



**PRIME CORNER  
SPACE AVAILABLE  
3,843 SF**

**KATSUYA**

**B|E|C|U**

**ZOOM+care**

**BARRY'S  
BOOTCAMP**

**JOHN STREET**

**WESTLAKE AVE N**

# ROLLIN STREET FLATS

**SOUTH LAKE UNION RETAIL FOR LEASE**

124 Westlake Avenue N, Seattle 98109 | rollinstreet.com

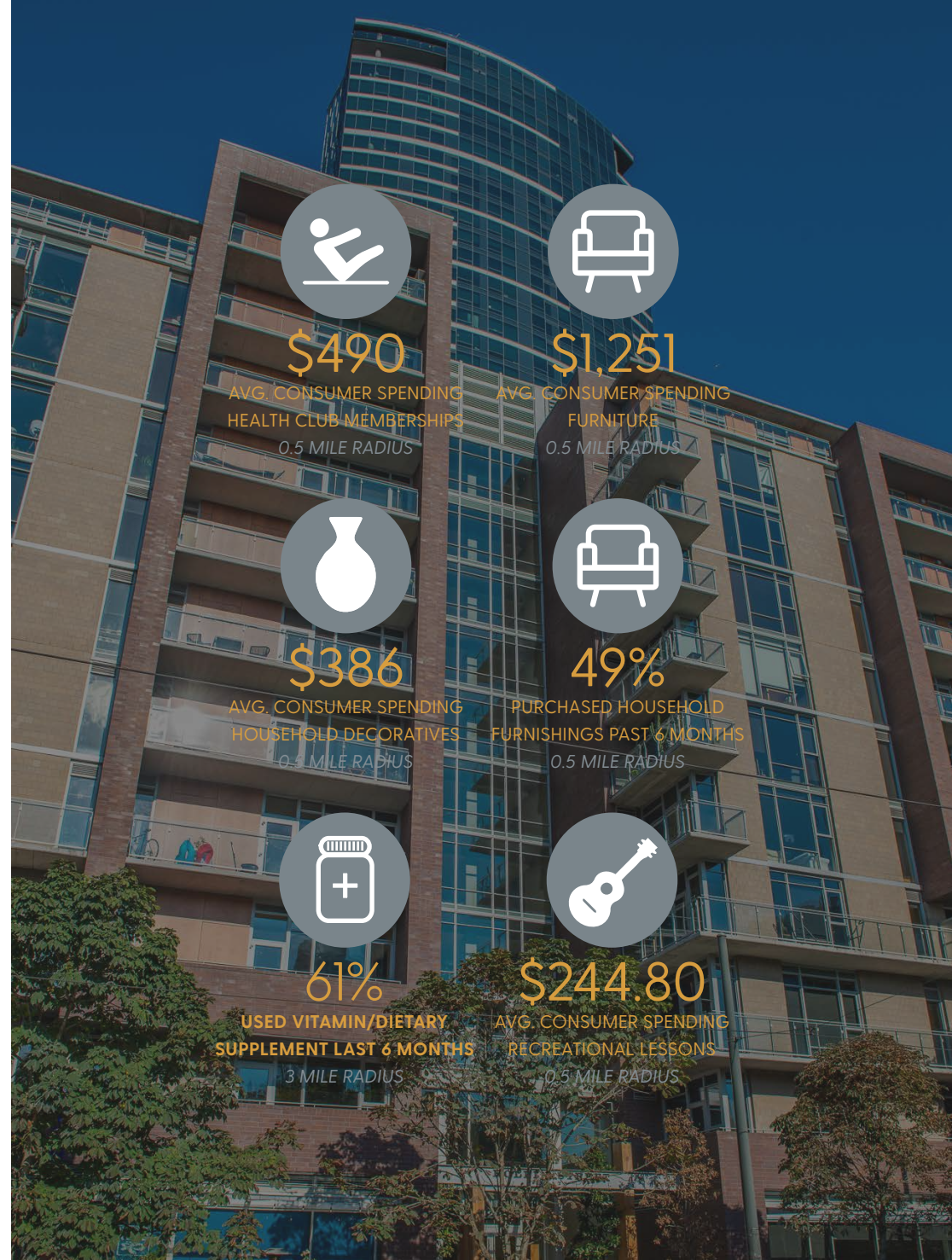
**AARON BENNETT**  
206.859.4500  
aaronb@jshproperties.com

**ALEX VLASKI**  
425.505.2700  
alexv@jshproperties.com

# 124 Westlake Avenue N Retail

- 3,843 SF prime corner space in South Lake Union at base of Roll Street Flats multi-family tower
- Built out for former fitness use with studios and locker room
- Rare retail vacancy at South Lake Union's intersection: Westlake Ave N & John Street blocks from Amazon.com HQ and across from Whole Foods market
- Join Barry's Boot Camp, Katsuya, ZOOM+care, and BECU
- Parking: 20 retail stalls in building garage
- Traffic: 25,572 vehicles per day on Westlake Ave N & 35,000 vehicles per day on Denny Way
- On South Lake Union Streetcar Line and Metro Transit

2022 DEMOGRAPHICS	0.5 MILE	1 MILE	3 MILE
Population	28,713	91,106	273,634
Daytime Population	46,362	213,061	485,218
Households	18,786	60,081	485,218
Avg. Household Income	\$179,165	\$160,858	\$167,235
Households w/ 1 Person	70.6%	66.8%	52.9%
Owner Occupied	14.8%	20.9%	33.6%
Renter Occupied	85.2%	79.1%	66.4%



\$490

AVG. CONSUMER SPENDING  
HEALTH CLUB MEMBERSHIPS  
0.5 MILE RADIUS



\$1,251

AVG. CONSUMER SPENDING  
FURNITURE  
0.5 MILE RADIUS



\$386

AVG. CONSUMER SPENDING  
HOUSEHOLD DECORATIVES  
0.5 MILE RADIUS



49%

PURCHASED HOUSEHOLD  
FURNISHINGS PAST 6 MONTHS  
0.5 MILE RADIUS



61%

USED VITAMIN/DIETARY  
SUPPLEMENT LAST 6 MONTHS  
3 MILE RADIUS

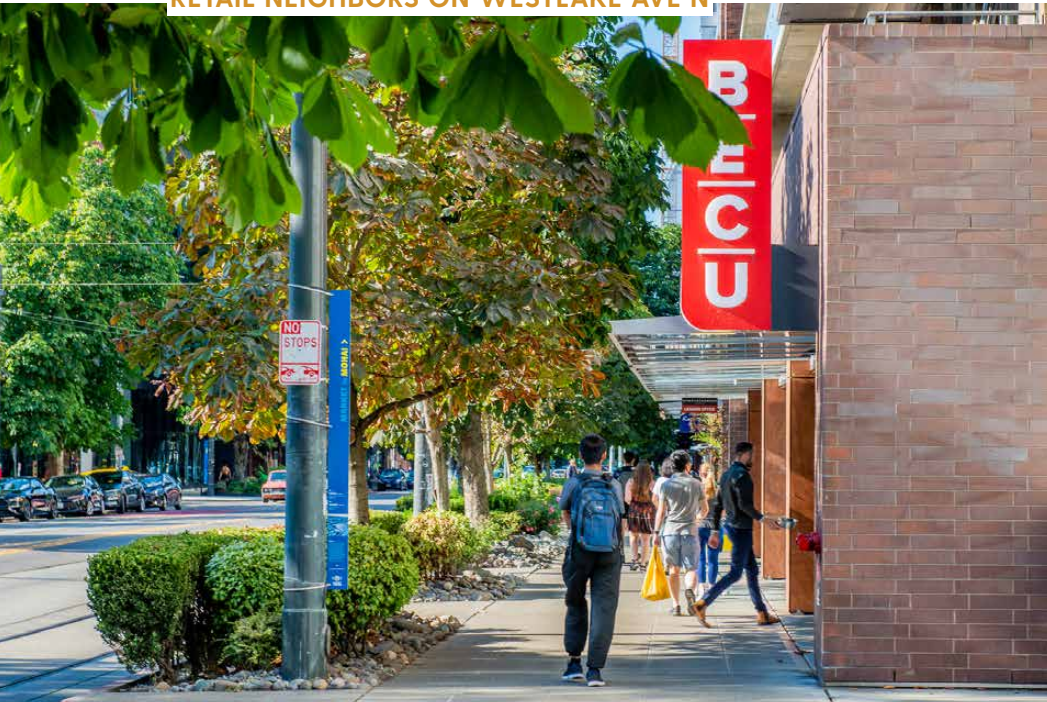


\$244.80

AVG. CONSUMER SPENDING  
RECREATIONAL LESSONS  
0.5 MILE RADIUS



RETAIL NEIGHBORS ON WESTLAKE AVE N





**STRONG VISIBILITY**  
3,843 SF



**WALKER'S PARADISE**  
& 25,572 VEHICLES/DAY



**79**  
VERY BIKEABLE



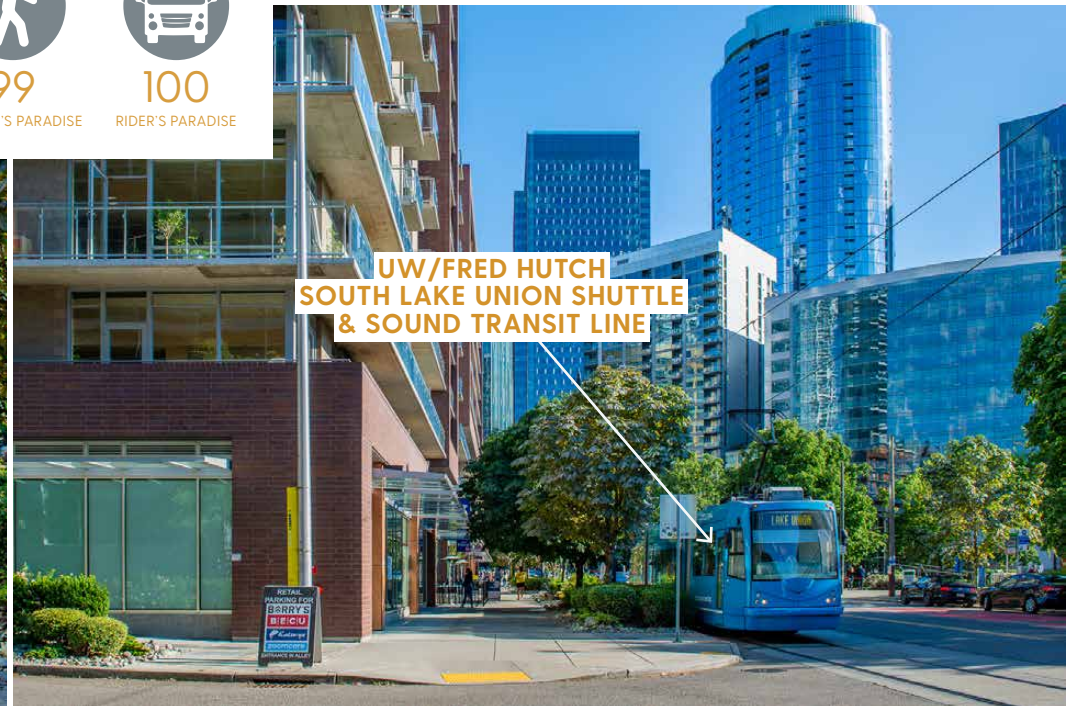
**99**  
WALKER'S PARADISE



**100**  
RIDER'S PARADISE



**STOREFRONT ON WESTLAKE AVE N**  
3,843 SF



**UW/FRED HUTCH  
SOUTH LAKE UNION SHUTTLE  
& SOUND TRANSIT LINE**



