



# Parkwood Plaza Pad Opportunity

15220 Aurora Ave N, Shoreline, Washington, 98133

Steven E. Olsen  
425.283.5465  
steveo@jshproperties.com

 JSH | PROPERTIES, INC.

425.455.0500 | JSHPROPERTIES.COM





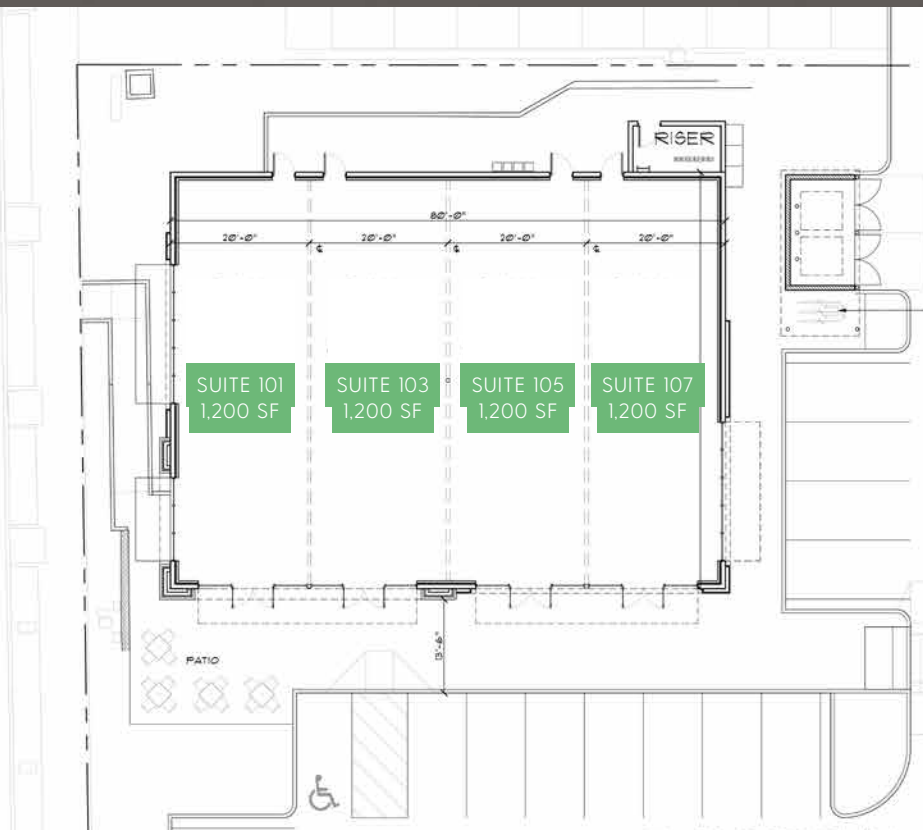
## Property Highlights

- New construction retail pad will accommodate up-to four tenants and offer incredible visibility, access and signage from Aurora Avenue, with 29,570 vehicles per day.
- Center features a strong lineup of national and regional tenants, including Sherwin Williams, and Safeway (not a part).
- Shoreline currently leads the entire Puget Sound market, posting the highest growth with 12.8% multi-family housing absorption.
- Minutes from Shoreline Community College with 6,314 enrollment + faculty

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	20,431	147,968	352,427
HOUSEHOLDS	8,673	63,558	150,044
AVERAGE HOUSEHOLD INCOME	\$144,036	\$151,263	\$176,960
DAYTIME POPULATION	17,055	122,625	278,453



Aurora Ave N



Join national and regional retailers at this busy Shoreline shopping center in a newly constructed building across from Starbucks, Safeway (NAP) and Sherwin Williams.

- Pad Retail Concept subject to change.
- Retail spaces can be combined.
- Type 1 Venting Available

AVAILABLE	SF	RENT	NNN	COMMENTS
SUITE 101	1,200	\$52.00 psf	\$9.67 psf	Type 1 Vent
SUITE 103	1,200	\$52.00 psf	\$9.67 psf	Type 1 Vent
SUITE 105	1,200	\$52.00 psf	\$9.67 psf	Type 1 Vent
SUITE 107	1,200	\$52.00 psf	\$9.67 psf	Type 1 Vent

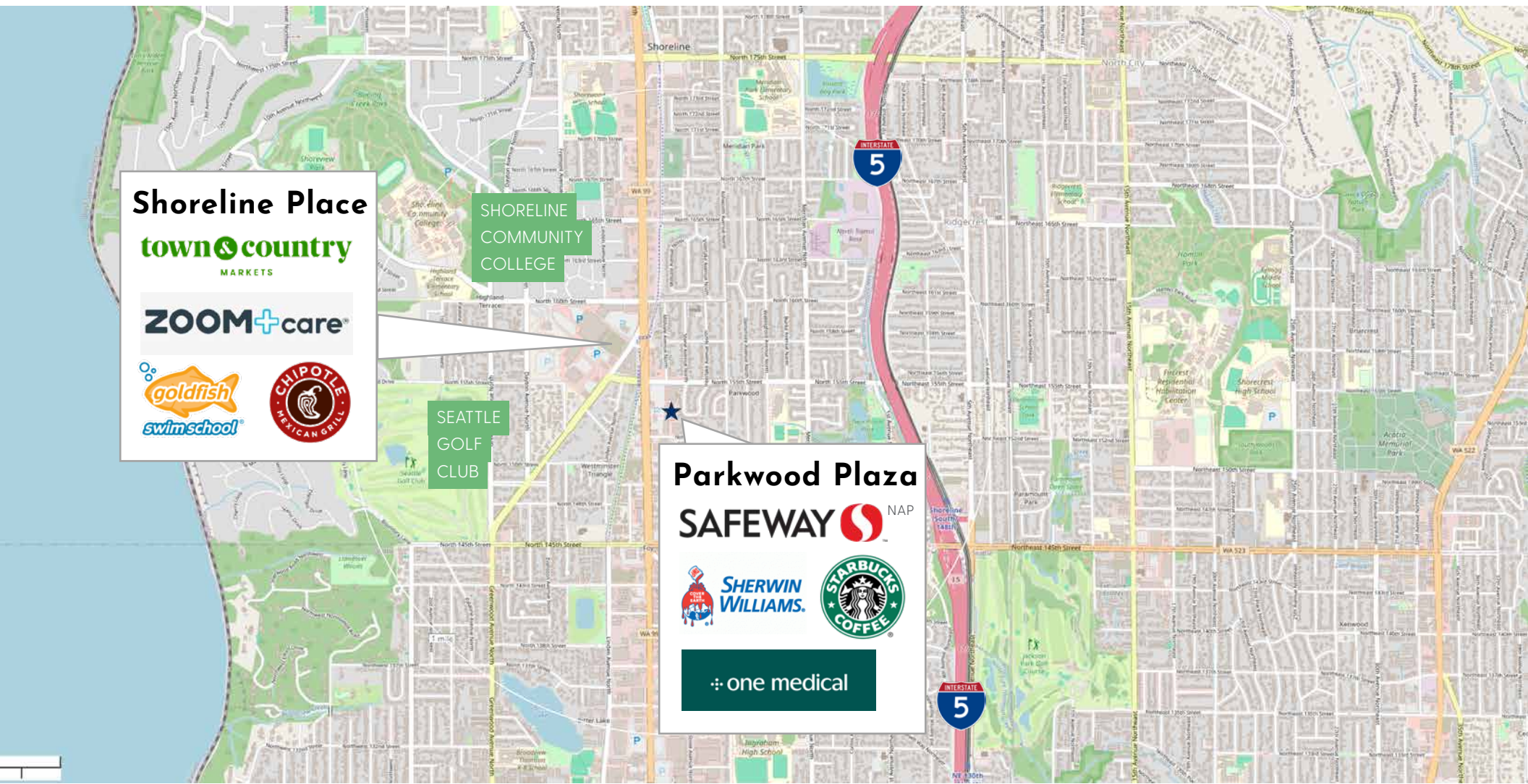


## PARKWOOD PLAZA SITE PLAN



SUITE	TENANT	SF
	Sherwin-Williams	5,720
	Whistle Workwear	5,720
	Mediterranean Oasis	5,574
	JOANN	22,880
	One Medical	7,977
	Le's Pho Tai	1,600
	Dr. Kim's Medicine	1,600
	FIL-AM Food & Gifts	1,600
	Martial Arts Academy	3,200
	Arcane Comics	3,200
	Starbucks	2,200
	Aurora Prints	3,200
	Old Village Korean Restaurant	3,587
101	AVAILABLE	1,200
103	AVAILABLE	1,200
105	AVAILABLE	1,200
107	AVAILABLE	1,200

Strong lineup of national and regional tenants with excellent visibility and access.  
 Superb location adjacent to Safeway and minutes from Shoreline Community College.



Vehicles per Day  
Aurora Ave N  
**29,570**



Average Household Income  
3 Mile Radius  
**\$151,263**



Total Daytime Population  
3 Mile Radius  
**122,625**



Population with  
Bachelor's Degree & Higher  
**55.8%**



PARKWOOD PLAZA REGIONAL MAP

