

**FOR LEASE**

9600 15th Ave SW,  
Seattle, WA 98106



FIRST VICE PRESIDENT INVESTMENTS

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\*Representative Photo

# PROPERTY DETAILS & HIGHLIGHTS

Address	9600 15th Ave SW, Seattle, WA
APN	320380-0005
Building Size	12,480 SF
Lot Size	32,168 SF
Year Built	1980
Lease Rate	\$22.00 PSF
Lease Type:	NNN
Zoning	CBSO

Situated on a parcel of land totaling 32,168 square feet, the subject property was originally constructed in 1980 and features a gross building area of approximately 12,480 square feet.

The subject property sits at the corner of Roxbury St SW and 14th Ave SW which hosts approximately 19,260 vehicles according to TrafficMetrix. Additionally the subject property is located near many transportation corridors including Washington 509, Highway 99, Interstate 90 and many others.

9600 15th Ave SW is located in White Center, a neighborhood just south of downtown Seattle, approximately 10 miles from the City Center. White Center is bordered by other Seattle neighborhoods such as Delridge, Highland Park, West Seattle, and Burien to the South. The benefits of the subject property's location include not being subject to the Seattle minimum wage requirement and the 1.75 cent/ounce soda tax. According to a census designated in 2020, there are approximately 15,995 residents that call White Center their home, and numerous schools such as Raisbeck Aviation High School which is ranked fifth in the State.

Seattle, Washington, known as the Emerald City, is a picturesque metropolis in the Pacific Northwest. Nestled between the waters of Puget Sound and the Cascade and Olympic mountain ranges, it's a city of stunning natural beauty. Seattle is a hub of innovation, housing tech giants like Amazon and Microsoft. Culturally, it's renowned for its music scene, from grunge to classical, as well as its coffee culture, with Starbucks originating here. The city's Pike Place Market, diverse cuisine, and commitment to sustainability make it an inviting urban destination, offering a unique blend of nature and vibrant city life in the heart of the Northwest.



- Prime Retail Location in the Heart Of White Center - Renters have the rare opportunity to lease a stunning stand-alone retail space located in Seattle, Washington.
- Easy Access and Great Visibility - 9600 15th Ave SW sits at the corner of Roxbury SW and 14th Ave SW which hosts approximately 19,290 vehicles according to TrafficMetrix.
- Close Proximity to Downtown Seattle - Within 7 miles to Downtown Seattle, featuring a myriad of shopping, dining and entertainment options.
- Surrounded By Many Local Attractions - Seattle offers numerous local attractions including Seattle Great Wheel, Pike Place Market, Space Needle, Seattle Aquarium, Chihuly Garden and Glass, Starbucks Reserve Roastery & Tasting Room, etc.



## INTERIOR PHOTOS

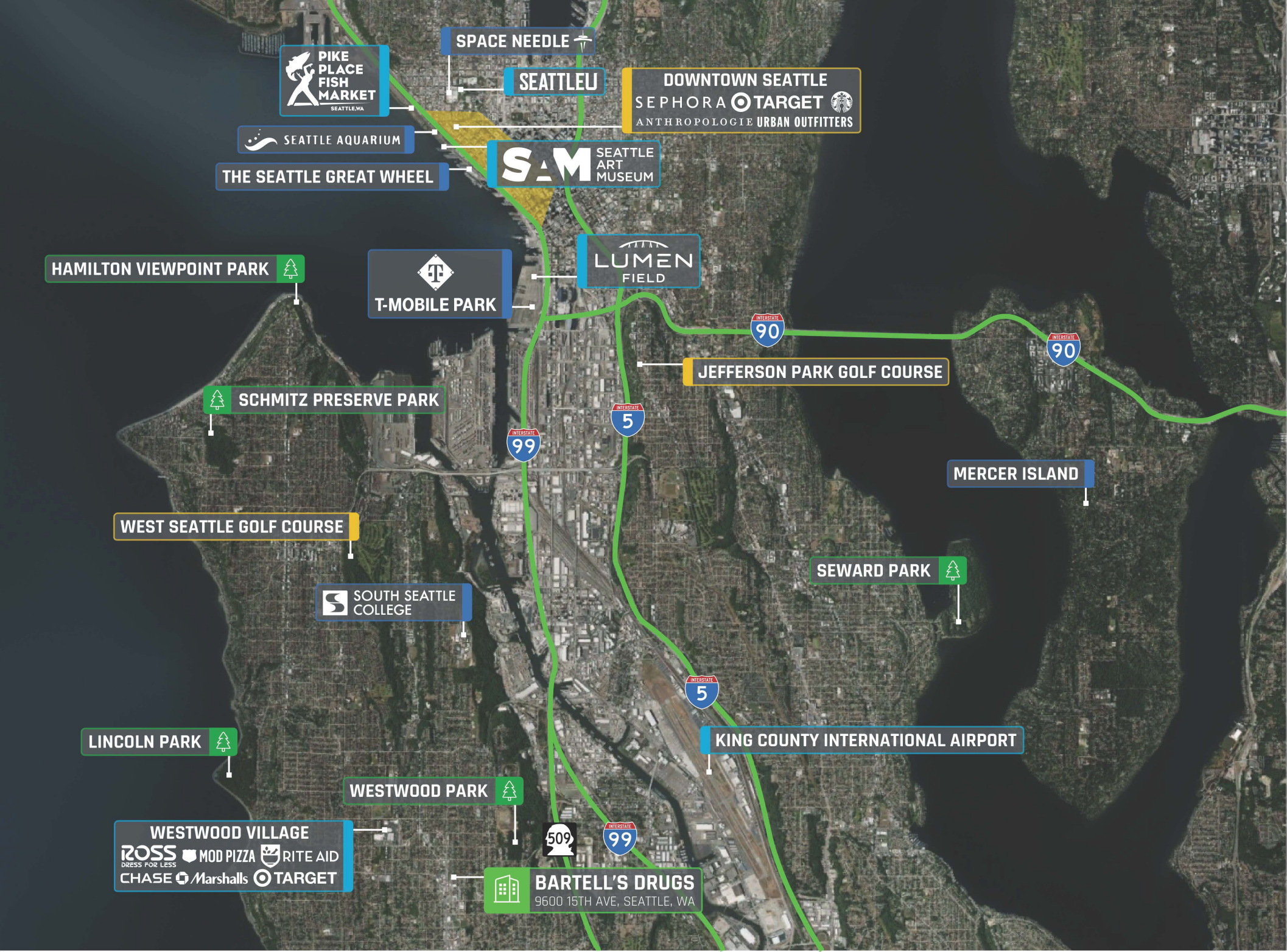




## ADDITIONAL PHOTOS







PIKE PLACE FISH MARKET  
SEATTLE, WA

SPACE NEEDLE

SEATTLEU

DOWNTOWN SEATTLE  
SEPHORA TARGET  
ANTHROPOLOGIE URBAN OUTFITTERS

SEATTLE AQUARIUM

THE SEATTLE GREAT WHEEL

SAM SEATTLE ART MUSEUM

HAMILTON VIEWPOINT PARK

T-MOBILE PARK

LUMEN FIELD

INTERSTATE 90

JEFFERSON PARK GOLF COURSE

INTERSTATE 90

SCHMITZ PRESERVE PARK

INTERSTATE 99

INTERSTATE 5

WEST SEATTLE GOLF COURSE

SOUTH SEATTLE COLLEGE

MERCER ISLAND

SEWARD PARK

LINCOLN PARK

INTERSTATE 5

KING COUNTY INTERNATIONAL AIRPORT

WESTWOOD PARK

509

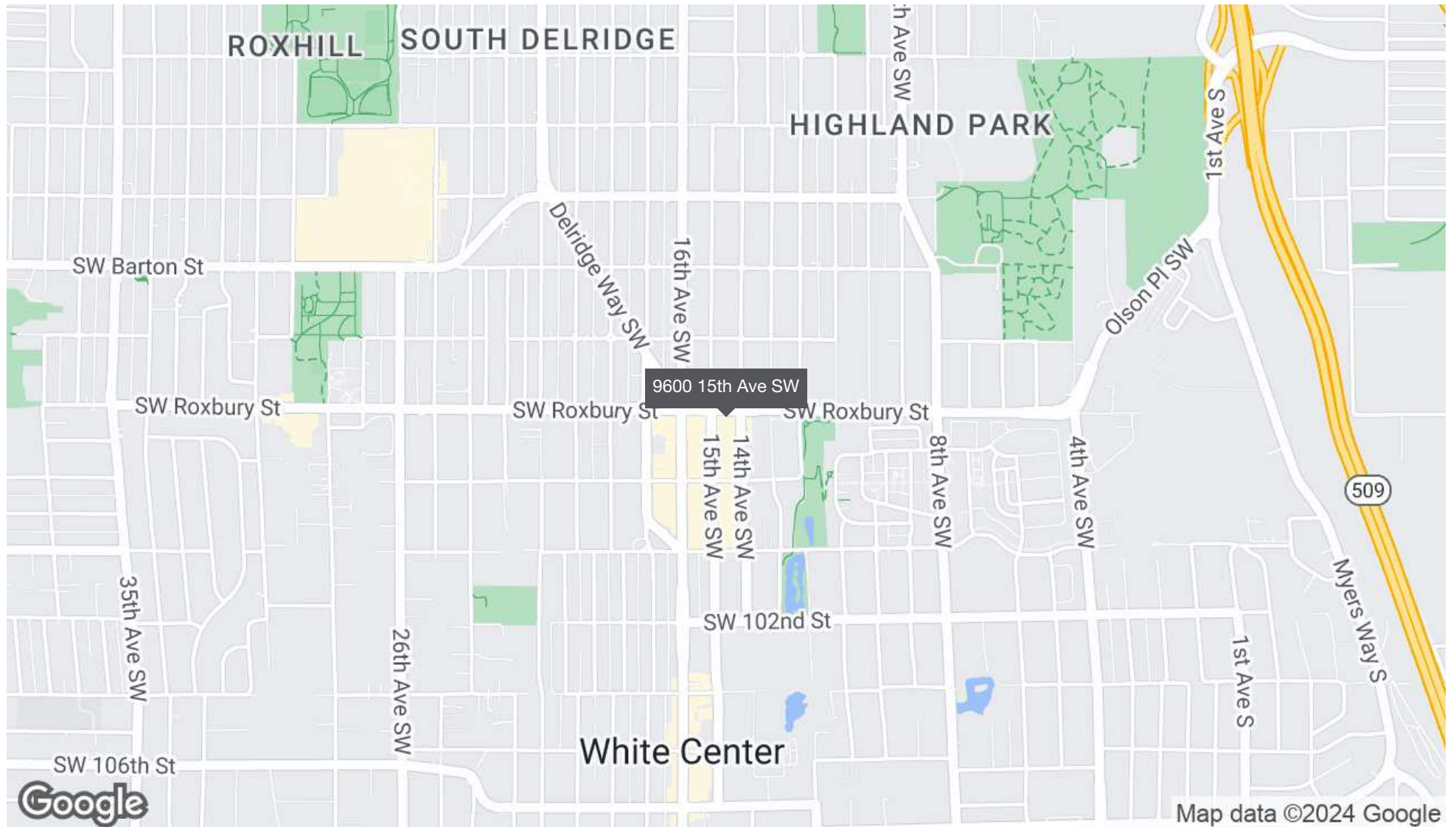
INTERSTATE 99

WESTWOOD VILLAGE  
ROSS MOD PIZZA RITE AID  
CHASE Marshalls TARGET

BARTELL'S DRUGS  
9600 15TH AVE, SEATTLE, WA



## REGIONAL MAP



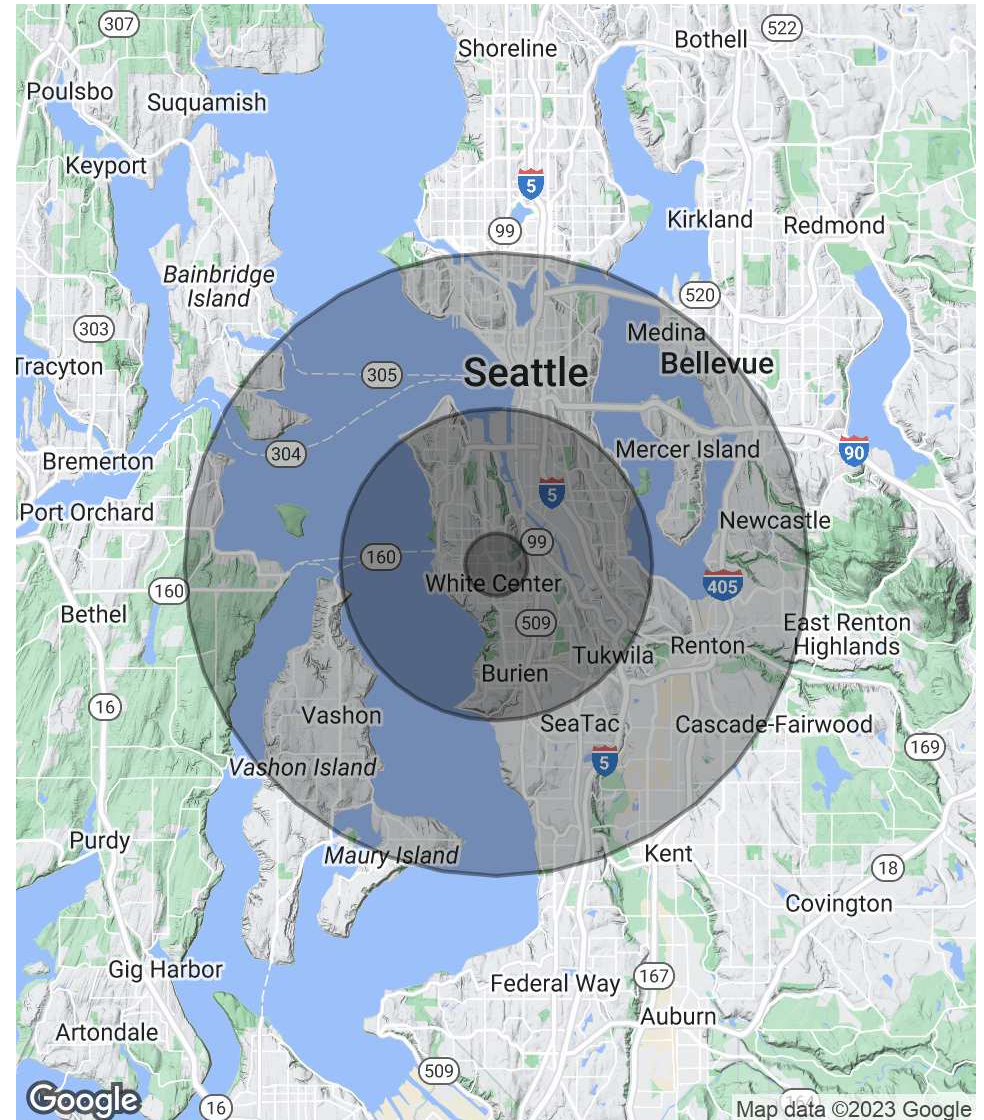


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	22,614	270,946	851,289
Average Age	37.7	39.1	38.3
Average Age (Male)	35.1	38.0	37.6
Average Age (Female)	38.6	40.0	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	9,341	111,722	397,674
# of Persons per HH	2.4	2.4	2.1
Average HH Income	\$86,273	\$105,266	\$121,877
Average House Value	\$426,101	\$533,964	\$597,910





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