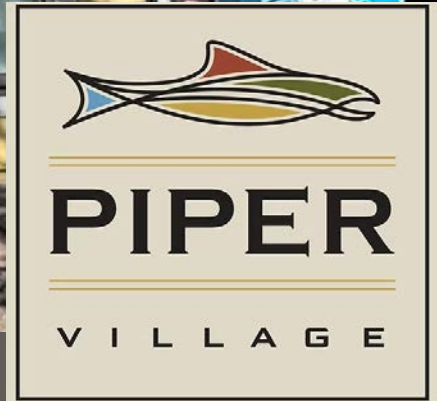


FOR LEASE

8533 Greenwood Ave N
Seattle, WA 98103



PIPER VILLAGE

Steve Erickson | Sebastian Camacho | Jake Thurber

First Western Properties | 425.822.5522
11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com

PIPER VILLAGE is the retail destination in the heart of rapidly growing Greenwood. The village offers unmatched visibility and access in one of North Seattle's most vibrant neighborhoods and combines national brands with local favorites. Designed as an open-air community hub with walkways, green space, residential units, and gathering areas, Piper Village is recognized as the retail core of the district, supported by ample on-site surface parking—an uncommon advantage in Seattle.



AVAILABLE:

1,826 SF 8533 GREENWOOD AVE N
Former Bank build-out

- **Community Destination** – Piper Village serves as the retail heart of Greenwood, drawing consistent traffic from surrounding neighborhoods like Crown Hill, Phinney Ridge, Green Lake, and North Ballard.
- **Open-Air, Neighborhood-Centric Design** – Thoughtfully laid out with landscaped walkways, green spaces, residential units, and communal gathering areas, creating a welcoming and walkable pedestrian experience.
- **Exceptional On-Site Convenience** – Rare in Seattle, the center offers ample surface parking directly onsite, providing seamless access for shoppers and enhancing tenant visibility.
- **Dynamic Retail Mix** – Blending local favorites with national retailers, Piper Village offers a curated shopping experience that balances household names with neighborhood charm.

NEARBY RETAIL & SERVICES

 **Fred Meyer**

**TRADER
JOE'S**


MUDBAY

KIDDIE 
ACADEMY
EDUCATIONAL CHILD CARE

B|E|C|U

Coffeeholic
HOUSE



THE **LADIES ROOM**

**SCHOOL
& FROCK**
SEATTLE

THE *Greenwood*
AMERICAN
BISTRO

PIPER VILLAGE RETAIL

Fred Meyer

MUDBAY

LADIES ROOM

1,826 SF
8533 GREENWOOD AVE N

SCHOOL OF ROCK SEATTLE

THE AGAVE SQUIDRINE

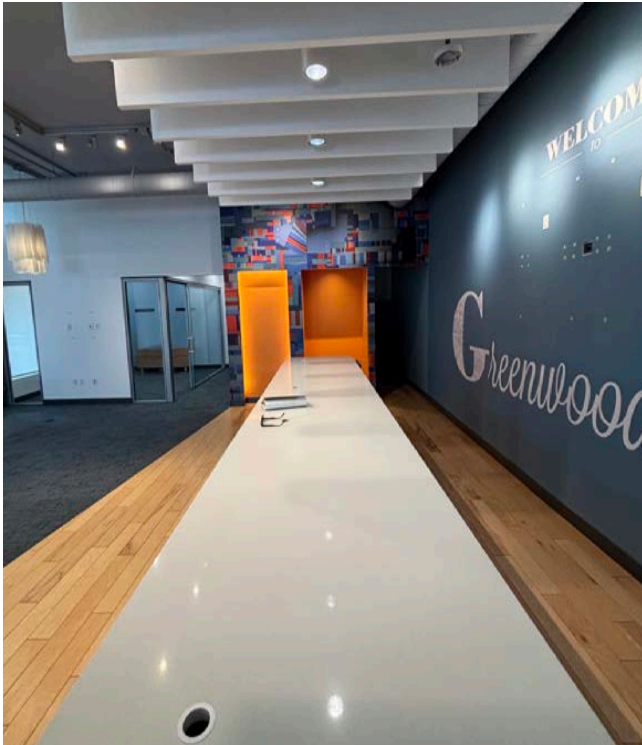
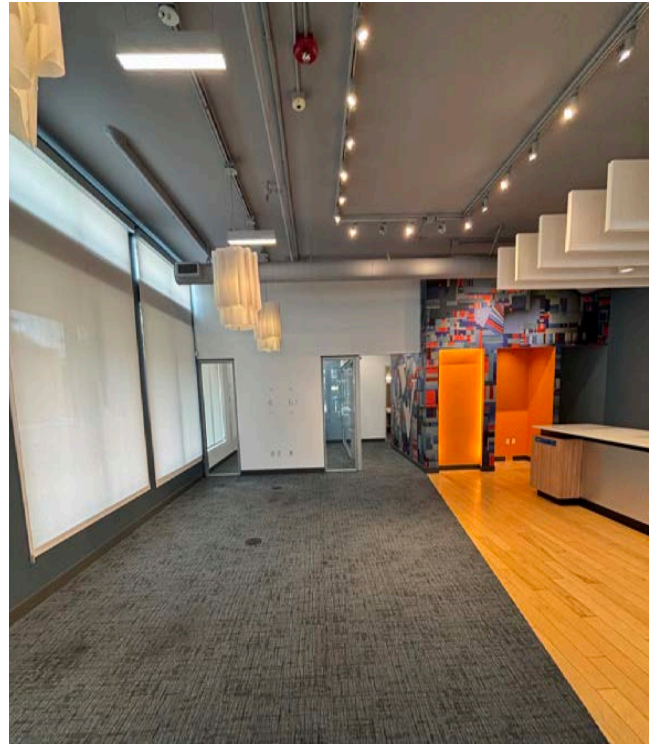
Coffeeholic HOUSE

THE Greenwood AMERICAN BISTRO

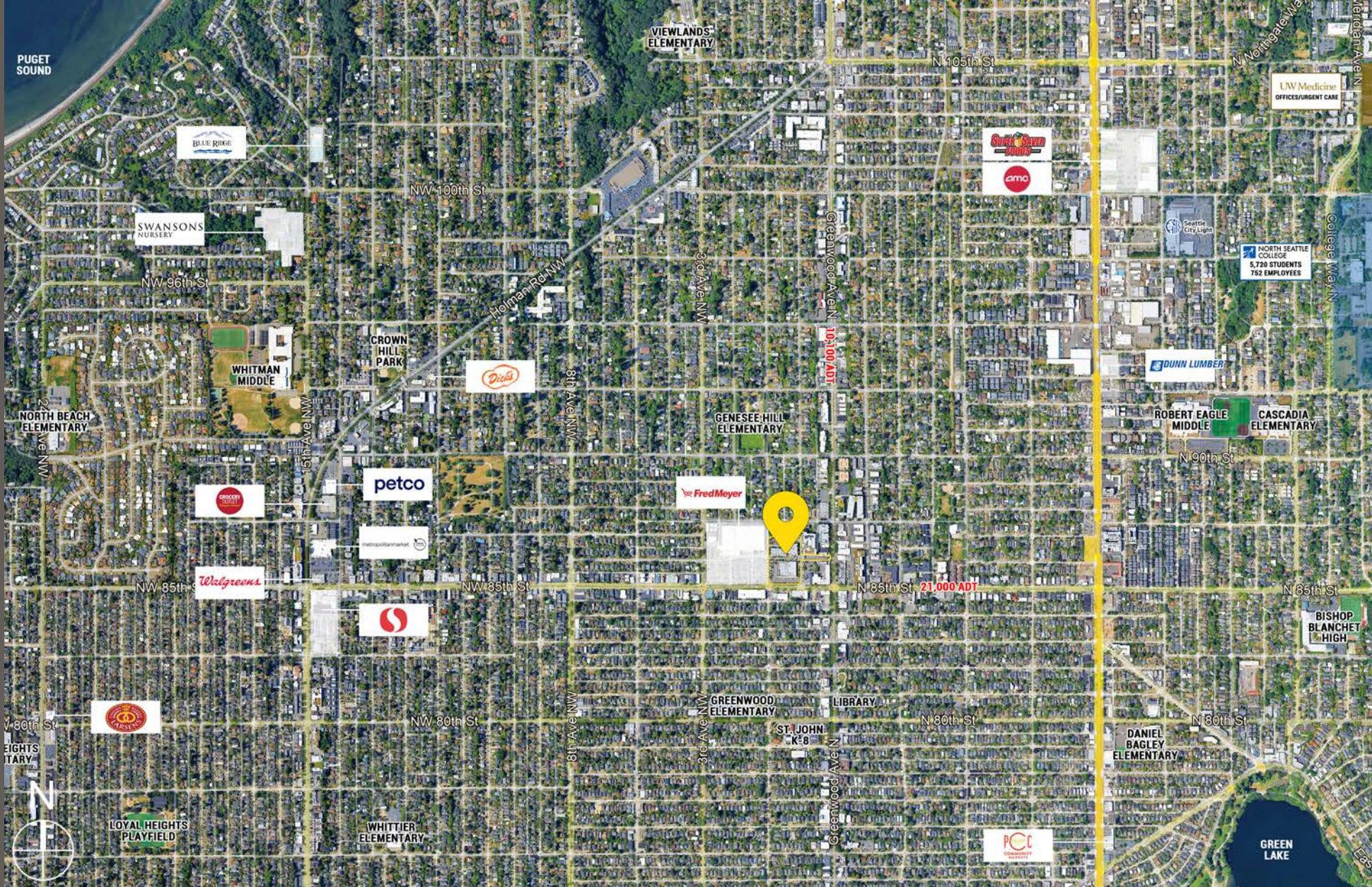
N 85TH STREET - 21,000 ADT

GREENWOOD AVE N - 10,100 ADT

8533 GREENWOOD AVENUE



LOCATION DETAILS



Located moments from access to Interstate-5



Located in the center of Greenwood Neighborhood



10,100 ADT
Greenwood Ave N



21,000 ADT
N 85th Street

LOCATION AERIAL



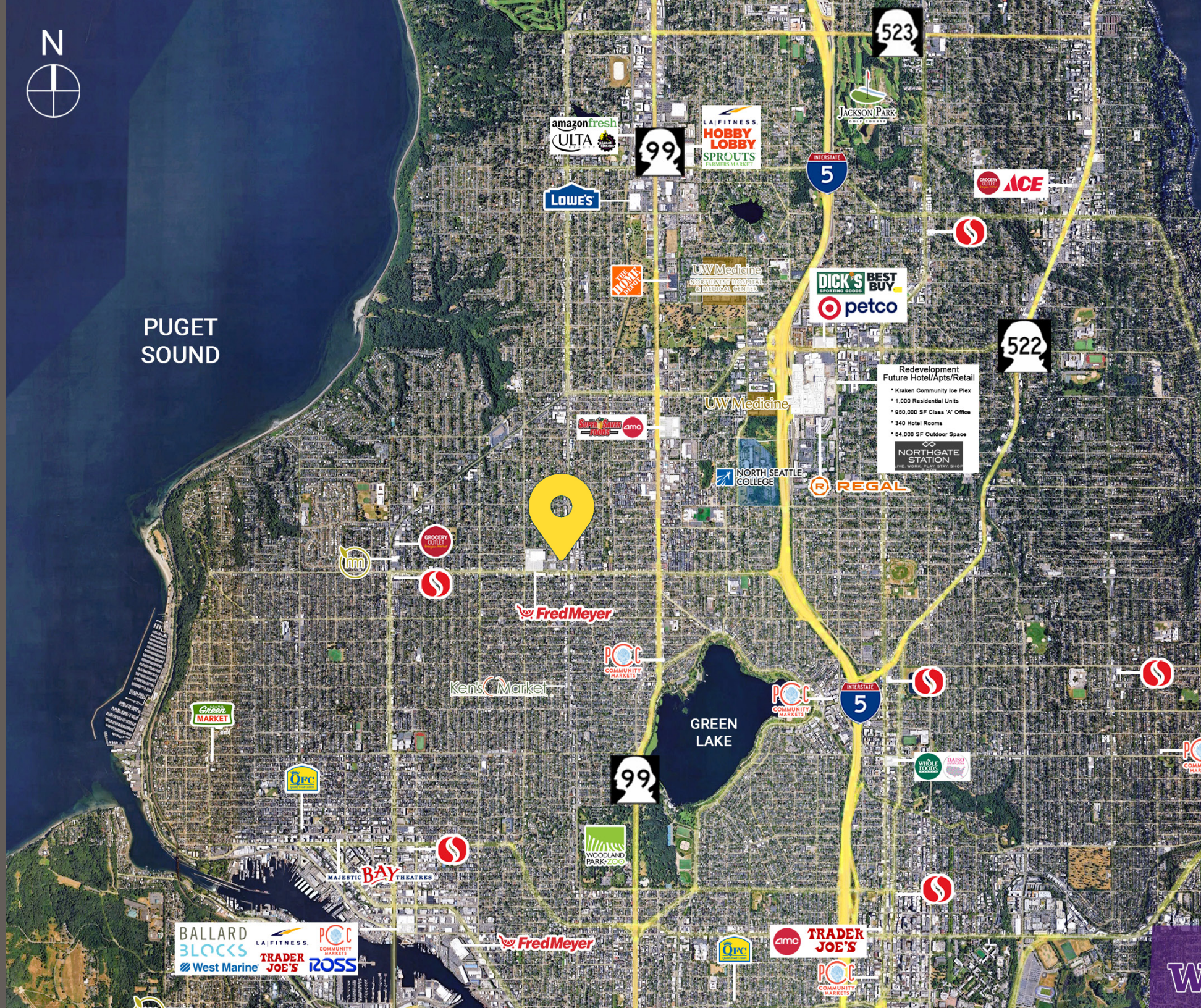
PUGET SOUND



BALLARD BLOCKS
West Marine

LA FITNESS
TRADER JOE'S

PCC COMMUNITY MARKETS
ROSS



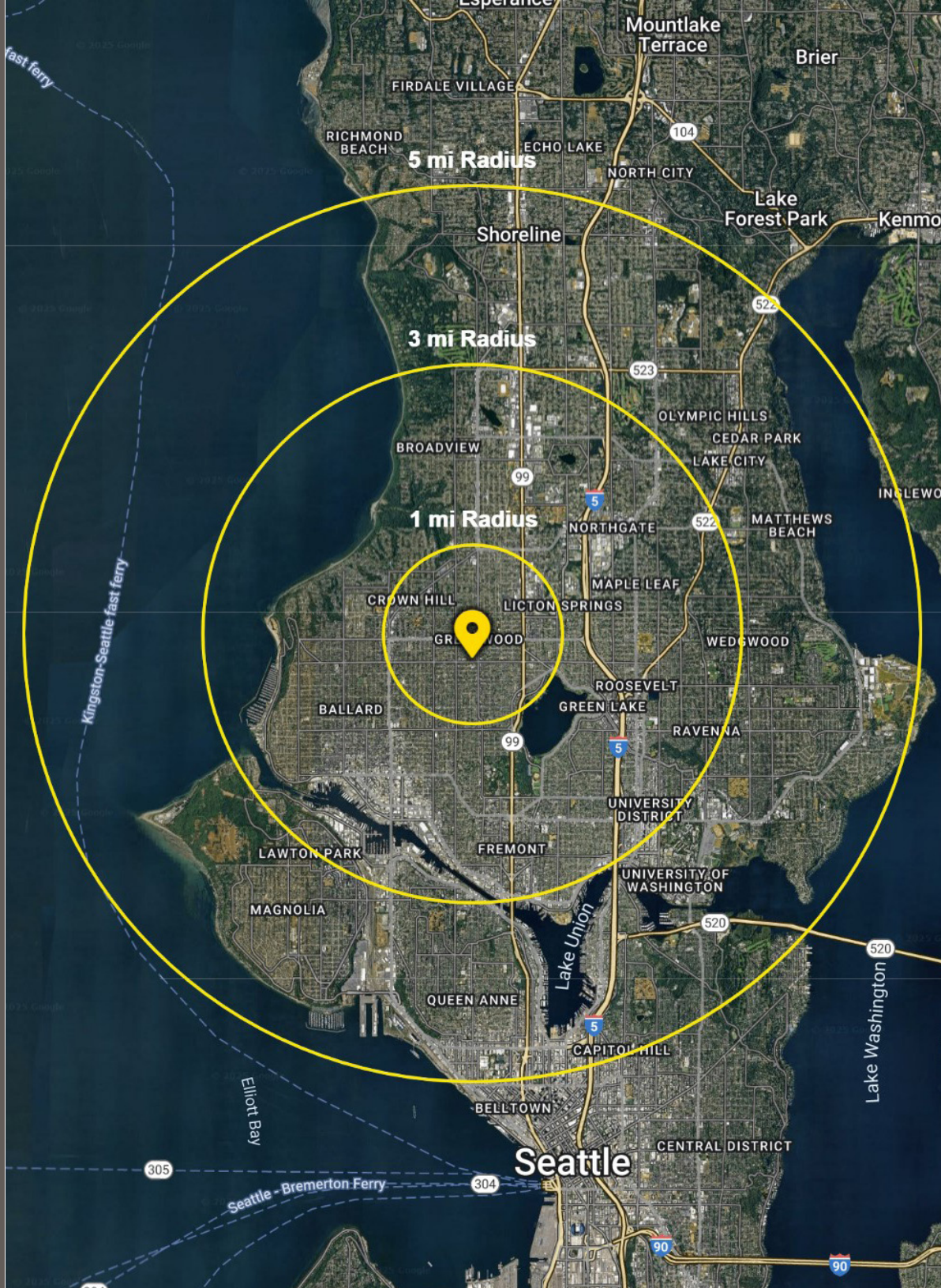
Redevelopment
Future Hotel/Apts/Retail

- * Kraken Community Ice Plex
- * 1,000 Residential Units
- * 950,000 SF Class 'A' Office
- * 340 Hotel Rooms
- * 54,000 SF Outdoor Space

NORTHGATE STATION
THE WORLD'S MOST STAY-BUSY

DEMOGRAPHICS

DEMOGRAPHICS



POPULATION

Mile 1	Mile 3	Mile 5
38,591	248,546	469,563

AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$198,615	\$187,310	\$196,330

DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
14,039	58,673	97,732

HOUSEHOLDS

Mile 1	Mile 3	Mile 5
17,796	118,199	220,102

COLLEGE EDUCATION+

Mile 1	Mile 3	Mile 5
20,935	134,373	252,226

KIRKLAND | TACOMA | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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