



For Lease

Retail Spaces Available In The Heart Of Wallingford

4469 Stone Way N. Seattle, WA 98103 & 1235 N 45th St, Seattle, WA 98103

- 1235 N 45th St: 1,574 SF
- 4469 Stone Way N: 3,221 SF
- Generously sized sales floor
- Lofty ceilings
- Ample natural light
- Private restrooms
- Thoughtfully designed back of house
- Custom built-in security gates

Accelerating success.

-  Signage opportunity
-  High visibility corner
-  Available now
-  Negotiable rate
- NNN** \$6.70 PSF
-  **P** 2 parking space available for purchase

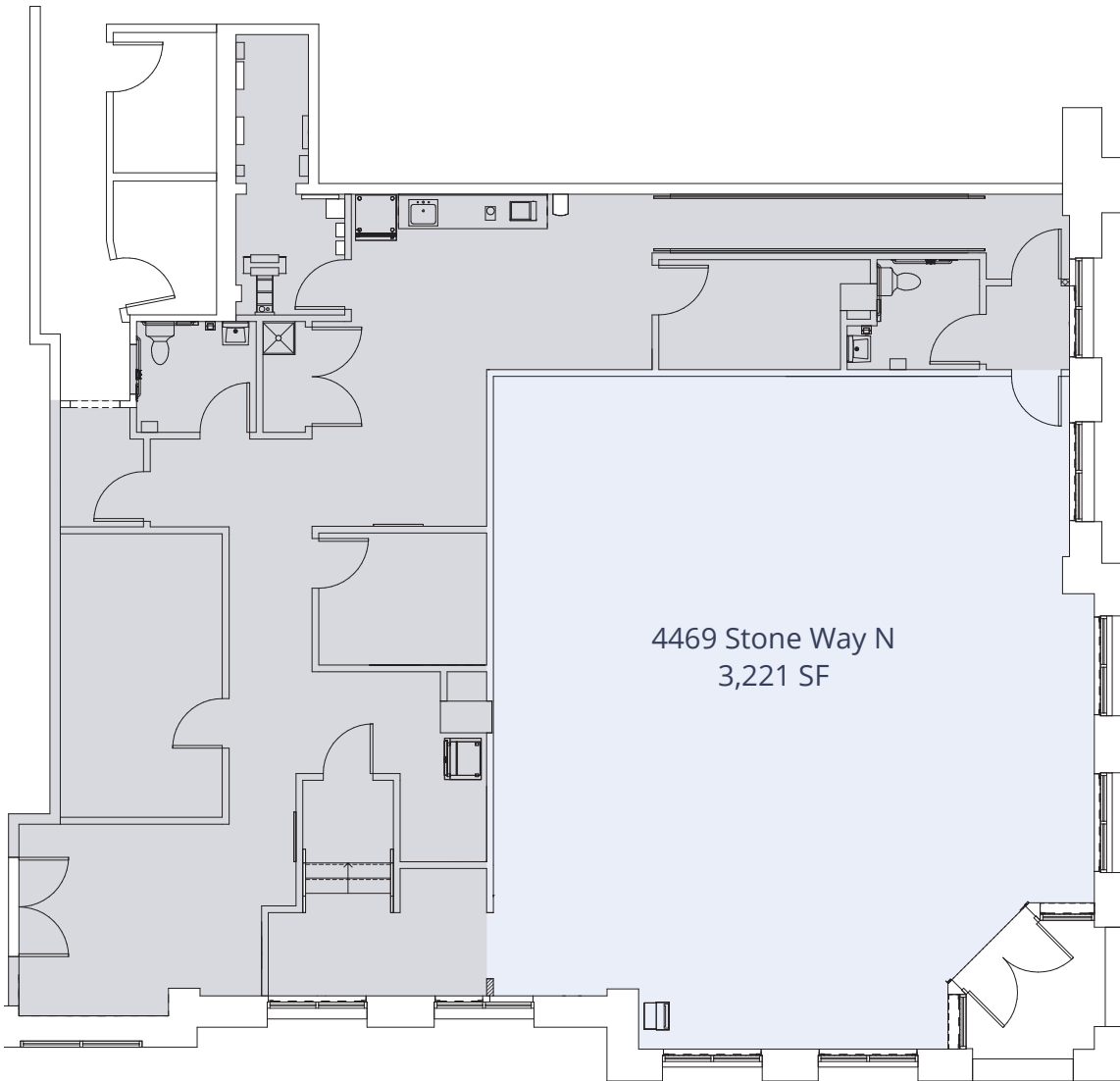
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4469 Stone Way N

- Mercantile
- Business



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Retail Area Highlights

Vibrant and Diverse Community:

- Eclectic atmosphere and strong sense of community
- Appeals to a diverse mix of residents, tourists, and workers
- Thriving arts scene and “Center of the Universe” reputation

High Foot Traffic and Tourist Appeal:

- Popular destination with landmarks like the Fremont Troll
- Hosts events like the Fremont Sunday Market and Solstice Parade
- Steady stream of visitors creates excellent exposure for businesses

Strong Retail and Dining Scene:

- Diverse array of shops, boutiques, eateries, and bars
- Trendy boutiques featuring local designers
- Acclaimed restaurants contribute to Fremont’s culinary reputation








Demographics

N 45th Street + Stone Way N	1 mile	3 miles	5 miles
Population (worday)	31,206	328,770	699,501
Number of hoshholds (total)	17,490	149,897	265,142
Household income (average)	\$191K	\$181.6K	\$175.6K
Consumer spending (annual)	\$1.7b	\$14.2b	\$23.7b
Consumer spending (5yr forecast)	\$1.9b	\$16.2b	\$27b

Traffic

N 45th Street + Stone Way N

 Vehicles per day	19K
 Foot traffic per day	20.7K
 Walk score	91
 Bike score	84
 Transit score	61

This location is a Walker's Paradise so daily errands do not require a car.



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