Wallingford Prime Retail Space

258 NE 45th St, Seattle, WA 98105

2,171 SF

FOR LEASE



$4,522.92/mo (+NNN)

Retail space located in prime Wallingford location on busy NE 45th St with easy access to I-5. The layout consists of mostly open area, private restroom, changing room, storage, & small mezzanine. Former Aloha Hawaiian store.

Leibsohn & Company

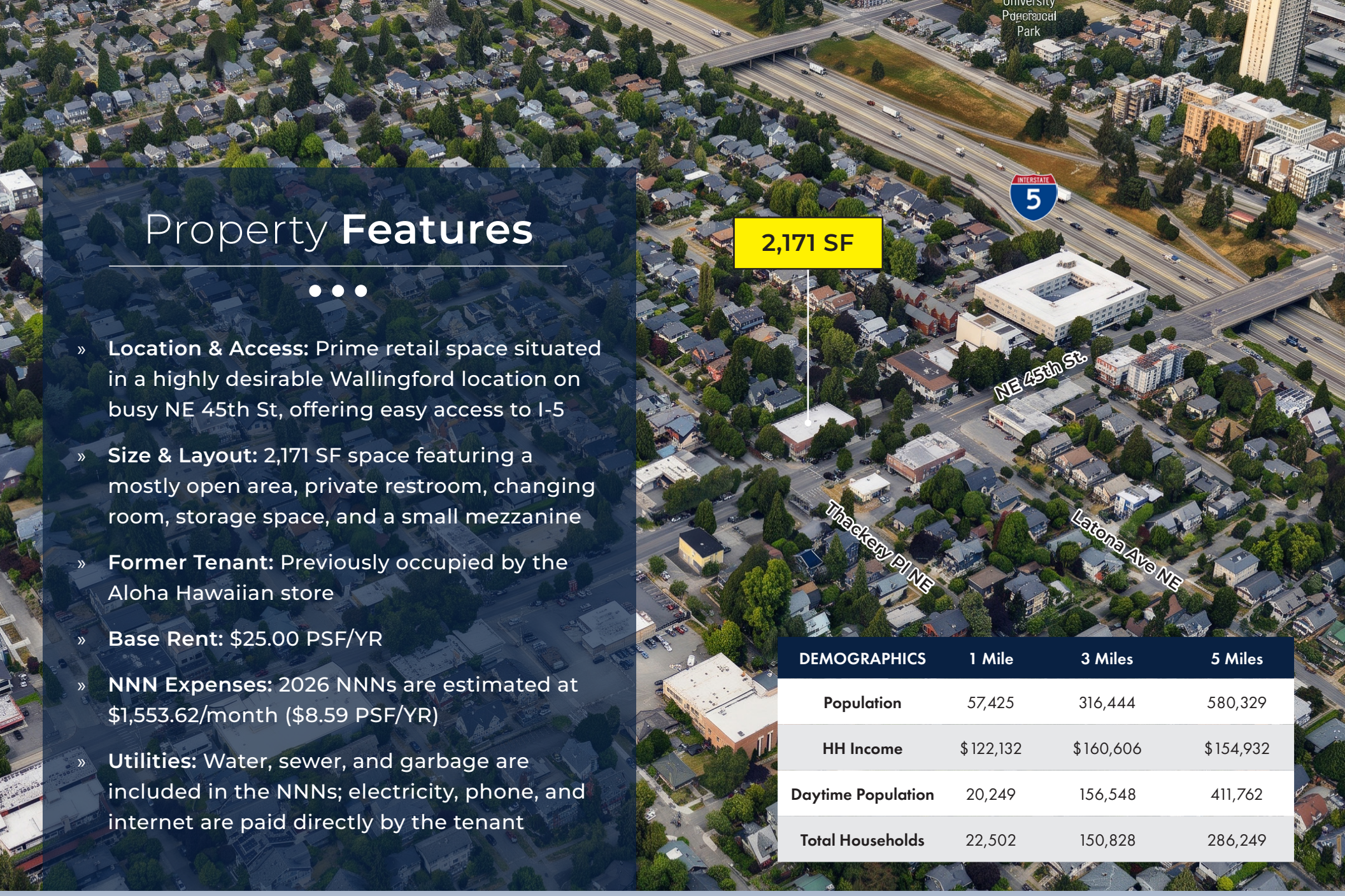
MATTHEW **FAY**
Associate Broker
(952) 769-6534
matthew@leibsohn.com

JEFF **AYERS**
Vice President
(425) 275-2406
jeff@leibsohn.com

ROYCE **COTTLE**
Senior Vice President
(206) 999-3483
rcottle@leibsohn.com

Property **Features**

- **Location & Access:** Prime retail space situated in a highly desirable Wallingford location on busy NE 45th St, offering easy access to I-5
- **Size & Layout:** 2,171 SF space featuring a mostly open area, private restroom, changing room, storage space, and a small mezzanine
- **Former Tenant:** Previously occupied by the Aloha Hawaiian store
- **Base Rent:** $25.00 PSF/YR
- **NNN Expenses:** 2026 NNNs are estimated at $1,553.62/month ($8.59 PSF/YR)
- **Utilities:** Water, sewer, and garbage are included in the NNNs; electricity, phone, and internet are paid directly by the tenant



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	57,425	316,444	580,329
HH Income	$122,132	$160,606	$154,932
Daytime Population	20,249	156,548	411,762
Total Households	22,502	150,828	286,249

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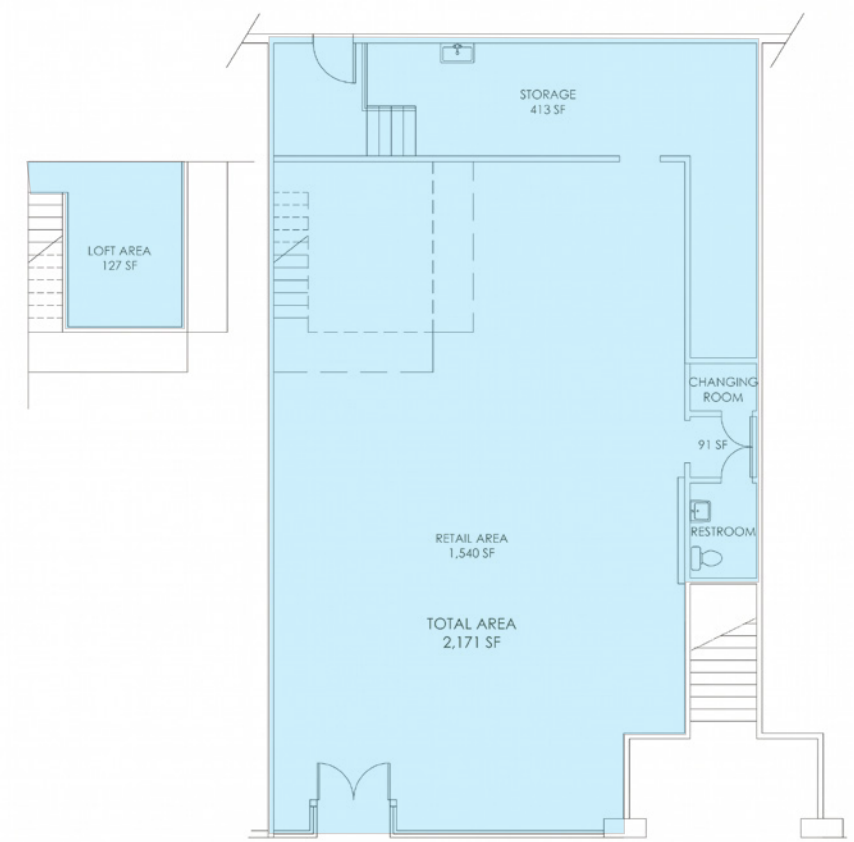
Square Feet	Base Rent	NNN Expenses	Total	Notes
2,171 SF	$4,522.92	$1,553.62	$6,076.54	Retail space located in prime Wallingford location on busy NE 45th St with easy access to I-5. The layout consists of mostly open area, private restroom, changing room, storage, & small mezzanine. Former Aloha Hawaiian store.



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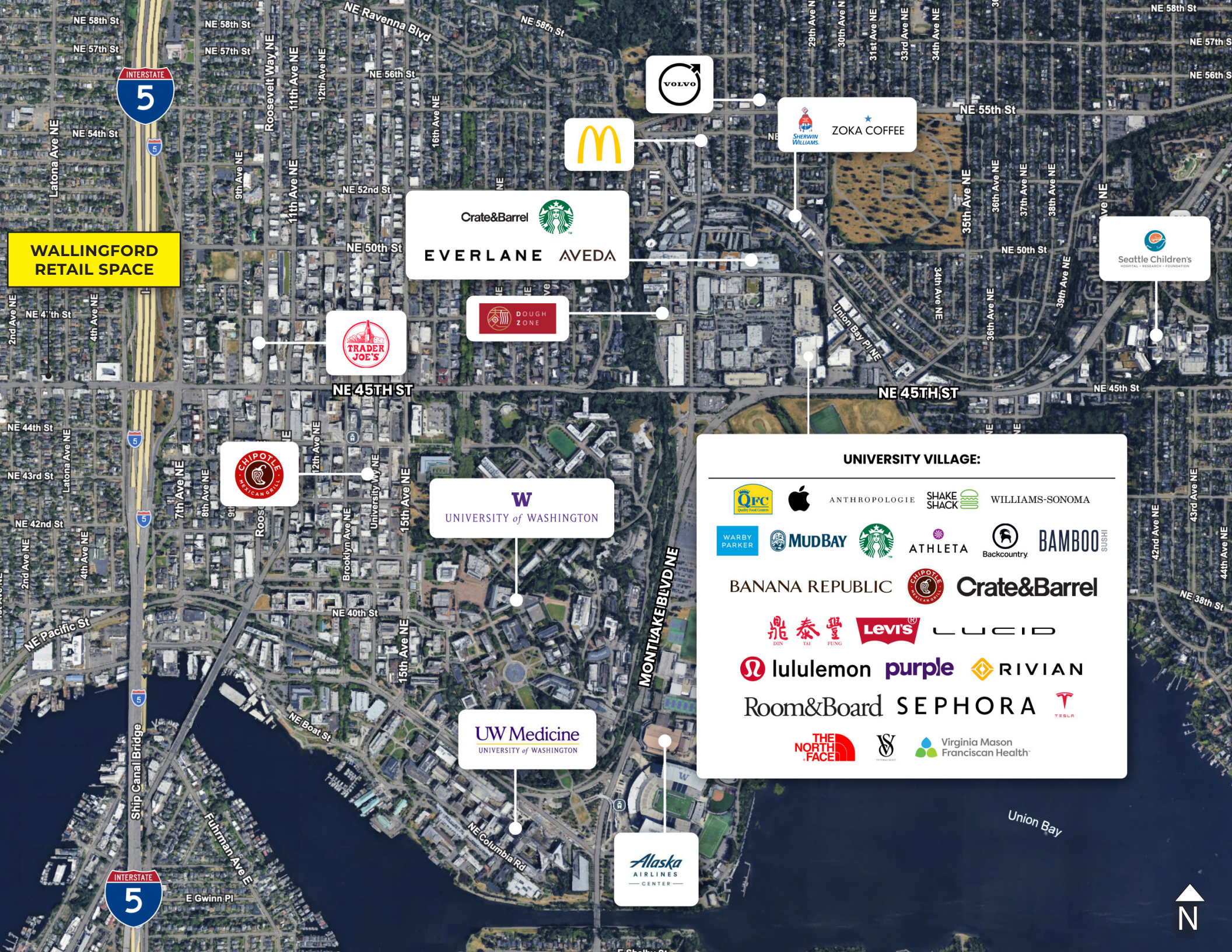
WALLINGFORD RETAIL SPACE
NE 45TH ST
NE 45TH ST
UNIVERSITY VILLAGE:
ANTHROPOLOGIE
SHAKE SHACK
WILLIAMS-SONOMA
MUDBAY
ATHLETA
Backcountry
BAMBOO SUSHI
BANANA REPUBLIC
Crate&Barrel
LUCID
lululemon
purple
RIVIAN
Room&Board
SEPHORA
TESLA
THE NORTH FACE
Virginia Mason Franciscan Health
ZOKA COFFEE
EVERLANE
AVEDA
UNIVERSITY of WASHINGTON
UW Medicine
UNIVERSITY of WASHINGTON
Alaska AIRLINES CENTER
Seattle Children's
Union Bay
Ship Canal Bridge
MONTLAKE BLVD NE
Union Bay Pl NE
NE Pacific St
NE Boat St
NE Columbia Rd
Fuhrman Ave E
E Gwinn Pl
N



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THE INFORMATION CONTAINED HEREIN HAS BEEN RECEIVED FROM SOURCES WE DEEM RELIABLE. WHILE WE HAVE NO REASON TO DOUBT ITS ACCURACY, WE DO NOT GUARANTEE IT. YOU ARE ADVISED TO INDEPENDENTLY VERIFY ALL INFORMATION. ***Leibsohn & Company 2026***

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