

FORMER RITE AID

# RETAIL SPACE AVAILABLE

22,230 SF RETAIL AVAILABLE



## Mount Baker QFC Shopping Center

2707 RAINIER AVENUE S - SEATTLE, WA 98144

Nestled in Seattle's Mt. Baker neighborhood, this QFC anchored shopping center is a hub of its own with 32,762 vehicles passing the site per day on Rainier Avenue S. The site enjoys quick freeway access to I-90 and I-5, and it's one block north of the Sound Transit Mt Baker Light Rail Station running from SeaTac Int. Airport to Downtown Seattle, the University of Washington, and Northgate. The Center is located just 8 blocks west of Mount Baker Park on Lake Washington and currently experiencing strong multi-family development activity, with over 1,200 units in permit review or under construction.

Inquiries

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JSH

PROPERTIES, INC.

## MT BAKER QFC SHOPPING CENTER

- » 22,230 SF Retail on Rainier Ave S with 32,762 vpd
- » Sits in front of new Stazione25 Apartments with 301 residential units.
- » Over 1,200 multi-family units under review and/or under construction within a 1 mile radius
- » One block north of Mt. Baker Light Rail Station
- » Eight blocks from Mount Baker Park on Lake Washington
- » Within walking distance to Lowe's, O'Reily Auto Parts and Artspace Mt Baker Lofts.

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	25,324	174,031	431,690
Daytime Population	23,510	355,737	658,977
Households	10,413	84,203	211,798
<b>2023-2028 Anticipated HH Growth</b>	2.43%	1.72%	1.35%
Avg. HH Income	\$156,662	\$151,393	\$172,369



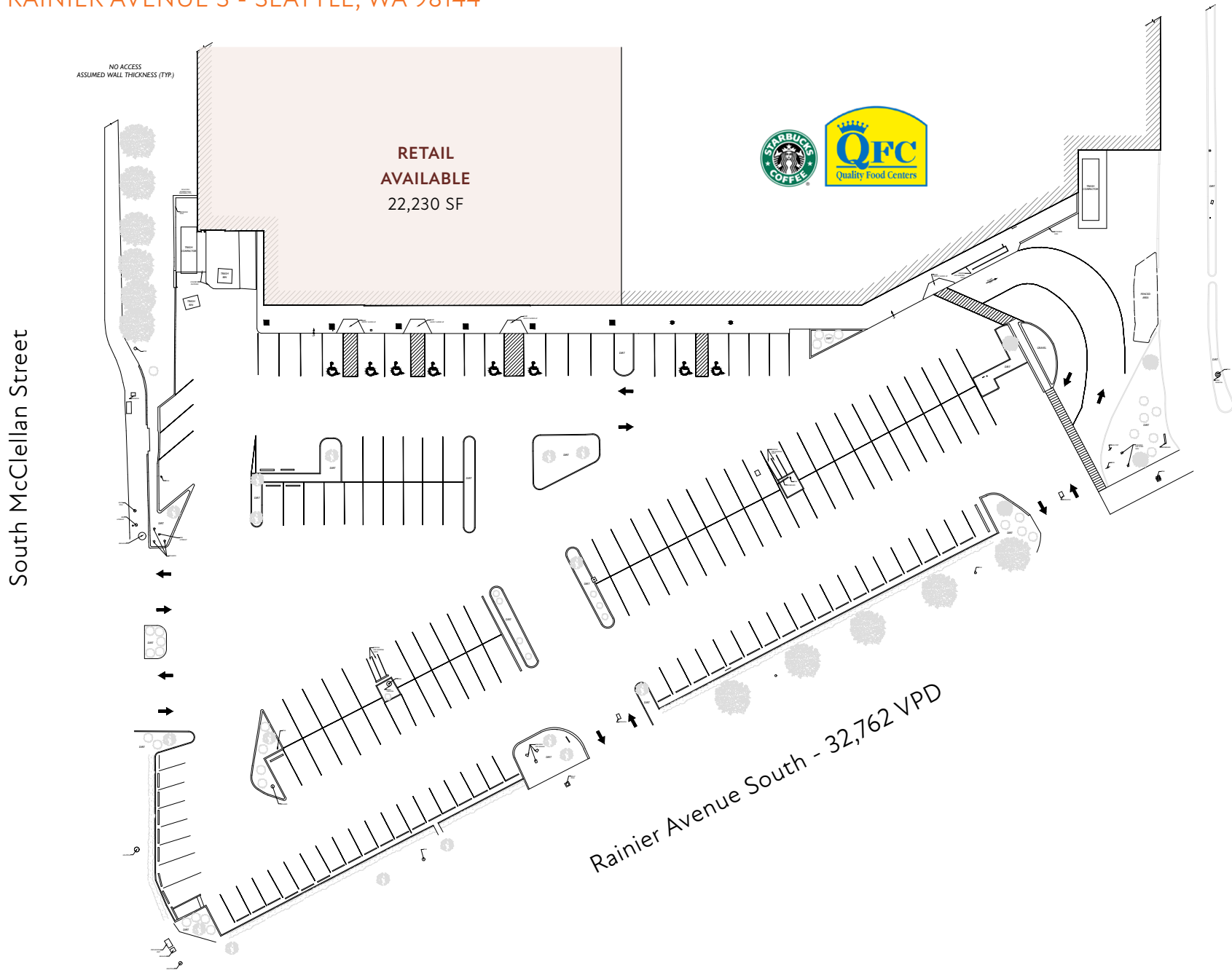
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MT BAKER RETAIL FOR LEASE | 2 |

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# Mount Baker QFC Shopping Center

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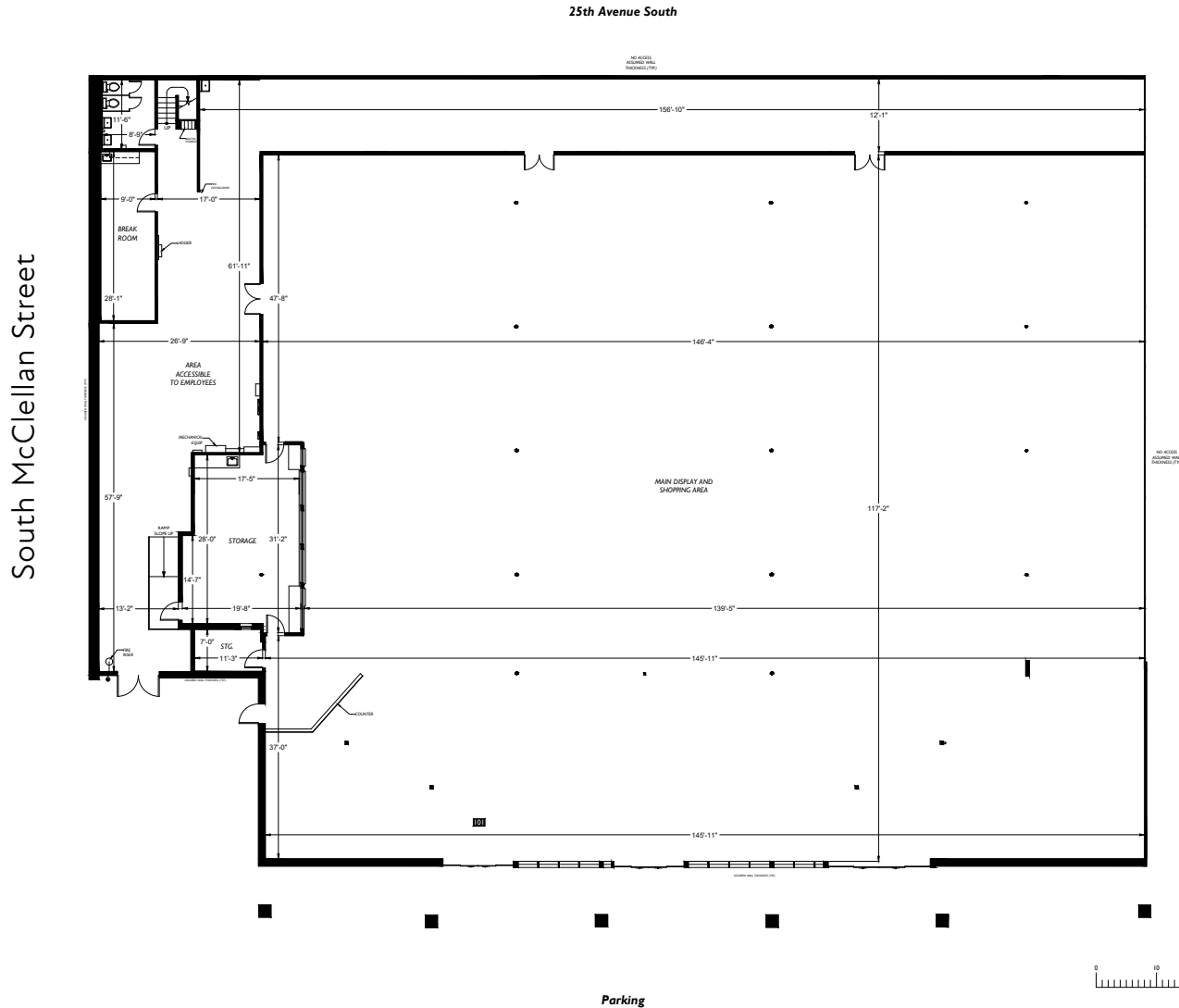
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**MONUMENT SIGN  
AVAILABLE ON  
RAINIER AVE**

AVAILABLE	RSF	BASE RENT	NNN EST./SF	FEATURES
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**RETAIL**    22,230    \$23.00    \$7.51    Ideal for restaurant, service, medical, pet



Rainier Avenue South - 32,762 VPD

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# DEMOGRAPHICS ~ 1 MILE RADIUS

## KEY FACTS



25,324

Population



41.4

Median Age



2.4

Average Household Size



\$156,662

2023 Average Household Income (Esri)



9%

No High School Diploma



11%

High School Graduate



18%

Some College



62%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



78%

White Collar



10%

Blue Collar



12%

Services



575

Total Businesses



7,699

Total Employees

## BUSINESS

## ANNUAL HOUSEHOLD SPENDING



\$3,341

Apparel & Services



\$397

Computers & Hardware



\$5,467

Eating Out



\$3,203

Travel



\$83

Theatre/Operas/Concerts



\$77

Movies/Museums/Parks



\$10,115

Groceries



\$9,585

Health Care



\$82

Sports Events



\$14

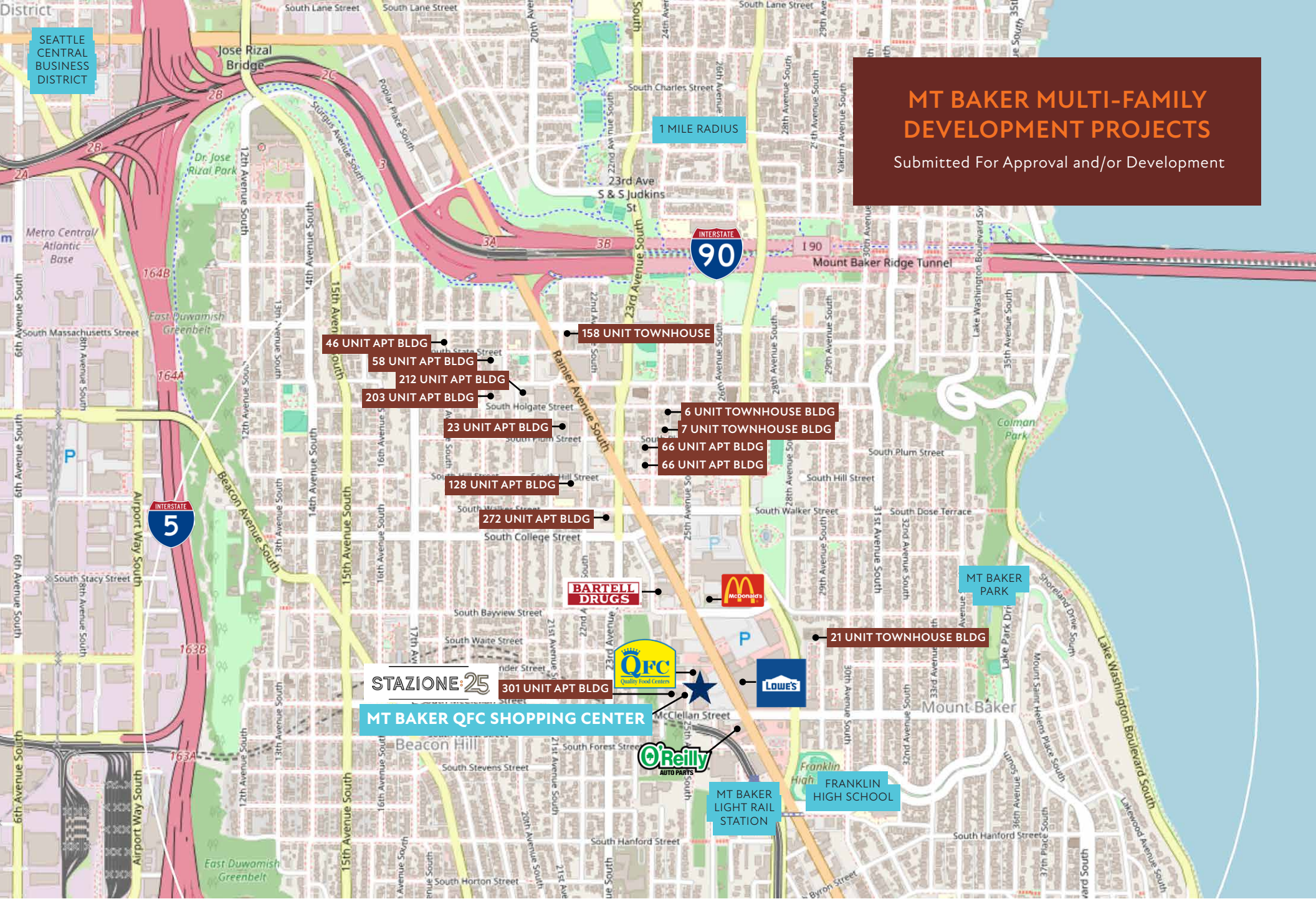
Online Games

## ANNUAL LIFESTYLE SPENDING

SEATTLE  
CENTRAL  
BUSINESS  
DISTRICT

# MT BAKER MULTI-FAMILY DEVELOPMENT PROJECTS

Submitted For Approval and/or Development



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MT BAKER RETAIL FOR LEASE | 6 |

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