

FOR LEASE



RETAIL/RESTAURANT

5253 University Way NE

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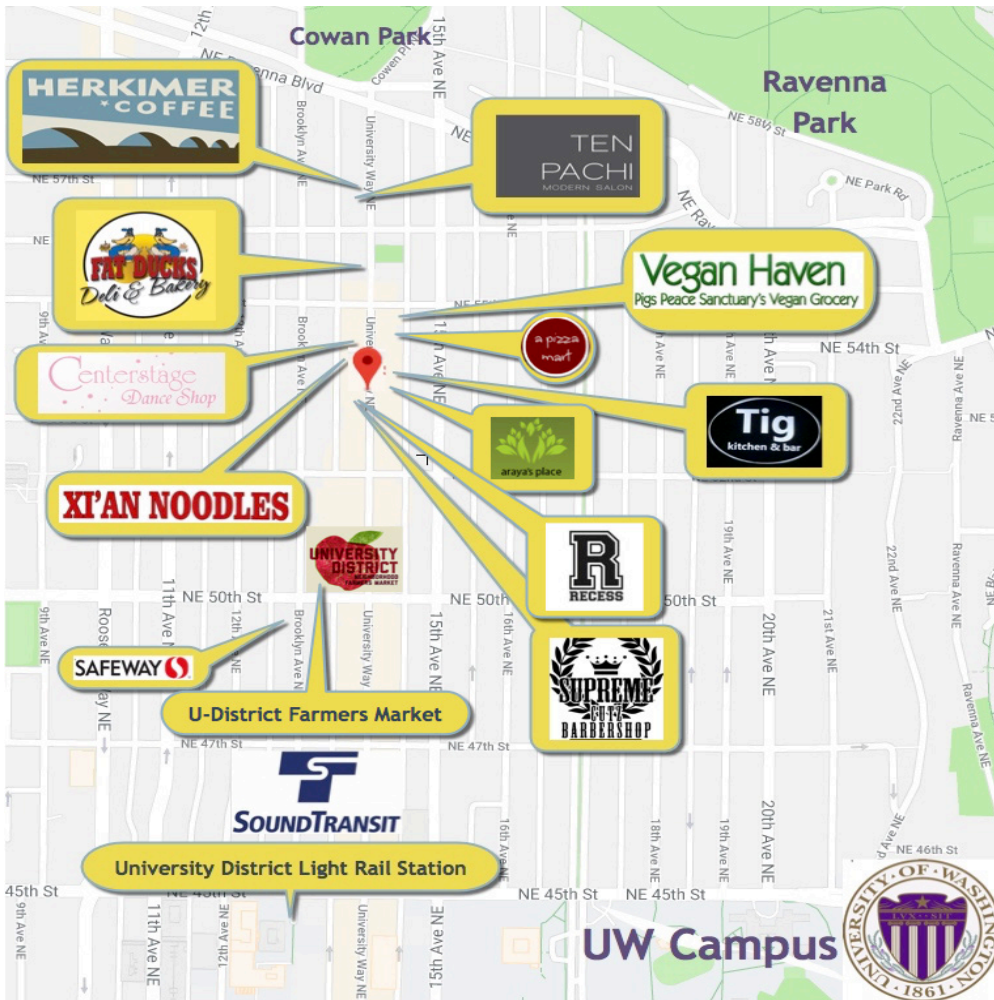


OVERVIEW

Rare opportunity in University Heights at the North end of the University District to build your vision! This property has expansive street level exposure and an amazing back space for a future deck or parking. Neighboring businesses include popular Xi'an Noodles, Araya's Place, A Pizza Mart and near to University Cooperative School, Herkimer Coffee, and Tenpachi Salon. Strong residential density and retail synergy at this end of University Way! Ideal for cafe, salon/spa, or retail. Open floor plan with single ADA bathroom and 3 Phase power. Former Wayward Cafe.

SIZE	RENT	NNN	TOTAL MONTHLY RENT + NNN
1280 sq ft	\$20.00/PSF	TBD	\$2,133.33

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- One block from popular U-District Farmers Market!
- 320 Average Daily Bicyclists
- 13,802 People Per Square Mile
- Just minutes from the University of Washington Campus
 - o 46,081 total Student Enrollment
 - o 16,174 Administrative Staff

Demographics	1 mile	2 mile	3 mile
Population	51,978	250,183	503,025
Average HH Income	\$90,486	\$119,044	\$108,377
Daytime Employees	19,054	110,022	402,496
4yr+ Education	73.92%	74.04%	67.56%