



# GLO CLEANERS

LAKE CITY FREESTANDING RETAIL

7857 LAKE CITY WAY NE | SEATTLE, WA 98115



# Offering Summary | Retail Opportunity

**\$1,000,000**

SALE PRICE

**2,460 SF**

TOTAL BLDG SF

**3,898 SF**

TOTAL LOT SF

**7857 LAKE CITY WAY NE | SEATTLE, WA 98115**

- **1,648+ Sq Ft.** freestanding retail building on Lake City Way, total building is 2,460 Sq Ft.
- Covered Parking Structure attached to the building
- One of the most unique locations for passing vehicle traffic in Seattle area
- Average daily vehicle traffic on Lake City Way NE: **32,017+ VPD**
- Mid-century modern 1950's construction
- C1-55(M) Zoning
- Unique access and curb cut off on Lake City Way and NE 80th Street
- Large grandfathered iconic glow signage - can be replaced to generate additional visibility to traffic
- Glo Cleaner equipment could be made available for a Tenant or Buyer - Top producing cleaner in the city of Seattle



**PROPERTY IS ALSO AVAILABLE FOR LEASE**

**\$3,800 / MO**

LEASE RATE

**NNN**

LEASE TYPE

# Property Profile

## BUILDING INFORMATION

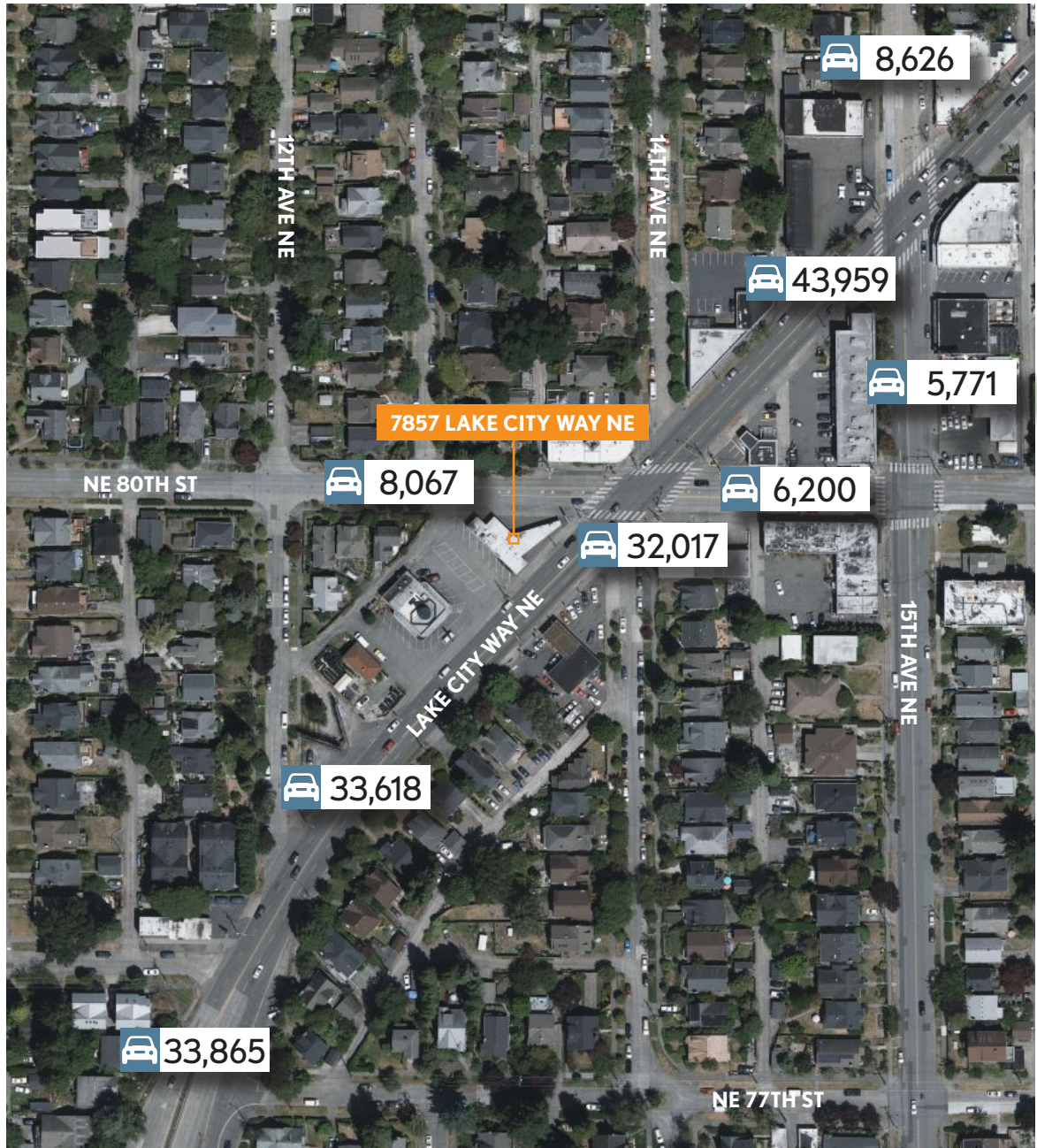
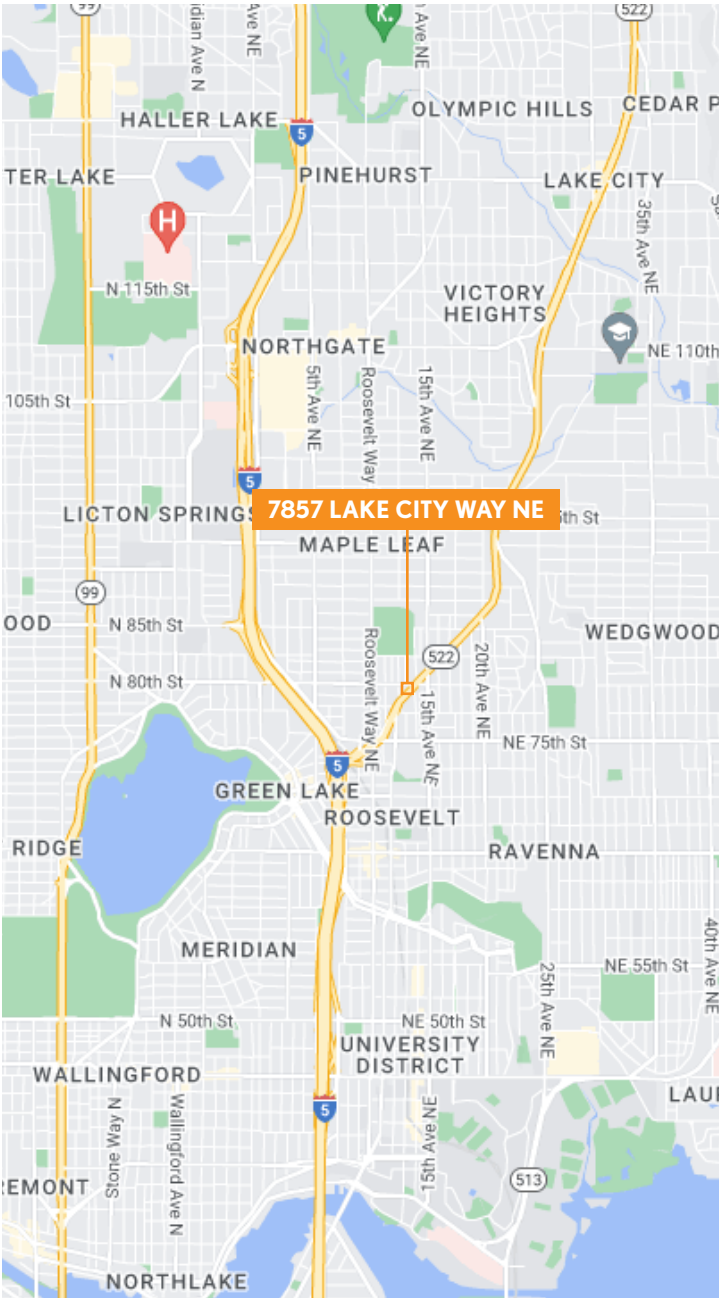
Address	7857 Lake City Way NE Seattle, WA 98115
Total Building SF	2,460 SF
Available SF For Lease	1,648 SF
Tenancy	Single
Year Built	1955 // 1985
# of Buildings	1
# of Floors	1
Lot Size	3,898 SF
Construction	Masonry
Roof	Flat
Parking	5 Surface
Parking Ratio	2.03 per 1,000 SF

## PROPERTY DETAILS

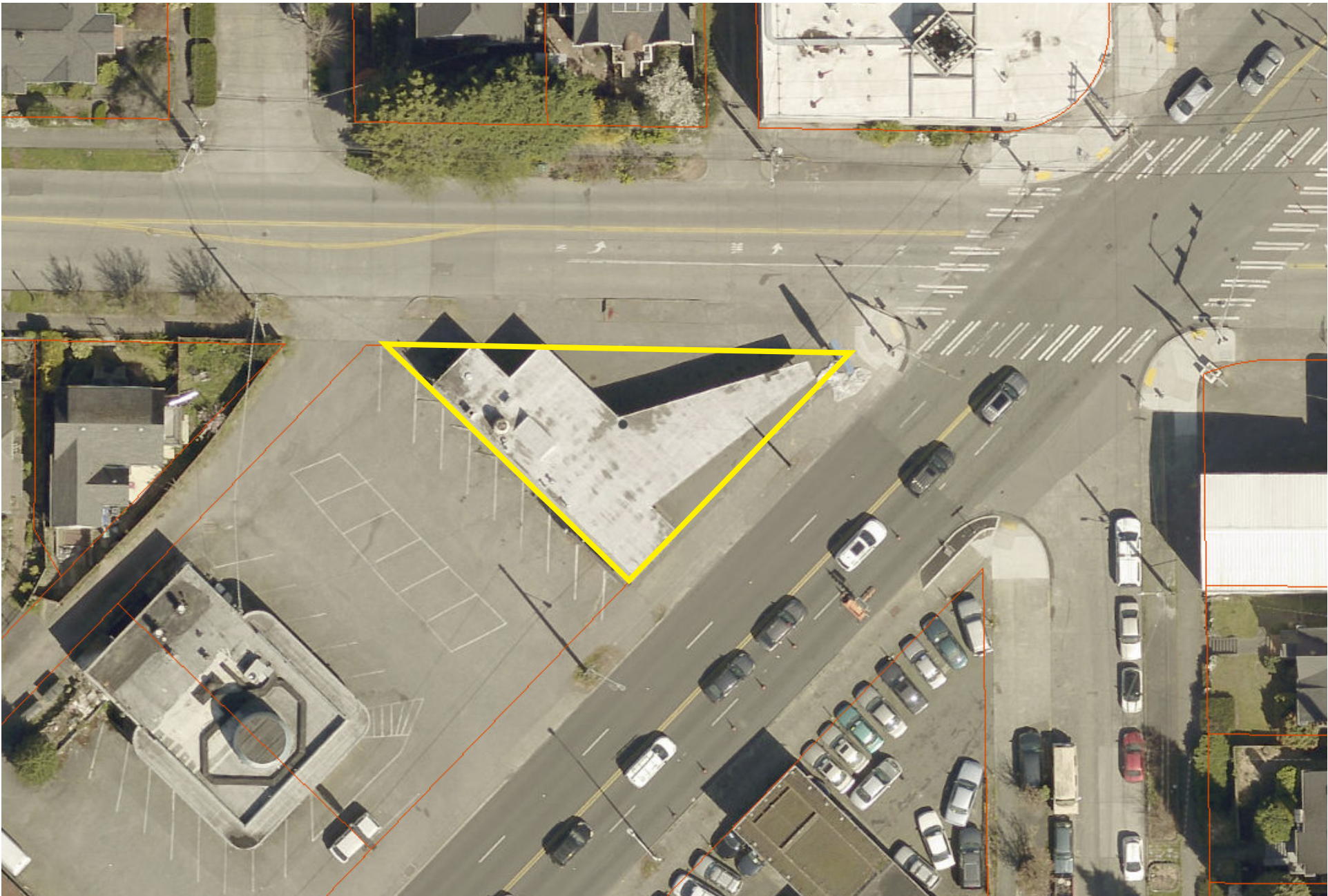
County	King
Market	N. Seattle
Land Use	Commercial Service
Current Use	Retail Store - Dry Cleaner
APN#	052504-9097
Zoning	C1-55 (M)



# Location & Traffic Count



# Parcel Map



Photos



# Site Amenities & Travel Times

## WHAT'S NEARBY

**1 Block** Restaurants & Retail

**0.5 Miles** I-5 Freeway/Expressway On-ramp

**1 Mile** Green Lake Park & Retail

**2 Miles** Northgate Retail & Light Rail Station

**2 Miles** University of Washington

## RETAIL

Safeway	PCC Community Market
Whole Foods Market	Daiso
Bartell Drugs	Rite Aid

## FOOD & DRINKS

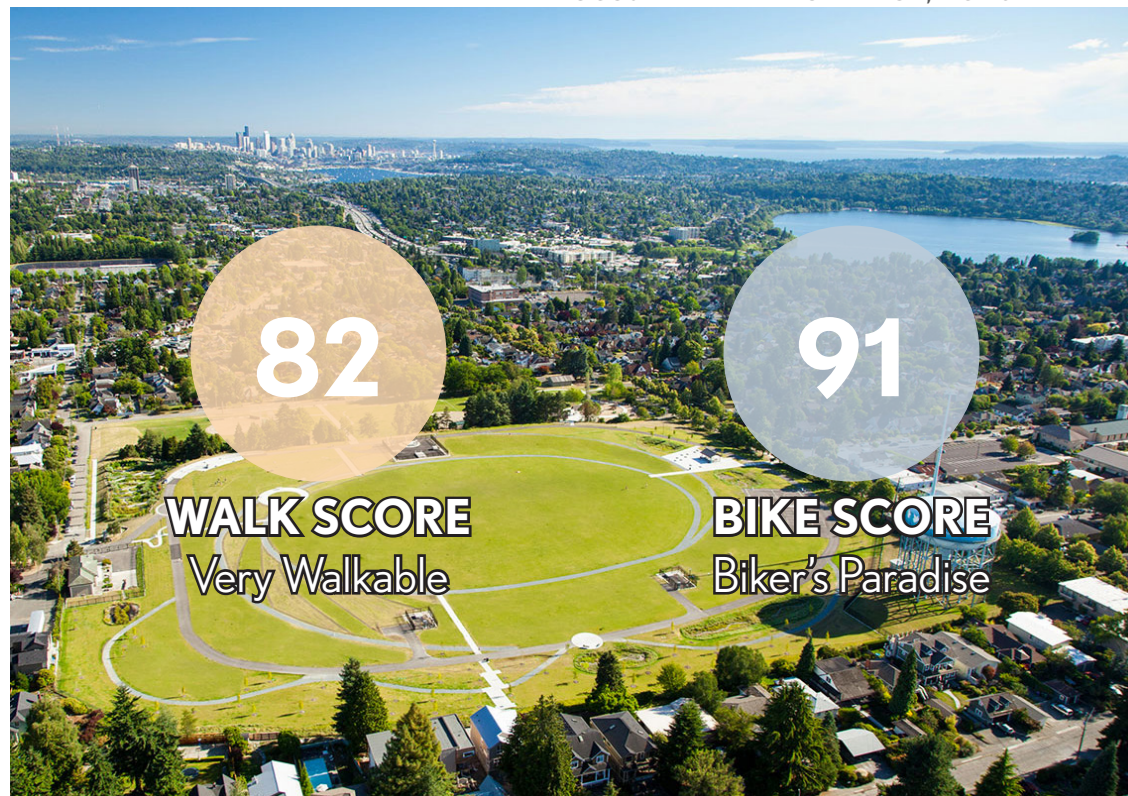
Chiang's Gourmet	Don Lucho's
Rooster's Espresso, Inc.	Mojito
The Shambles	Reservoir Bar & Grill
Himitsu Teriyaki	The SweetSide
Modena Pizza & Pasta	Cafe Javasti
Yes Siam Thai Cafe	Kona Kitchen - Seattle
Pagliacci Pizza	Cloud City Coffee
Bakery Honore	Snappy Dragon
Georgia's Greek Restaurant	The Banana Stand
Zaina	Starbucks
Cooper's Alehouse	Brunello Ristorante Italiano
Senor Villa Mexican Restaurant	Armstice Coffee Roosevelt

## SERVICES, PARKS & SCHOOLS

Maple Leaf Reservoir Park	Roosevelt Station
Dahl Playfield & Wading Pool	Wedgwood Elementary
Roosevelt High School	Ravenna Ravine
Ravenna Ravine	Bishop Blanchet High School
Green Lake Park	Froula Playground

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	34,341	244,555	516,684
Growth 2022 - 2027 (est.)	7.50%	6.61%	7.45%
Median Age	37.9	36.9	38.1
DAYTIME EMPLOYMENT	1-MILE	3-MILE	5-MILE
# Employees	7,312	104,457	222,278
# Businesses	1,163	13,590	27,033
<30 Minute Commuters	51.8%	52.2%	54.6%

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# About Westlake



## EXCLUSIVELY LISTED BY:

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Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals.

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