



## RETAIL FOR LEASE: LEGACY AT FAUNTLEROY

4722 Fauntleroy Way SW, Seattle, WA 98116

330 112th Ave NE  
 Bellevue, WA 98004  
 425-455-9976  
 www.wallaceproperties.com



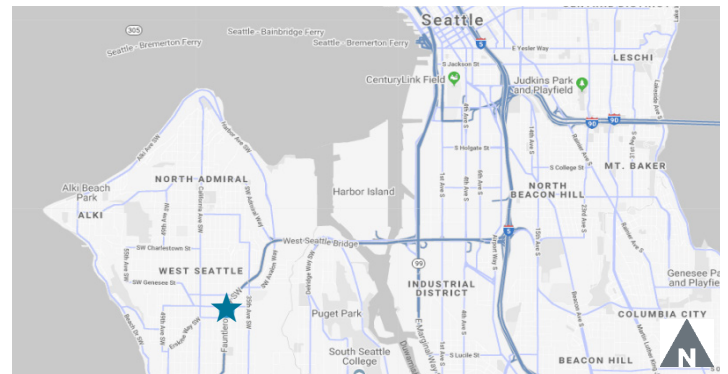
### HIGH-PROFILE WEST SEATTLE RETAIL FOR LEASE AVAILABLE LATE 2021

#### AVAILABLE:

- Retail space: 10,689 SF
- Can divide to 1,458 SF
- Rental rate: Please call
- High traffic counts of 20,253 VPD
- Located across from planned Whole Foods, Mod Pizza, T-Mobile, Orange Theory Fitness & LA Fitness
- Great parking with direct access to space from visitor garage

Demographics:	1 mile	3 mile	5 mile
2019 Estimated Population	29,450	90,403	315,124
2019 Estimated Households	14,423	41,659	156,011
2019 Average HHI:	\$111,829	\$118,119	\$104,781
2019 Daytime Population:	9,006	53,229	315,567

Traffic Counts:	Cross Street	Traffic Vol
Fauntleroy Way SW	SW Alaska St N	20,253
SW Alaska St	Fauntleroy Way SW E	14,019



#### For more information, please contact:

Monica Wallace  
 425.455.9976  
 mwallace@wallaceproperties.com

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### SITE PLAN



Site plan is subject to change and is subject to field verification by tenant.

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## CONCEPTUAL DEMISING PLAN

SUITE A: 2,713 SF | SUITE B: 1,949 SF | SUITE C: 1,949 SF | SUITE D: 1,458 SF

### VEHICLE ACCESS ROAD



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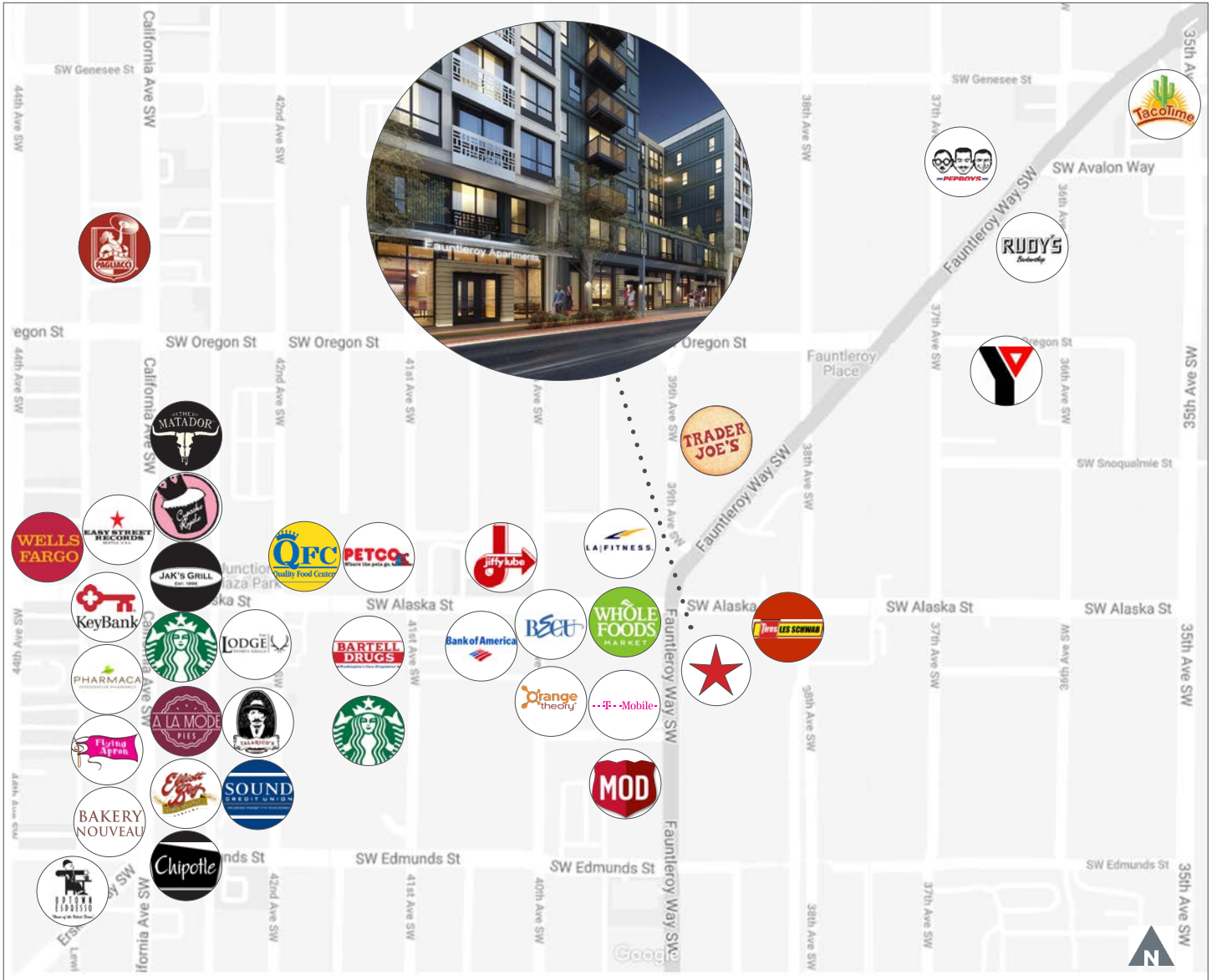
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## LEGACY AT FAUNTLEROY

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### MAP



Legacy at Fauntleroy is located in one of Seattle's fastest growing communities across from planned Whole Foods, Mod Pizza, T-Mobile, Orange Theory Fitness & LA Fitness.

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## DEMOGRAPHICS

		1 Mile	3 Miles	5 Miles
POPULATION	2019 Estimated Population	29,450	90,403	315,124
	2024 Projected Population	31,376	96,648	336,256
	2010 Census Population	22,986	75,476	246,858
	2000 Census Population	20,904	71,300	226,982
	Projected Annual Growth 2019 to 2024	1.3%	1.4%	1.3%
	Historical Annual Growth 2000 to 2019	2.2%	1.4%	2.0%
	2019 Est. Median Age	38.1	38.9	37.1
HOUSEHOLDS	2019 Estimated Households	14,423	41,659	156,011
	2024 Projected Households	15,448	44,797	167,918
	2010 Census Households	10,917	34,351	116,445
	2000 Census Households	9,717	32,029	101,400
	Projected Annual Growth 2019 to 2024	1.4%	1.5%	1.5%
	Historical Annual Growth 2000 to 2019	2.5%	1.6%	2.8%
RACE/ETHNICITY	2019 Estimated White	73.5%	68.5%	55.9%
	2019 Estimated Black or African American	6.8%	8.0%	11.5%
	2019 Estimated Asian or Pacific Islander	11.0%	13.4%	21.6%
	2019 Estimated American Indian or Native Alaskan	0.8%	0.9%	1.0%
	2019 Estimated Other Races	8.0%	9.1%	10.0%
	2019 Estimated Hispanic	7.4%	8.8%	10.4%
INCOME	2019 Estimated Average Household Income	\$111,829	\$118,119	\$104,781
	2019 Estimated Median Household Income	\$101,099	\$97,178	\$84,510
	2019 Estimated Per Capita Income	\$54,855	\$54,517	\$52,358
EDUCATION (Age 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.9%	5.0%
	2019 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.9%	4.3%
	2019 Estimated High School Graduate	11.0%	12.3%	13.7%
	2019 Estimated Some College	16.7%	18.6%	17.7%
	2019 Estimated Associates Degree Only	7.8%	8.3%	7.2%
	2019 Estimated Bachelors Degree Only	37.5%	34.6%	31.7%
	2019 Estimated Graduate Degree	22.4%	20.4%	20.5%
BUSINESS	2019 Estimated Total Businesses	1,257	4,767	24,799
	2019 Estimated Total Employees	9,006	53,229	315,567
	2019 Estimated Employee Population per Business	7.2	11.2	12.7
	2019 Estimated Residential Population per Business	23.4	19.0	12.7

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