

COLLEGE INN PUB FOR SALE

*±3.7K SF Well-loved,
cozy historic bar*

4006 UNIVERSITY WAY NE
SEATTLE, WA 98105

\$250K

BUSINESS PRICE

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The College Inn Pub, located in the University District, is a bar situated in the historical College Inn, built in 1909 with Tudor Revival architecture.

Operational since 1974, the pub is a popular hangout for students, faculty, and locals. It offers a relaxed ambiance with its dark wood interiors, craft beers, and space for quiet conversations. The pub is well-known for its trivia nights and easygoing atmosphere, creating a peaceful escape from livelier bars while still maintaining strong ties to the local university community.

The pub's layout caters to a range of preferences, providing an excellent space for both large and intimate gatherings at the bar. With over 15 taps, a fully stocked cocktail bar, pool tables, dartboards, game nights, live performances, and multiple screens for watching sports broadcasts, visitors are guaranteed a memorable experience.



NEIGHBORHOOD SUMMARY

The heart of this neighborhood revolves around the University of Washington, a renowned public research institution with an enrollment of 46,000 students & a workforce exceeding 30,000 faculty & staff. It stands as one of the leading universities in the United States.

Diversity thrives within the community, encompassing students, faculty, staff, and long-time residents. This varied tapestry contributes to a vibrant and eclectic atmosphere. The U District boasts a plethora of amenities and services, from bookstores, cafes, and restaurants to bars and shops, catering to the needs of both students and residents. Along University Way NE, affectionately known as "The Ave," numerous businesses line the popular street.

The neighborhood's accessibility is facilitated by an extensive public transportation network, including buses and the Seattle Link Light Rail. This connectivity makes it effortless for both residents and visitors to traverse the U District. Community engagement flourishes with a diverse array of events hosted in the area, from farmers' markets and street fairs to cultural festivals. These gatherings infuse the neighborhood with a lively and captivating ambiance.

While the University District is acknowledged for its affiliation with the university, it transcends this singular identity. A multifaceted enclave, it melds academic, cultural, and community elements seamlessly. It serves as a meeting ground where students, locals, and visitors converge to immerse themselves in the distinctive energy of this Seattle neighborhood.



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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	34,001	226,936	32,938
2020 CENSUS	44,184	282,742	530,788
2024 ESTIMATED	47,159	295,901	561,527
2029 PROJECTED	48,580	132,632	310,739

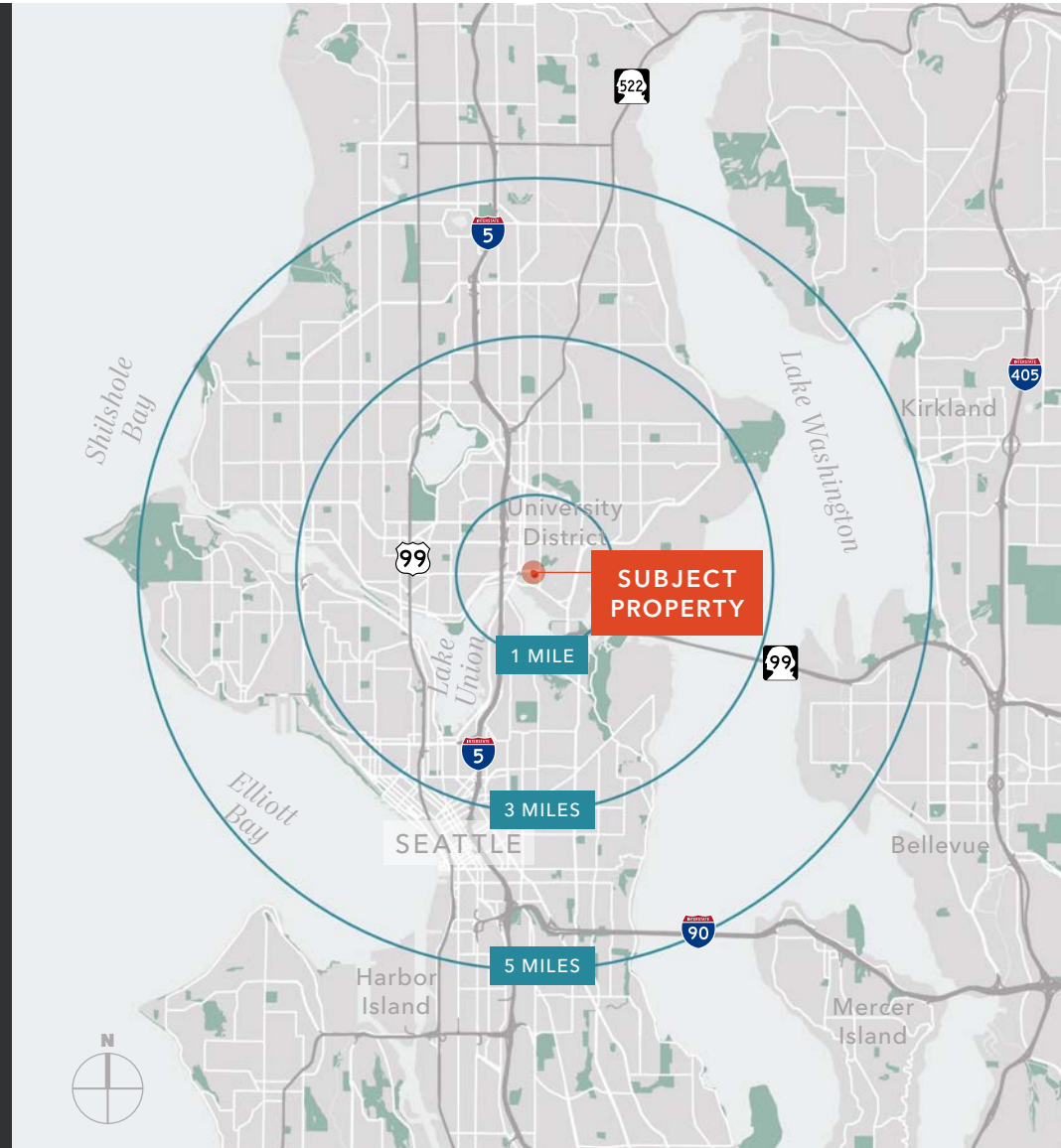
MEDIAN AGE

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	25.6	34.0	35.5
AGE 20 TO 64 YEARS	67.8%	71.6%	70.6%
AGE 65 YEARS OR OVER	6.7%	12.0%	13.3%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$85,176	\$144,136	\$141,978
2029 MEDIAN PROJECTED	\$85,737	\$148,640	\$145,902
2024 AVERAGE	\$119,821	\$202,940	\$197,354
2029 AVERAGE PROJECTED	\$120,832	\$212,230	\$206,203

Data Source: Regis, 8/19/24



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