 SF	PLEASE CALL	\$7.06
SUITE E & G	5,595 SF	PLEASE CALL	\$7.06



93

WALKERS PARADISE



70

EXCELLENT TRANSIT



93

VERY BIKEABLE



LOCATION:

Northgate is one of the largest neighborhoods just North of Seattle. Northgate can be divided into four smaller sections: Haller Lake, Pinehurst, Maple Leaf, and North College. I-5 is blocks away providing convenient access to Seattle's major employment centers and the University of Washington/UW Medical Center. The Northgate neighborhood is currently undergoing a massive transformation. In addition to the Northgate Light Rail Station, the neighborhood is host to the \$75 million headquarters and a state-of-the-art practice facility for the City's new NHL franchise, Seattle Kraken.

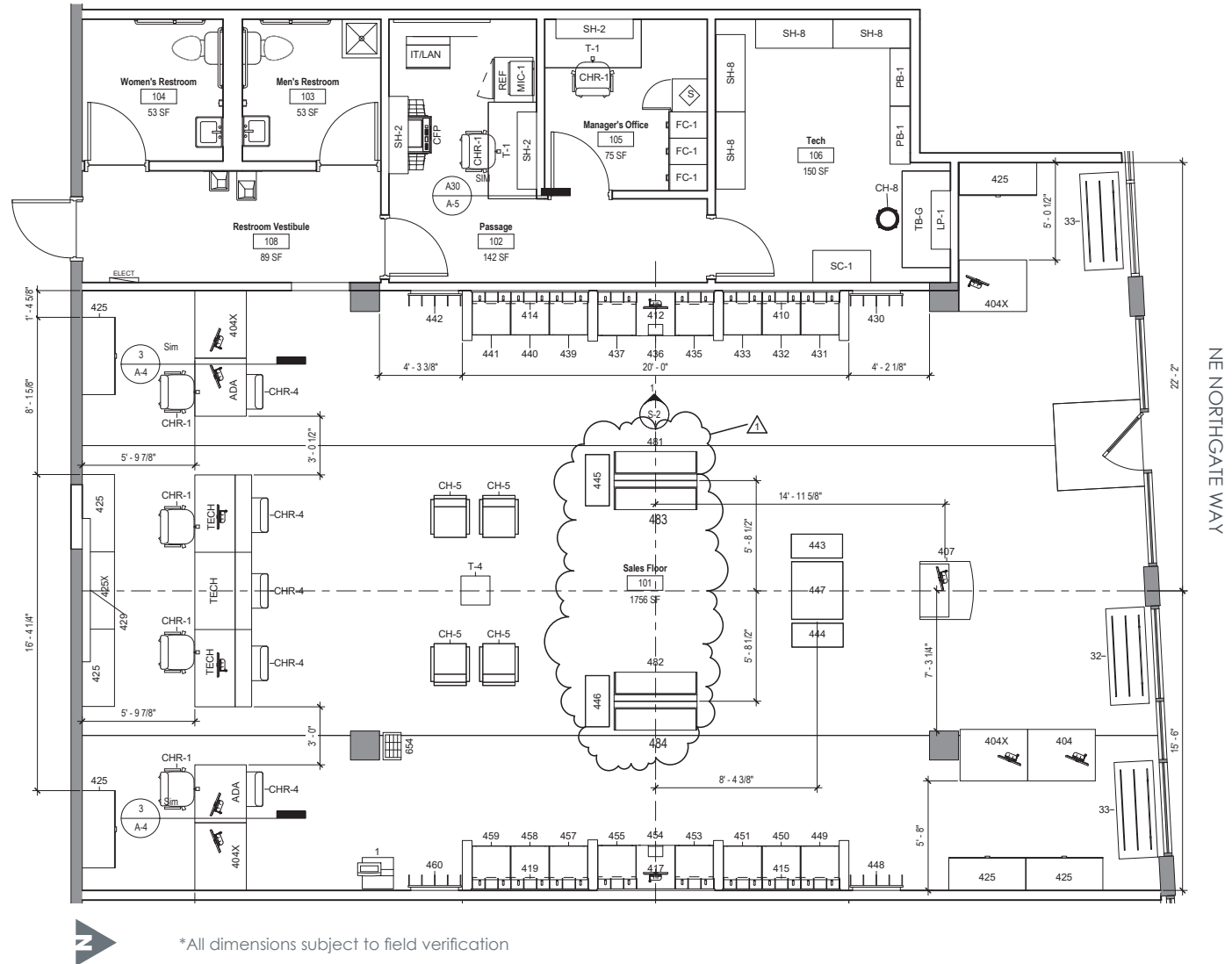


507 NORTHGATE

507 NE NORTHGATE WAY | SEATTLE, WA 98125

SPACE PLAN:

Suite E: Approximately 2,465 SF

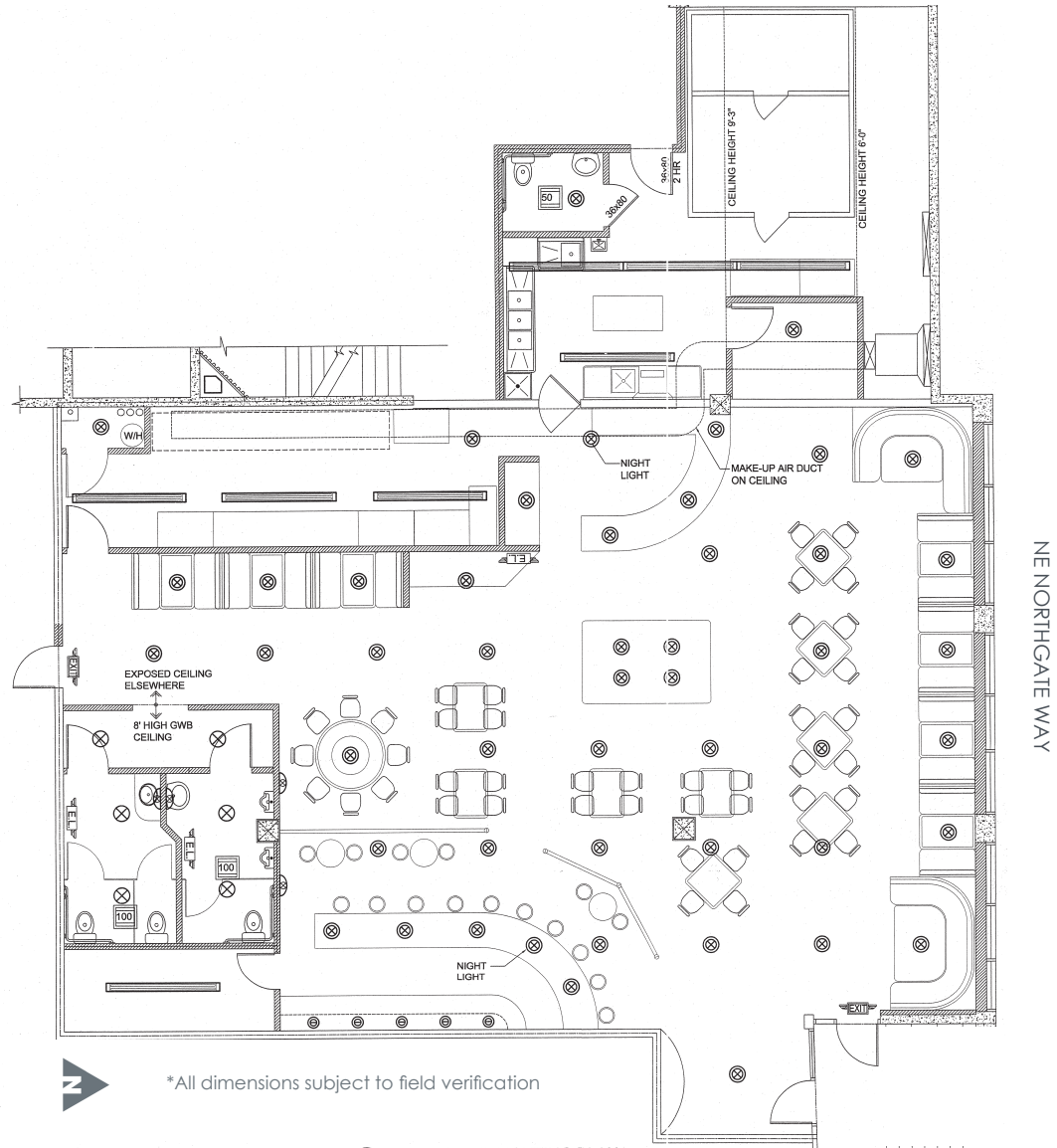


507 NORTHGATE

507 NE NORTHGATE WAY | SEATTLE, WA 98125

SPACE PLAN:

Suite G: Approximately 3,130 SF

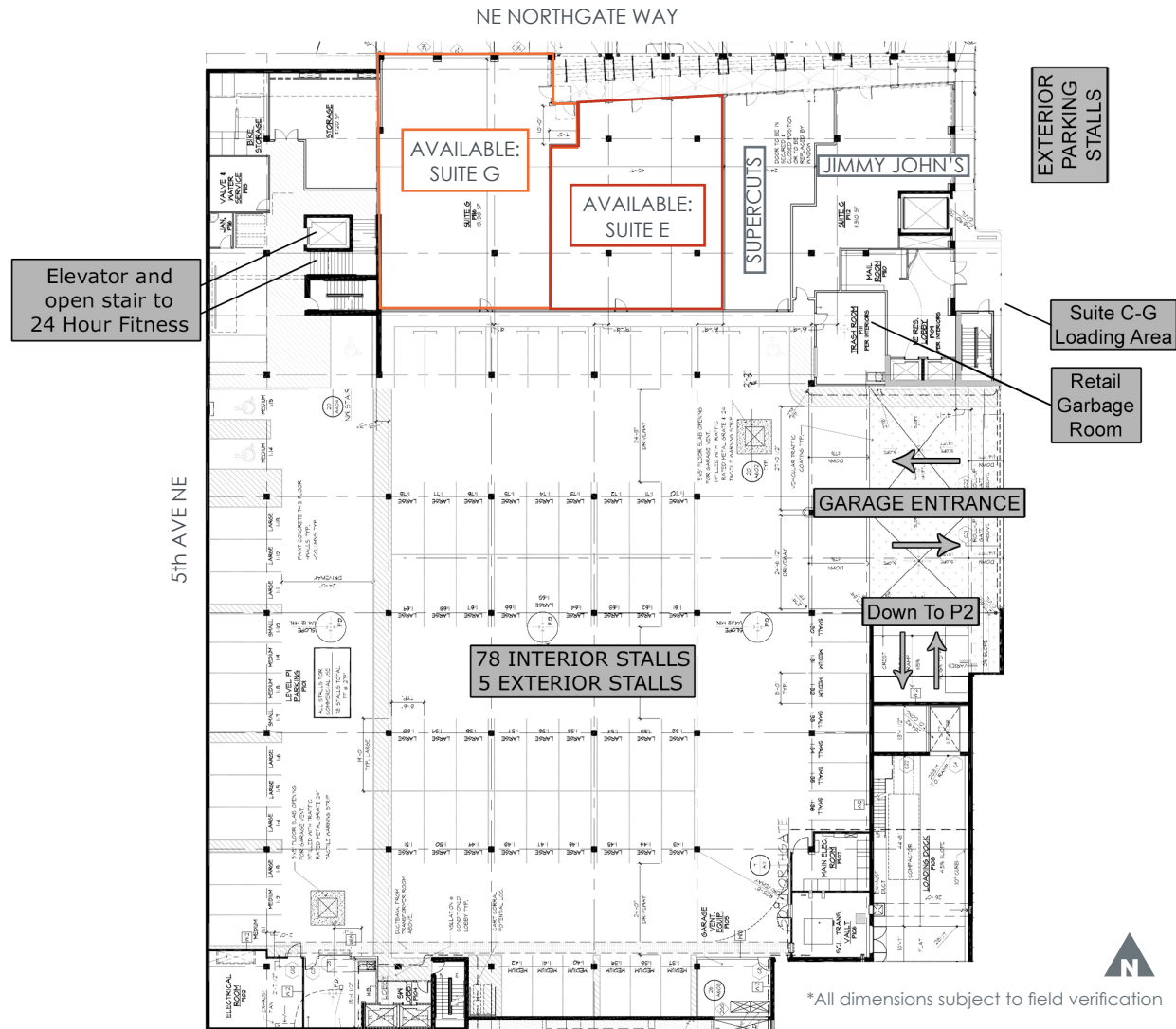


507 NORTHGATE

507 NE NORTHGATE WAY | SEATTLE, WA 98125

SITE PLAN:

Suite G & E Combined: 5,595 SF



507 NORTHGATE

507 NE NORTHGATE WAY | SEATTLE, WA 98125

DEMOGRAPHICS:

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 507 NE Northgate Way, Seattle, WA 98125

CITY, STATE

Seattle, WA

POPULATION

83,397

AVG. HH SIZE

2.24

MEDIAN HH INCOME

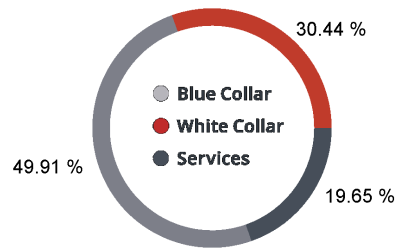
\$70,117

HOME OWNERSHIP

Renters: **18,467**

Owners: **19,790**

EMPLOYMENT



56.28 %
Employed

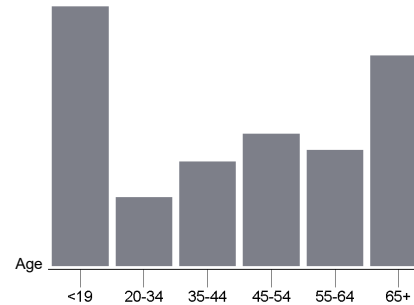
1.79 %
Unemployed

EDUCATION

High School Grad: **16.49 %**
Some College: **21.79 %**
Associates: **7.64 %**
Bachelors: **52.20 %**

GENDER & AGE

49.18 % **50.82 %**

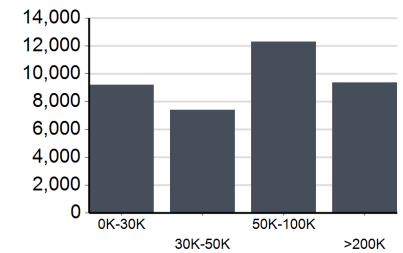


RACE & ETHNICITY

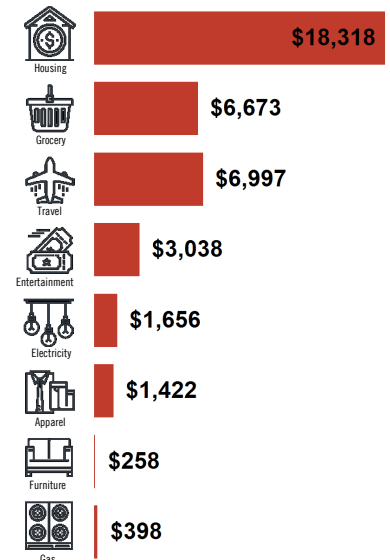
White: **58.56 %**
Asian: **15.94 %**
Native American: **0.41 %**
Pacific Islanders: **0.45 %**
African-American: **7.03 %**
Hispanic: **8.79 %**
Two or More Races: **8.82 %**



INCOME BY HOUSEHOLD



HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.