



# ROLLIN STREET FLATS

**SOUTH LAKE UNION RETAIL FOR LEASE**

124 Westlake Avenue N, Seattle 98109 | [rollinstreet.com](http://rollinstreet.com)

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# 124 Westlake Avenue N Retail

- » 3,843 SF prime corner space in South Lake Union at base of Roll Street Flats multi-family tower.
- » 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

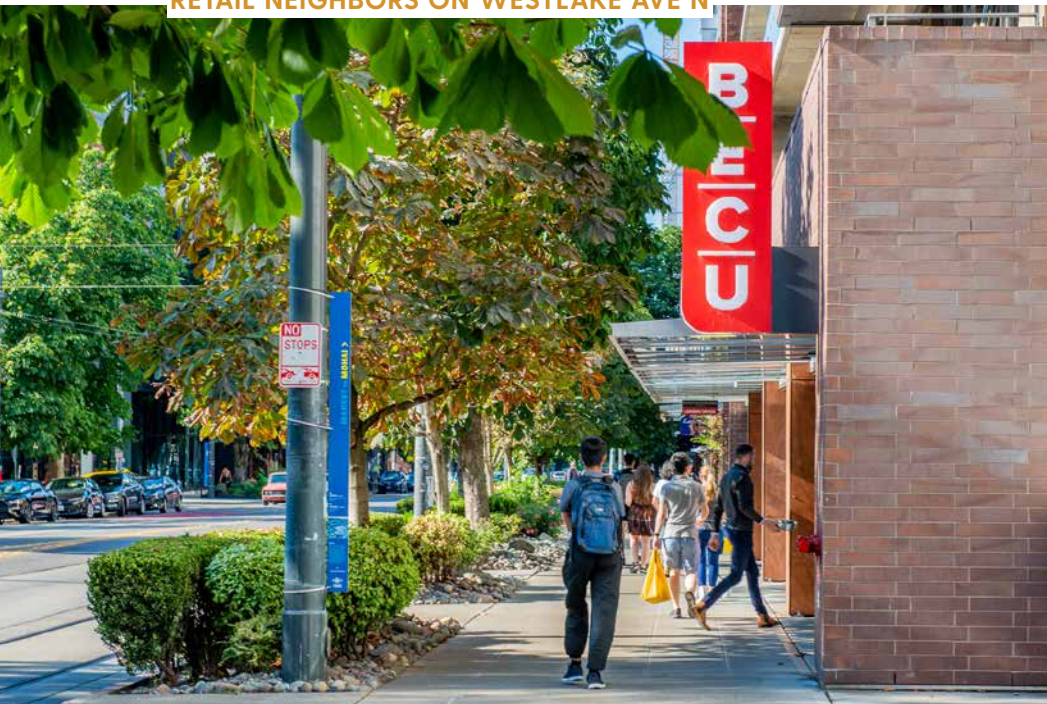
2023 DEMOGRAPHICS	0.5 MILE	1 MILE	3 MILE
Population	28,713	91,106	273,634
Daytime Population	46,362	213,061	485,218
Households	18,786	60,081	485,218
Avg. Household Income	\$179,165	\$160,858	\$167,235
Households w/ 1 Person	70.6%	66.8%	52.9%
Owner Occupied	14.8%	20.9%	33.6%
Renter Occupied	85.2%	79.1%	66.4%







RETAIL NEIGHBORS ON WESTLAKE AVE N







**STRONG VISIBILITY**  
3,843 SF Available



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



79

VERY BIKEABLE



99

WALKER'S PARADISE

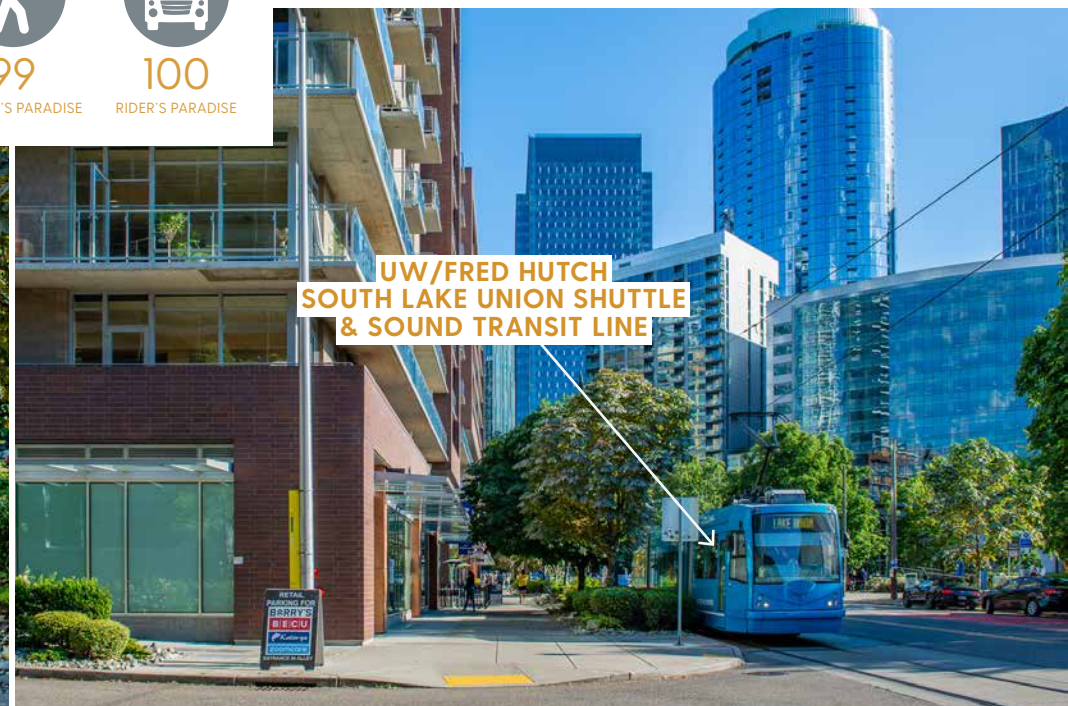


100

RIDER'S PARADISE



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



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



**South Lake Union**

Amazon's global headquarters Seattle Campus employs 55,000 people in more than 43 owned and leased buildings spread across Downtown Seattle.

Thirty-one of these Amazon buildings are located right in South Lake Union.

Facebook and Google also have regional offices in South Lake Union.

**124 Westlake Ave N  
RETAIL FOR LEASE**

Other labeled locations include: MUSEUM OF HISTORY & INDUSTRY, Google, SWEDISH, BLUE MOON BURGERS, UPTOWN ESPRESSO, 425 FAIRVIEW, TROY BLOCK, onni, SEATTLE TIMES, 970 DENNY, WHOLE FOODS, PAN PACIFIC, CORNISH COLLEGE, DENNY WAY, 35,000 CARS/DAY, WEST ELM, LA QUINTA, WEST ELM, BANG & OLUFSEN, ANN SACKS, THE LOYAL INN, SCHOOL OF VISUAL CONCEPTS, RE:PUBLIC, TESLA, SERIOUS PIE, amazon, Microsoft, FLYING FISH, AMAZON, FLYWHEEL SPORTS, CHIPOTLE, onni, TROY BLOCK, RADIUS APARTMENTS, 425 FAIRVIEW, UPTOWN ESPRESSO, BLUE MOON BURGERS, SWEDISH, Google, MUSEUM OF HISTORY & INDUSTRY, ALLEN INSTITUTE, MERCER ST, UW Medicine, and 35,000 CARS/DAY.

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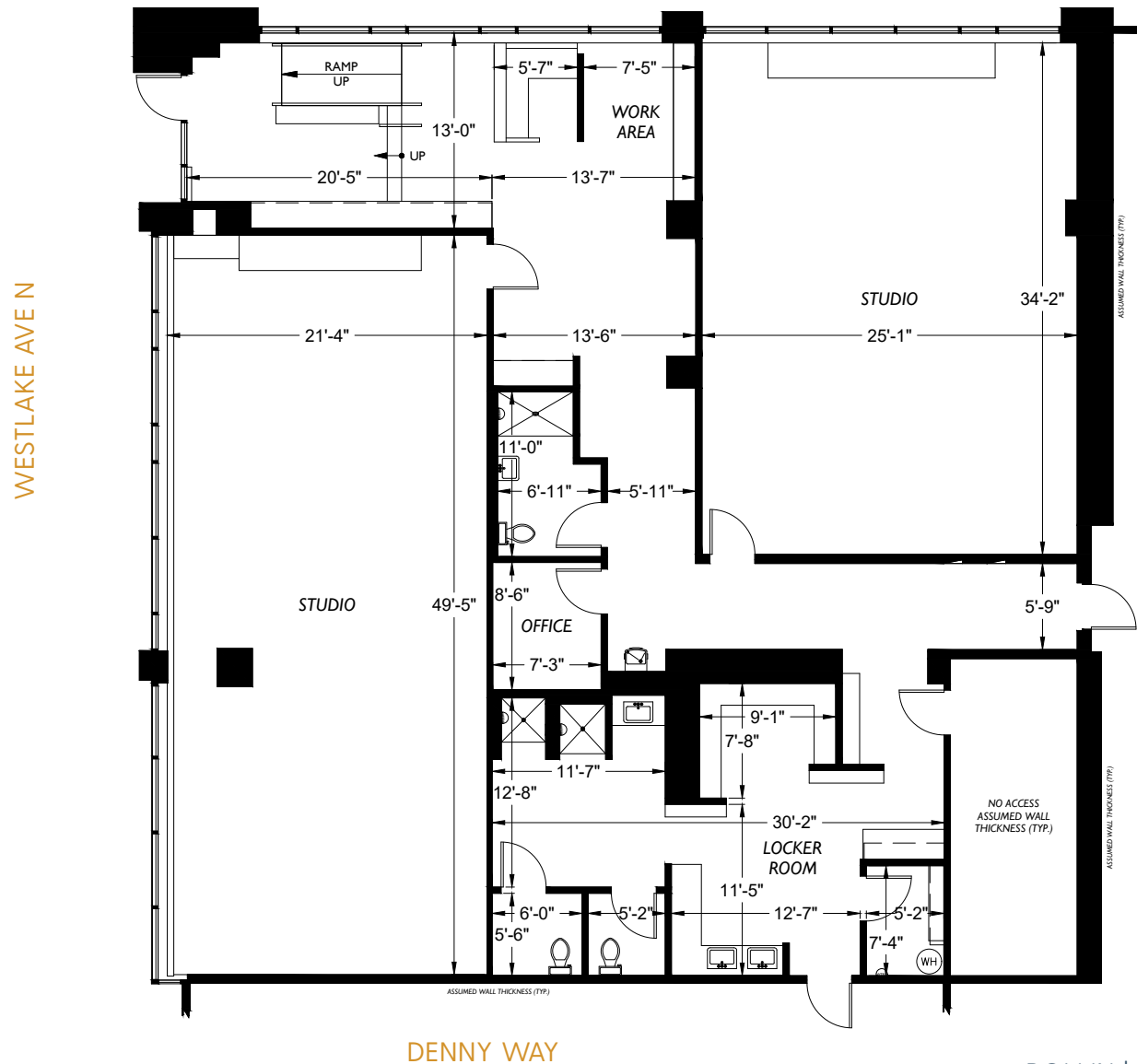
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# 124 Westlake Avenue N Retail

AVAILABLE	RSF	BASE RENT	NNN	COMMENTS
Suite 124	3,843 SF	Inquire for rental rates.	\$14.38	Prime corner space in South Lake Union. <i>Can be demised to 1,330 sf</i>



DENNY WAY