

AVAILABLE

IN STORE RETAIL AT:

QFC University Village

Seattle Washington

2746 NE 45 St. Seattle, WA 98105

Leibsohn & Company
Commercial Real Estate Services | CBRE

EXECUTIVE SUMMARY



Premier Grocery Opportunity at University Village

This **QFC Grocery Store** is located within **University Village**, Seattle's premier open-air lifestyle shopping center, and is currently available for sublease or other proposals.

Situated at 2746 NE 45th Street, the property is located in Seattle's University District, immediately adjacent to the University of Washington and approximately five miles northeast of Downtown Seattle. Seattle is the largest city in Washington with a population of more than 780,000 residents and is recognized as a global hub for technology, healthcare, life sciences, and higher education.

University Village serves one of the region's most affluent and densely populated trade areas, drawing shoppers from surrounding neighborhoods as well as students, faculty, staff, and visitors from the University of Washington. This opportunity includes a 56,582 SF grocery store within one of the Pacific Northwest's highest-performing retail destinations, featuring exceptional visibility, strong daily customer traffic, and ample shared surface parking alongside a nationally recognized mix of retail and dining tenants.

MARKET AERIAL



PROPERTY AERIAL



PROPERTY INFORMATION



Former Pizza Restaurant



Former Wine Bar

Former Wine Bar

1,225 SF
875 SF Patio

Former Pizza Restaurant

500 SF

Visibility

Highly visible in-store space.

Customer Frequency

Built-in base of repeat weekly shoppers.

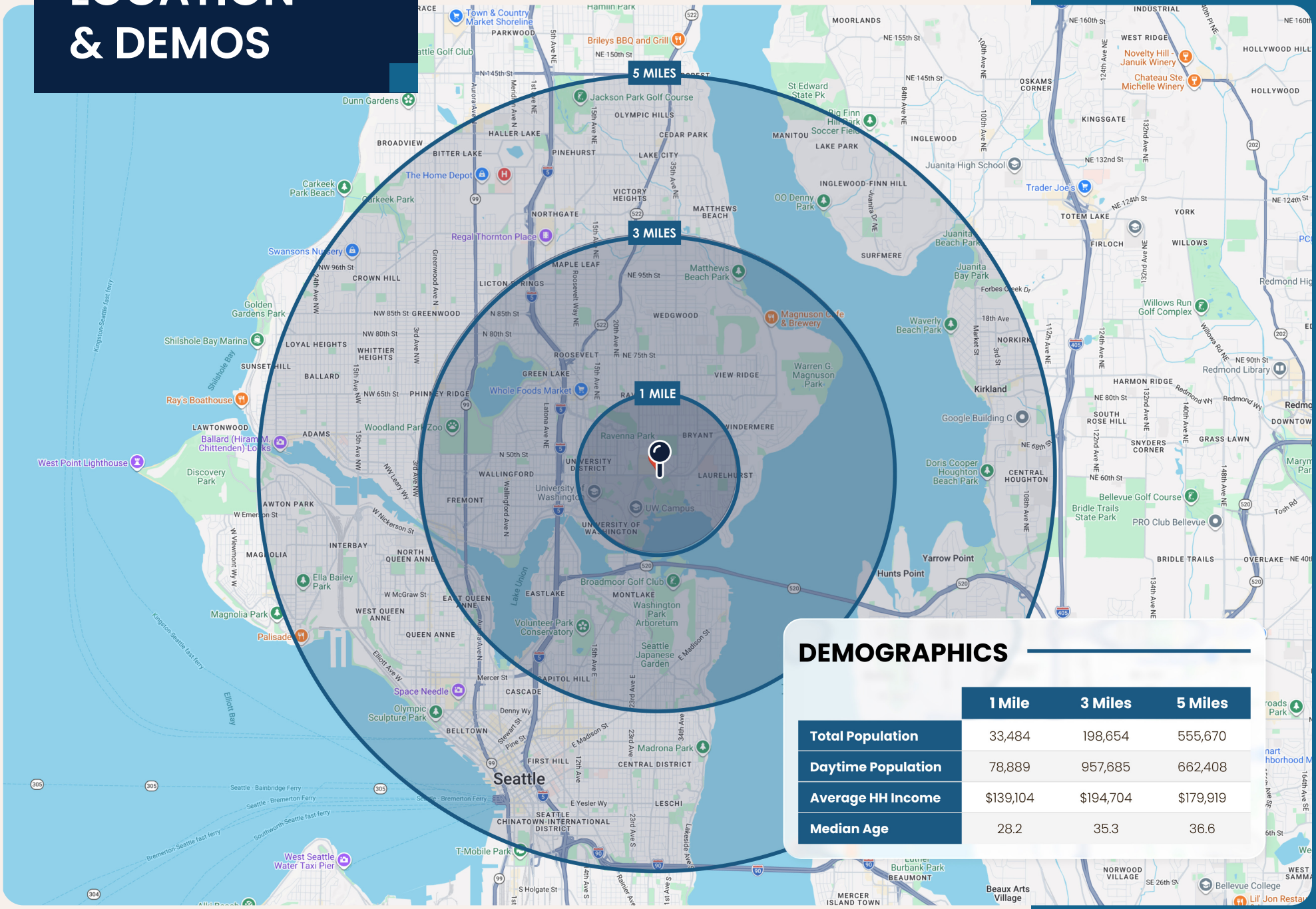
Signage

Exterior and interior signage available.

Lease Rate

Negotiable

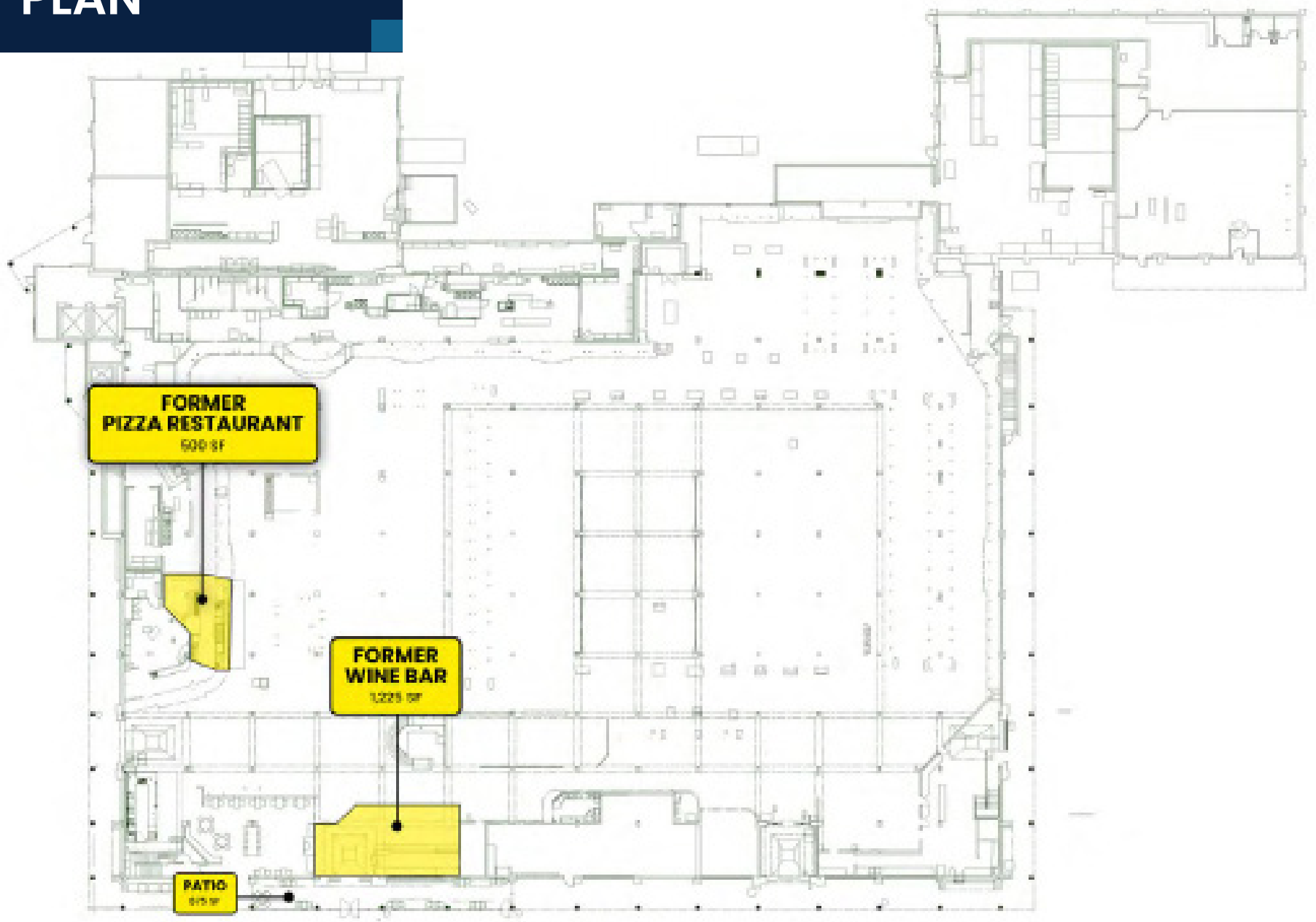
LOCATION & DEMOS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	33,484	198,654	555,670
Daytime Population	78,889	957,685	662,408
Average HH Income	$139,104	$194,704	$179,919
Median Age	28.2	35.3	36.6

SITE PLAN



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