

# 19928 AURORA AVENUE

19924 AURORA AVENUE N., SHORELINE, WA

SHORELINE RETAIL FOR LEASE



## FEATURES

- Space has been completely remodeled
- Parking on Aurora
- Adjacent to Costco
- Negotiable lease term
- Building signage
- Great clean space available for most uses

## LEASE INFORMATION

Lease Type	<i>Modified Gross</i>
Availability	<i>Immediately</i>
Rent	<i>\$650.00 + electricity</i>
Space Available	<i>Approx. 350 RSF</i>

## FOR MORE INFORMATION CONTACT

### JAY AZOSE

Direct: 425-974-4203  
Cell: 206-650-4100  
jayazose@mpiha.com



### MORRIS PIHA REAL ESTATE SERVICES

14100 SE 36TH STREET, STE 200  
BELLEVUE, WA 98006  
425-643-8400  
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### Demographic Summary Report

19928 Aurora Ave N, Shoreline, WA 98133				
Building Type: <b>Retail</b>	Total Available: <b>350 SF</b>			
Secondary: -	% Leased: <b>92.9%</b>			
GLA: <b>4,931 SF</b>	Rent/SF/Yr: <b>\$22.28</b>			
Year Built: <b>1942</b>				
<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	
<b>Population</b>				
2013 Projection	17,252	111,544	247,155	
2008 Estimate	16,980	110,527	243,195	
2000 Census	16,898	110,650	240,108	
Growth 2008 - 2013	1.60%	0.92%	1.63%	
Growth 2000 - 2008	0.49%	-0.11%	1.29%	
<b>2008 Population by Hispanic Origin</b>	898	6,506	15,987	
<b>2008 Population By Race</b>	16,980	110,527	243,195	
White	12,050 70.97%	83,170 75.25%	179,823 73.94%	
Black or African American	659 3.88%	3,430 3.10%	9,129 3.75%	
American Indian and Alaska Native	157 0.92%	1,023 0.93%	2,267 0.93%	
Asian	2,885 16.99%	14,739 13.34%	33,080 13.60%	
Native Hawaiian and Pacific Islander	53 0.31%	412 0.37%	872 0.36%	
Other Race	391 2.30%	2,634 2.38%	6,488 2.67%	
Two or More Races	784 4.62%	5,119 4.63%	11,536 4.74%	
<b>Households</b>				
2013 Projection	7,170	46,337	104,407	
2008 Estimate	7,021	45,439	101,929	
2000 Census	6,936	44,753	99,335	
Growth 2008 - 2013	2.11%	1.98%	2.43%	
Growth 2000 - 2008	1.24%	1.53%	2.61%	
Owner Occupied	4,120 58.68%	29,527 64.98%	62,237 61.06%	
Renter Occupied	2,902 41.33%	15,912 35.02%	39,692 38.94%	
<b>2008 Households by HH Income</b>	7,022	45,439	101,929	
Income Less Than \$15,000	610 8.69%	3,709 8.16%	9,732 9.55%	
Income: \$15,000 - \$24,999	561 7.99%	3,384 7.45%	8,708 8.54%	
Income: \$25,000 - \$34,999	802 11.42%	4,613 10.15%	10,760 10.56%	
Income: \$35,000 - \$49,999	1,241 17.67%	7,618 16.77%	16,830 16.51%	
Income: \$50,000 - \$74,999	1,621 23.08%	10,260 22.58%	21,342 20.94%	
Income: \$75,000 - \$99,999	1,034 14.73%	6,763 14.88%	14,309 14.04%	
Income: \$100,000 - \$149,999	892 12.70%	6,270 13.80%	13,472 13.22%	
Income: \$150,000 - \$249,999	215 3.06%	2,046 4.50%	4,983 4.89%	
Income: \$250,000 - \$499,999	32 0.46%	526 1.16%	1,280 1.26%	
Income: \$500,000 or more	14 0.20%	250 0.55%	513 0.50%	
<b>2008 Avg Household Income</b>	\$64,175	\$71,876	\$70,653	
<b>2008 Med Household Income</b>	\$54,581	\$58,274	\$55,780	
<b>2008 Per Capita Income</b>	\$27,288	\$29,955	\$29,961	



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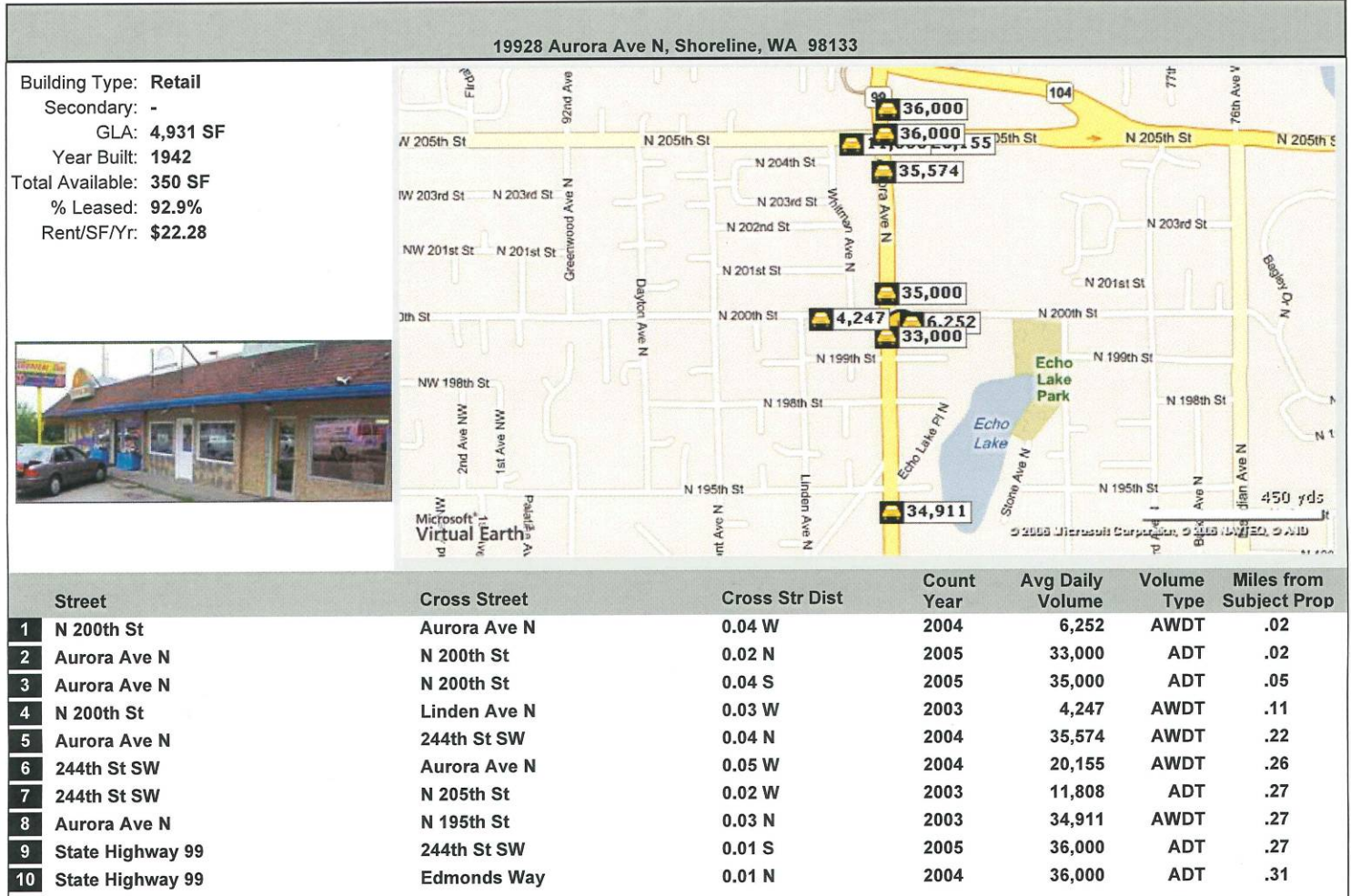


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## Traffic Count Report



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