

# THE LODGE SPORTS BAR

*Turnkey Restaurant in West Seattle Junction*

4209 SW ALASKA ST, SEATTLE

4,224 SF  
AVAILABLE

\$40  
PSF + NNN

# DEMOGRAPHICS

## POPULATION

	1/4 Mile	1/2 Mile	1 Mile
EST. POPULATION (2023)	5,823	11,763	28,464
PROJ. POPULATION (2028)	6,044	12,295	29,937
CENSUS POPULATION (2020)	5,484	11,758	28,419
PROJ. ANNUAL GROWTH (2023-2028)	221 (0.8%)	533 (0.9%)	1,473 (1.0%)
HIST. ANNUAL GROWTH (2020-2023)	339 (-)	5 (-)	45 (-)

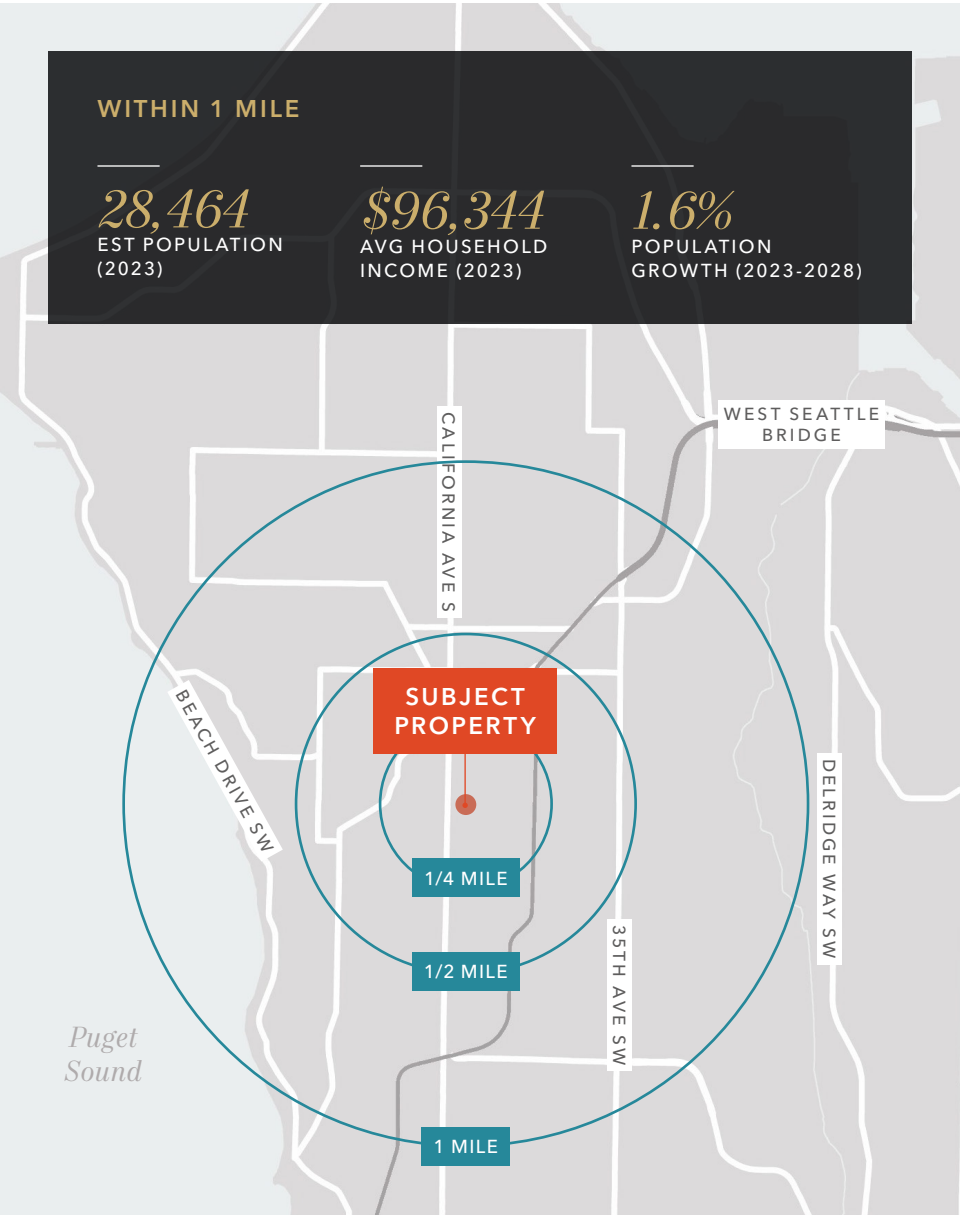
## HOUSEHOLDS

	1/4 Mile	1/2 Mile	1 Mile
EST. HOUSEHOLDS (2023)	3,343	6,280	14,030
PROJ. HOUSEHOLDS (2028)	3,526	6,657	14,952
PROJ. ANNUAL GROWTH (2023-2028)	183 (1.1%)	376 (1.2%)	922 (1.3%)
HIST. ANNUAL CHANGE (2010-2023)	1,965 (11.0%)	2,624 (5.5%)	3,606 (2.7%)
EST. AVG. HOUSEHOLD INCOME (2023)	\$135,881	\$148,735	\$171,774
PROJ. AVG. HOUSEHOLD INCOME (2028)	\$136,880	\$149,434	\$171,842

## DAYTIME DEMOGRAPHICS

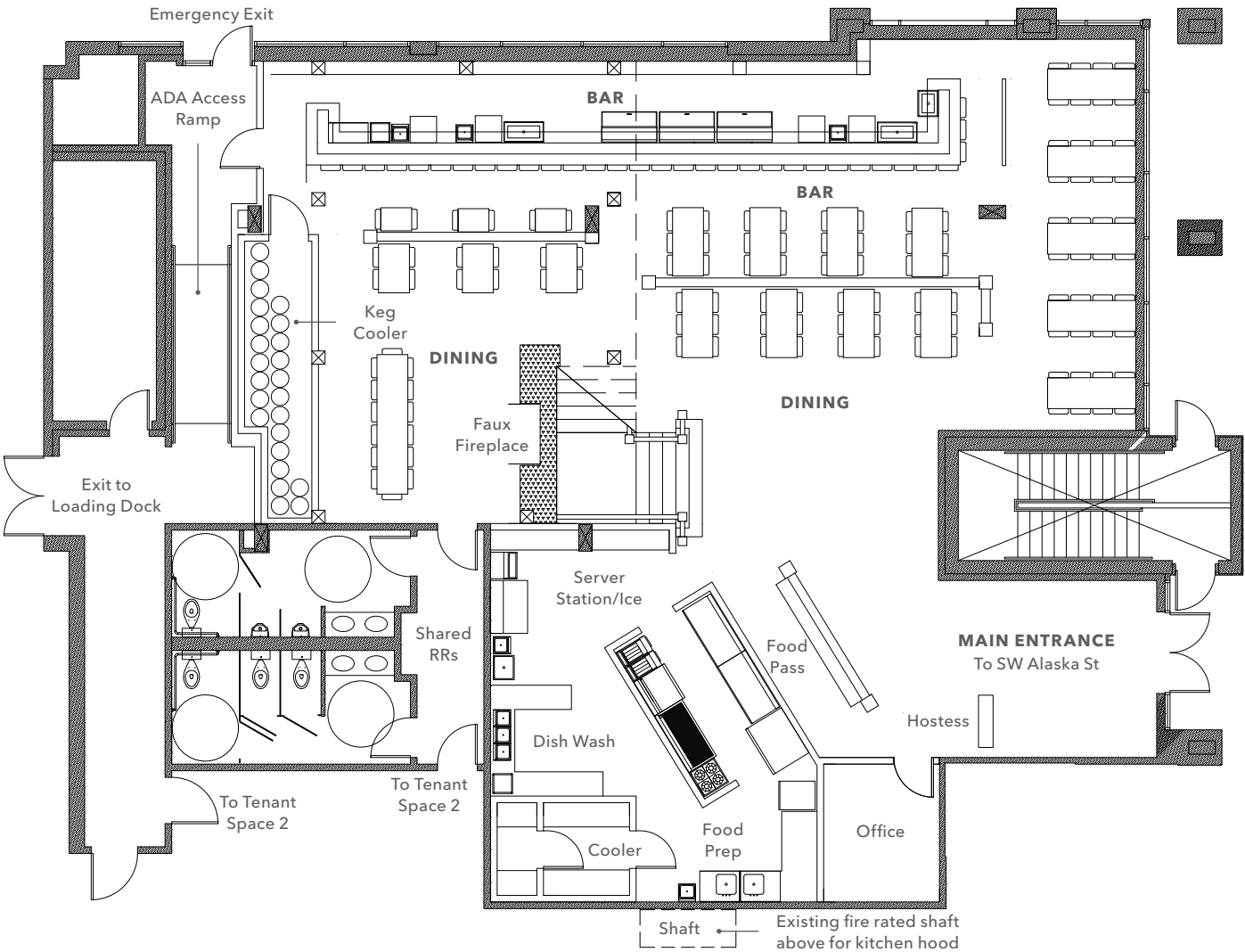
	1/4 Mile	1/2 Mile	1 Mile
TOTAL BUSINESSES	498	802	1,630
TOTAL EMPLOYEES	2,566	4,589	7,956

Data Source: ©2023, Sites USA





FLOOR PLAN



4,224 SF

AVAILABLE

\$40

PSF +NNN

\$7.50/SF

NNN

\* Tenant to verify square footage and floor plan



TURNKEY RESTAURANT  
WITH TYPE 1 HOOD



25 OPEN FREE ON-SITE  
PARKING FOR CUSTOMERS



AVAILABLE Q1 2024

*Join Starbucks, Kizuki Ramen,  
A La Mode Pies, Rudy's Barbershop,  
Phoenicia, and Haymaker restaurant  
at Junction47 Apartments in the heart  
of the West Seattle Junction*







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*For more information on  
this property, please contact*

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