

UNIVERSITY CENTER

ROOSEVELT WAY



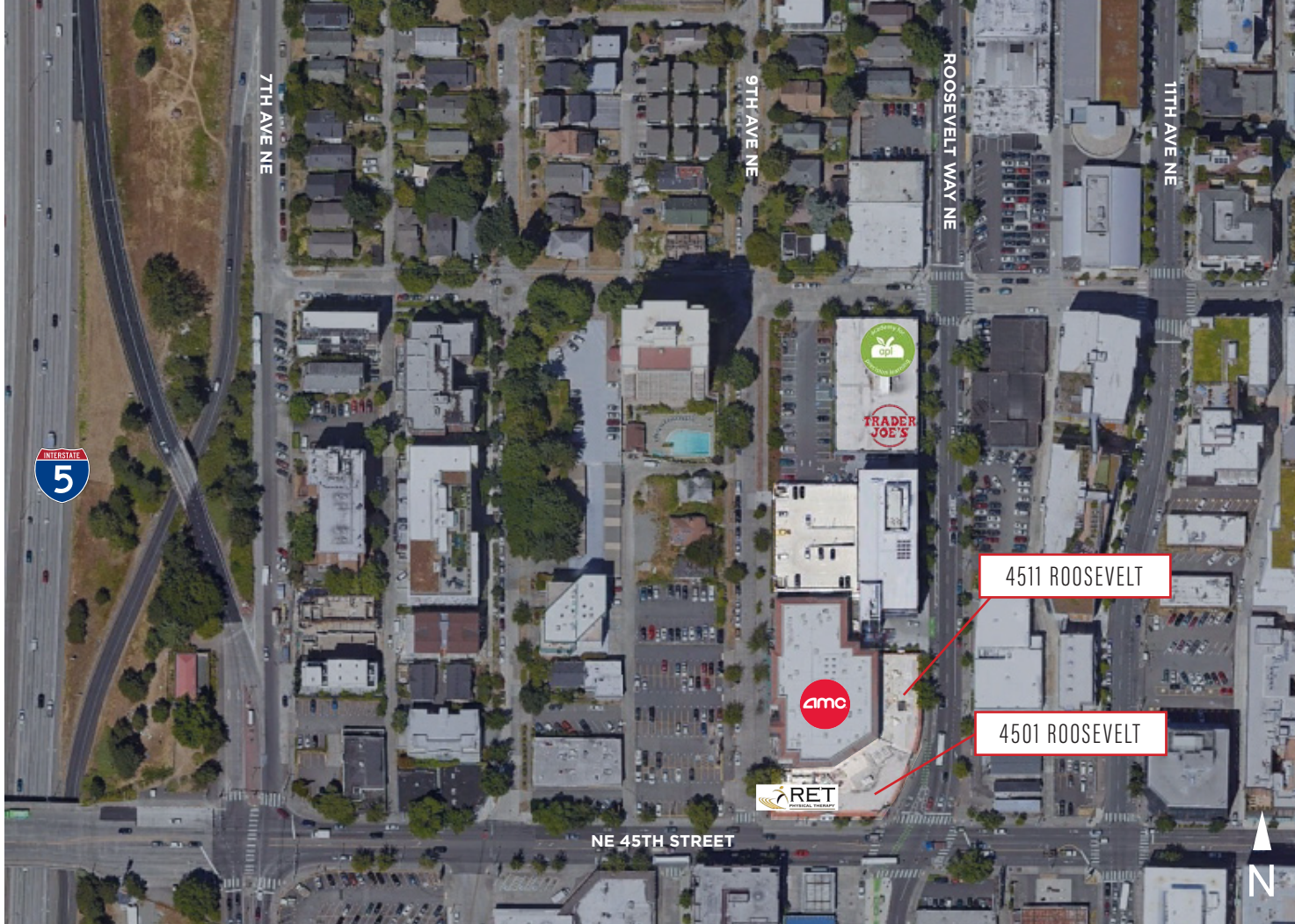
4501 & 4511 ROOSEVELT WAY | SEATTLE, WASHINGTON

PROJECT HIGHLIGHTS

Retail space available for lease in a superb location in Seattle's University District neighborhood. Anchored by Trader Joe's and AMC Seattle 10 Theater with excellent access to transit.

- University Center offers high-visibility, street-front retail opportunities along Roosevelt Way and NE 45th Street, which sees over 50,000 cars per day.
- Rare corner opportunity at one of Seattle's busiest intersections, in the former Performance Bicycle space (9,000 RSF).
- 4,346 RSF available along Roosevelt Way in the former WeYoga space.
- Conveniently located within walking distance to the University of Washington allowing an opportunity to cater to the daytime population and college community.
- Neighboring tenants include: Trader Joe's, AMC Seattle 10, Academy for Precision Learning, Petco, Pure Barre, Core Power Yoga, Audi Seattle, and Qdoba.





98
Walk Score



80
Transit Score



90
Bike Score

2021 DEMOGRAPHICS

	.25 MILE	.5 MILE	1 MILE	3 MILE
POPULATION	6,217	23,015	51,728	278,530
DAYTIME POPULATION	7,257	23,458	69,312	296,245
NUMBER OF HOUSEHOLDS	3,550	8,839	18,656	131,784
AVERAGE HOUSEHOLD INCOME	\$46,508	\$59,810	\$106,945	\$159,327

4501 ROOSEVELT WAY NE

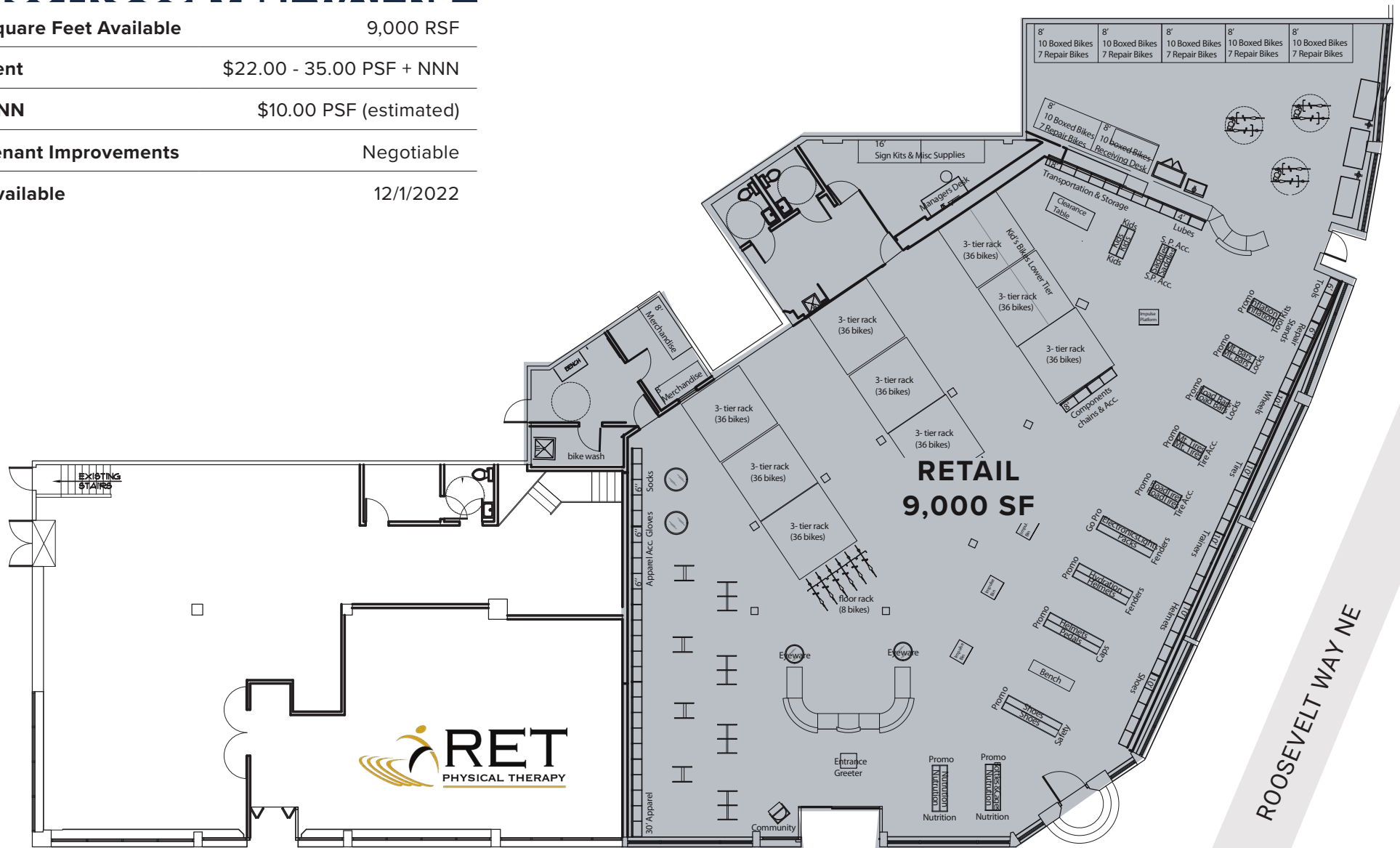
Square Feet Available 9,000 RSF

Rent \$22.00 - 35.00 PSF + NNN

NNN \$10.00 PSF (estimated)

Tenant Improvements Negotiable

Available 12/1/2022

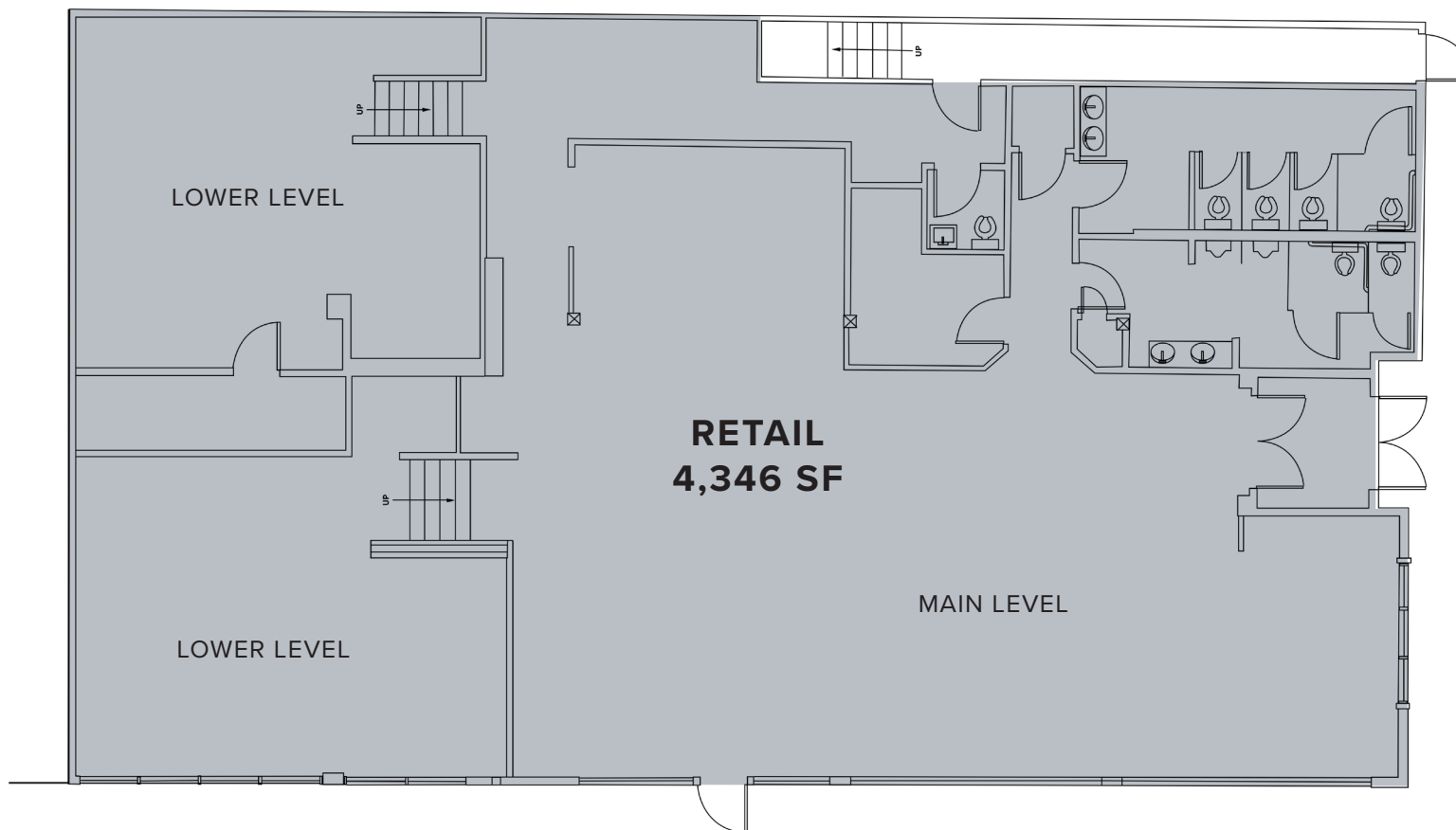


NE 45TH STREET



4511 ROOSEVELT WAY NE

Square Feet Available	4,346 RSF
Rent	\$22.00 - 35.00 PSF + NNN
NNN	\$10.00 PSF (estimated)
Tenant Improvements	Negotiable
Available	Available Now



ROOSEVELT WAY NE

GARAGE ENTRY

N

GREAT LOCATION AT THE CENTER OF THE U-DISTRICT



2 blocks



0.4 miles
to U-District
Light Rail Station



4.8 miles
to Downtown Seattle



0.5 miles
to UW Campus

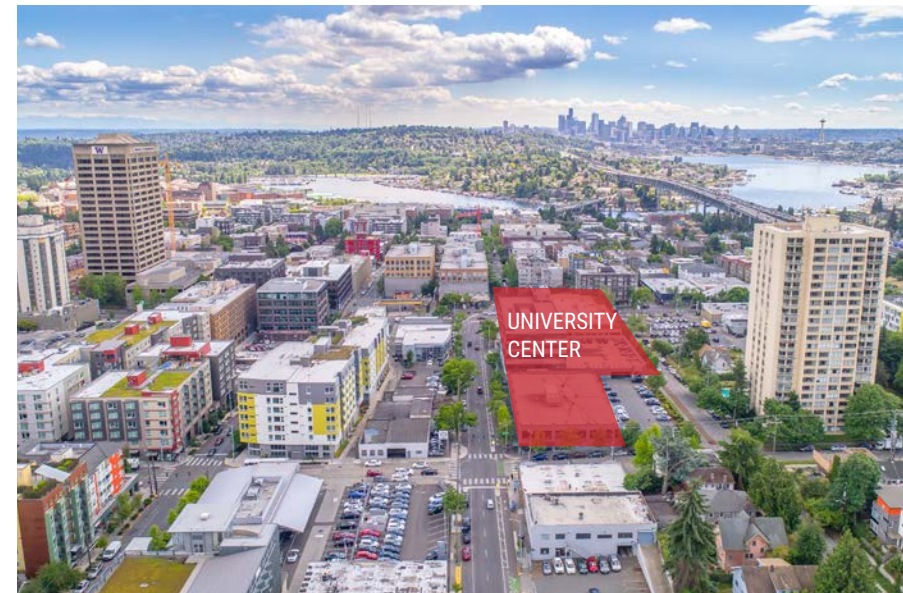
UNIVERSITY CENTER
— ROOSEVELT WAY —



THE NEIGHBORHOOD

THE RETAIL LANDSCAPE OF THE U DISTRICT OFFERS A VIBRANT, DIVERSE AND HEALTHY MIX CATERING TO STUDENTS, RESIDENTS, AND VISITORS. BOASTING SOME OF THE HIGHEST PEDESTRIAN COUNTS IN THE CITY AND GROWING TRANSPORTATION, THE U DISTRICT OFFERS UNPARALLELLED ACCESS TO CUSTOMERS NEAR AND FAR.

University Center has excellent visibility located along two of the U District's primary transportation thoroughfares. This highly accessible destination offers a direct connection to the neighborhood's 17,000 residents and 54,000 university students, as well as regional clientele via nearby I-5 and the U District Link Light Rail Station. The onsite AMC Theatre offers a destination atmosphere while the Trader Joe's draws regular traffic from local residents.



NEARBY AMENITIES

RESTAURANTS

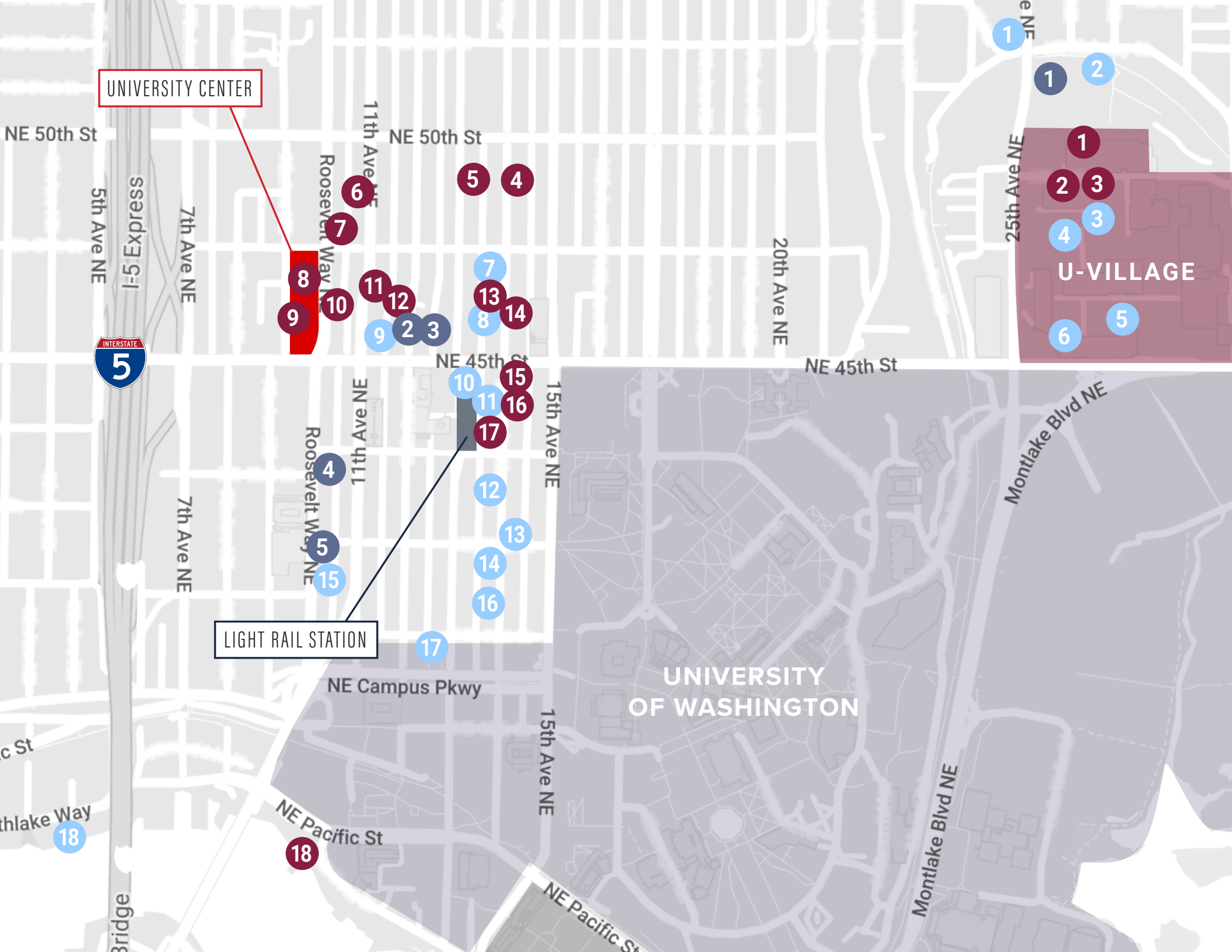
- 1 Mamma Melina
- 2 Zoka Coffee Roaster & Tea
- 3 Veggie Grill
- 4 Starbucks
- 5 Chipotle
- 6 Din Tai Fung
- 7 Starbucks
- 8 CaliBurger
- 9 Sharetea
- 10 Slate Coffee Roasters
- 11 Earl's on the Ave
- 12 Chipotle
- 13 MOD Pizza
- 14 Starbucks
- 15 Portage Bay Cafe
- 16 Big Time Brewery & Alehouse
- 17 Cultivate
- 18 Ivar's Fish Bar

RETAIL

- 1 Crate and Barrel
- 2 H&M
- 3 Apple
- 4 Rudy's Barbershop
- 5 Safeway
- 6 Audi Seattle
- 7 University Volkswagen
- 8 Trader Joe's
- 9 AMC Theater
- 10 University Mazda
- 11 Pure Barre
- 12 Core Power Yoga
- 13 Target
- 14 Urban Outfitters
- 15 Bartell Drugs
- 16 University Bookstore
- 17 CVS
- 18 Recycled Cycles

HOTELS

- 1 Silver Cloud Hotel
- 2 Residence Inn by Marriott
- 3 Graduate Seattle
- 4 Watertown Hotel
- 5 University Inn



UNIVERSITY CENTER

U-VILLAGE

UNIVERSITY
OF WASHINGTON

LIGHT RAIL STATION

UNIVERSITY CENTER

ROOSEVELT WAY

4501, 4511 & 4545 Roosevelt Way NE
University District • Seattle, WA

NEWMARK

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