

GRAHAM STREET RETAIL CENTER

6061 Martin Luther King Jr Way S, Suite 1, Seattle WA 98118

FOR LEASE



PROPERTY SPECIFICATIONS

- 2,500 SF
- \$5,200 / Month + NNN
- Prime End-Cap Retail Space
- Former Mini-Mart
- Free Parking
- Building Signage & Lighted Monument Signage Available
- Corner Location on Busy MLK Intersection
- 50,000 Vehicles / Day
- Minutes to Light Rail

SHOWING REQUIREMENTS

- Appointments required
- No showings w/o agent present
- Do not disturb tenants



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Property Description



This prime end-cap, high visibility retail space within the **Graham Street Retail Center** is located on Martin Luther King Jr Way S in Seattle, Washington. The space is open, spacious with large picture windows on the front side. The interior of the space is flexible—depending upon your business’s needs and usage. Additionally, there is a large walk-in cooler.

The 2,500 SF commercial space was the former home of a mini-mart. Other tenants within the retail complex include a grocery store, deli, computer repair service, and a salon. There a number of retail, restaurant, and shopping amenities nearby. Easy access to the Seattle Link Light Rail system (within walking distance).

Exterior front awning signage is available; as well as street monument signage. There is a parking lot located in front of the retail center. Parking is free for customers.









High Visibility Location

The **Graham Street Retail Center** is located on the corner of a bustling traffic light intersection. High visibility from all sides. With upwards of 50,000+ vehicles per day (VPD)—your business is sure to be seen.





Minutes to Light Rail

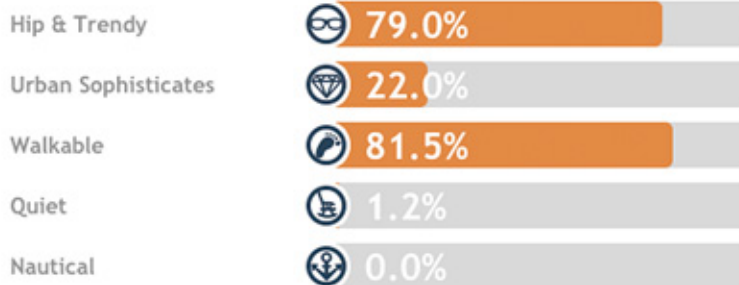
The **Graham Street Retail Center's** location is what the City of Seattle classifies as a **Frequent Transit Corridor**. This term is used to describe interconnected network of corridors with transit services operating at frequent and/or short intervals throughout the day, into the evening, and every day of the week.

The **Graham Street Retail Center** is almost equidistant between the Othello Transit Station and the Columbia City Transit Station. According to the City of Seattle, to get to either Transit Station from the retail center, each transit station is approximately 7-15 minutes away, depending upon if you walk or take the bus.

The Seattle Link Light Rail system is located right in front of the shopping complex, thereby increasing frontage exposure. Depending upon the potential business usage for the property, this frontage exposure is a high visibility, value asset to any business choosing to lease here.

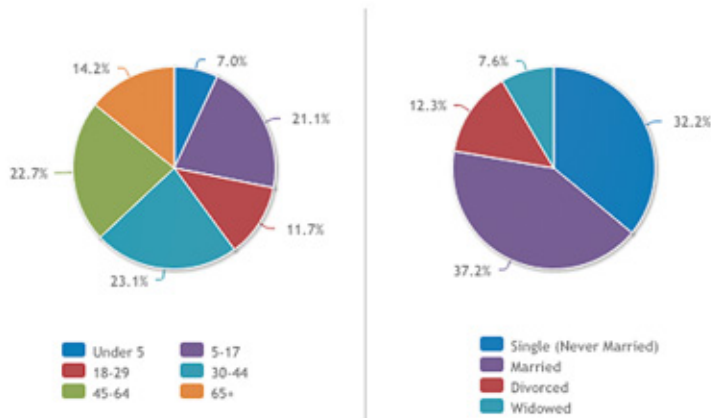
NEIGHBORS & DEMOGRAPHICS

▼ SPECIAL CHARACTER ?



▼ AGES ?

▼ MARITAL STATUS ?



▼ GENDER RATIO



* Graphic demographics via www.neighborhoodscout.com

Demographics

The **Martin Luther King Jr Way South** area of Seattle, Washington is among the most culturally and economically diverse neighborhoods in the Pacific Northwest. The neighborhood's population is 34,241, with Asians making up the largest group (with Filipinos the largest within the Asian population of the Valley). However, there remains a large African American population, as well as those Americans of European descent.

Its zip code is 98118, which also includes the neighborhood directly east of Rainier Valley of Seward Park. Beacon Hill to the west is largely 98108. Rainier Valley's racial breakdown is as follows: 20.9% Caucasian, 32% African American, 34.1% Asian, 1% Native American, 1.6% Pacific Islander, 6.5% Mixed Race, and 3.4% from other races. Hispanic or Latino of any race were 7.2% of the population.

* Data demographics via www.wikipedia.com

Aerial Map & Amenities

The **Graham Street Retail Center** is located in a prime, corner location on Martin Luther King Way. Nearby amenities include some of the following:

- Starbucks
- McDonald's
- U-Haul
- Safeway
- Circle K
- Chase Bank
- Firestone
- 7 Eleven
- Chase
- Firestone
- 7 Eleven
- Island Pacific Supermarket
- Joy Palace Restaurant
- Thanh Thanh Cafe
- Rainier Restaurant & BBQ
- Thai Savon
- Cajun Crawfish
- Queen Hair Salon
- Tobacco Junction

