

102 West Roy Street

RETAIL FOR LEASE

102 W Roy Street
Seattle, WA 98119



THE OPPORTUNITY

Prime retail for lease in the vibrant Queen Anne neighborhood of Seattle. Join a diverse group of co-tenants including Behnke Center for Contemporary Performance, The Sitting Room, and Three Dragons Academy. Conveniently located just two blocks from the newly remodeled Climate Pledge Arena, attracting world class sporting events and entertainment to Seattle, this is the place to be for retailers, drawing from all over the City and beyond.



Avery Connell
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(206) 283-5212

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WCCR

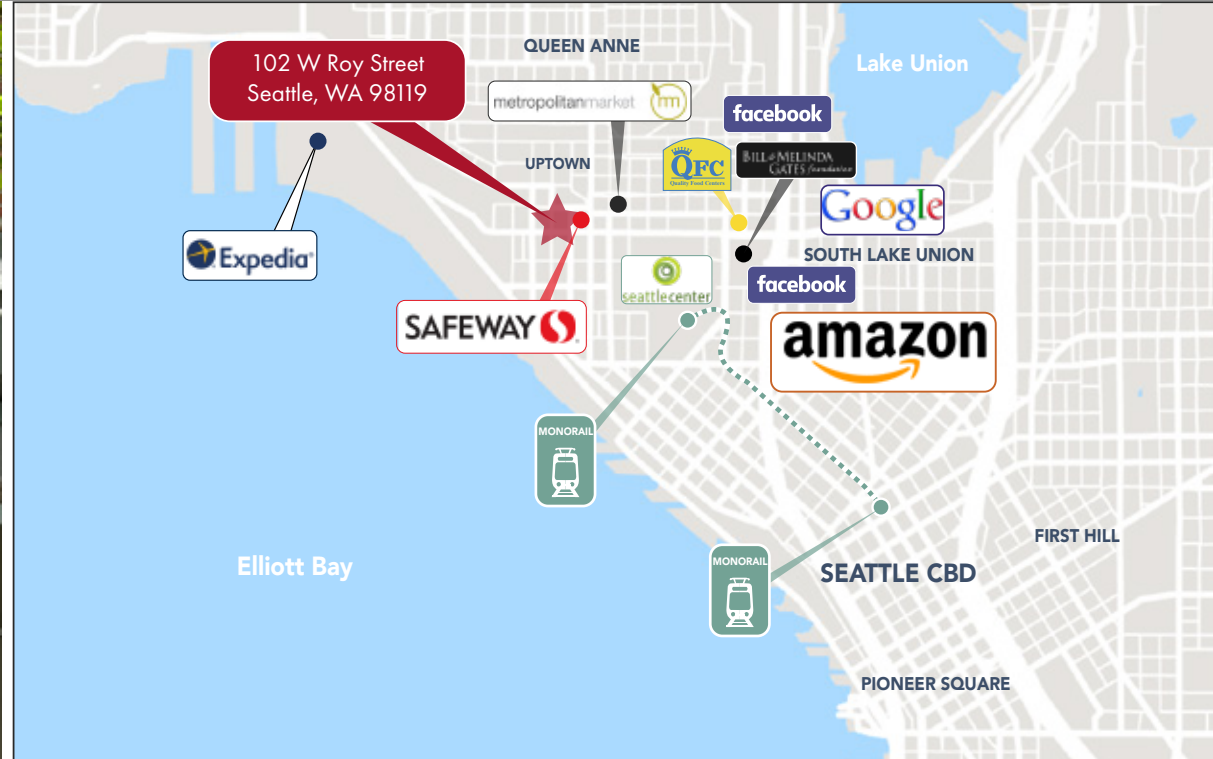
West Coast Commercial Realty

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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96
Walk Score
"Walker's Paradise"

70
Transit Score
"Good Transit"

86
Bike Score
"Very Bikeable"



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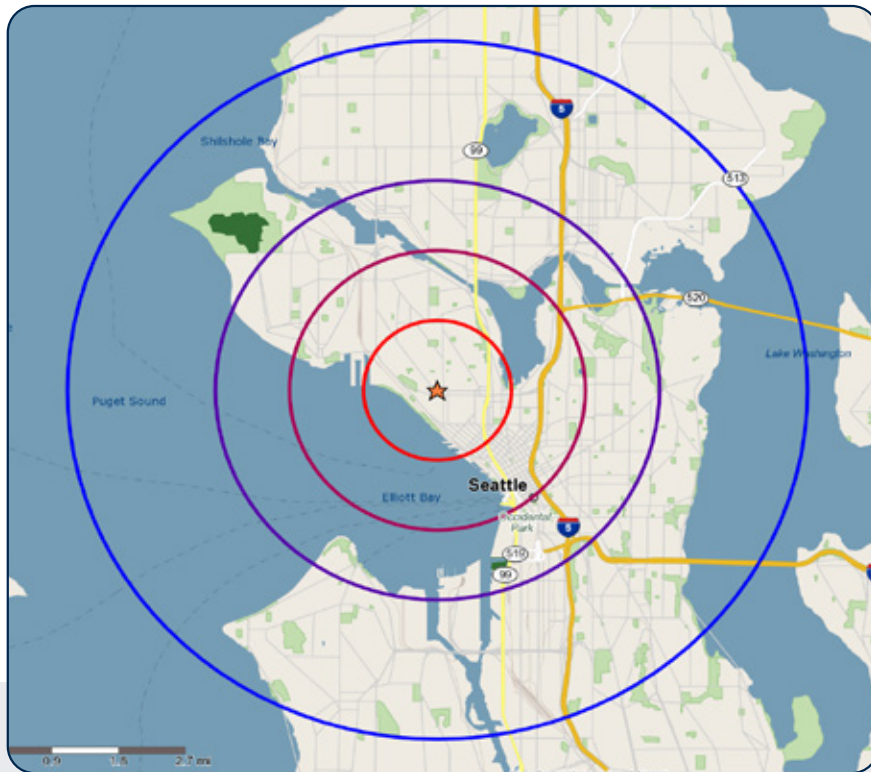
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Demographic Snapshot

	1-Mile	2-Mile	3-Mile	5-Mile
Total Population (2020)	42,151	131,814	245,221	476,761
Total Population (2025 Forecast)	47,924	151,439	275,808	525,538
Total Population Change 2020 to 2025 (Forecast)	13.7%	14.9%	12.5%	10.2%
Population Density per Sq. Mi (2020)	13,373.26	10,455.24	8,644.61	6,050.50
Average Household Income (2020)	\$147,011	\$140,552	\$140,095	\$142,913
Average Household Income (2025 Forecast)	\$162,925	\$156,656	\$154,774	\$156,800
Avg HH Income Change 2020 to 2025 (Forecast)	18.6%	20.0%	19.2%	18.3%
Total Households (2020)	27,579	83,254	138,446	244,487
Total Households (2025 Forecast)	31,584	96,693	158,168	273,782
2020 Daytime Employees	64,224	225,493	320,904	426,999
2020 Business Establishments	3,948	14,805	23,176	34,937
Median Age	34.7	34.6	34.5	35.0
Residents with a college degree	79.2%	76.0%	74.6%	73.9%



\$147,000 Average Household Income
(1-mile radius)



64,000+ Jobs within a 1-mile radius



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