

FOR LEASE

8623 Palatine Ave N
Seattle, WA 98103

FOR LEASE



PIPER

V I L L A G E



THE SEDGES AT 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:

1,532 SF **8623 PALATINE AVE N**
Former Vet-Clinic below Sedges Apartments (46 units)

- **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



PIPER VILLAGE RETAIL

FredMeyer

MUDBAY

LADIES ROOM

1,532 SF
SEDGES APTS

SCHOOL
OF ROCK
SEATTLE



GREENWOOD AVENUE
10,100 ADT

Coffeeholics
HOUSE

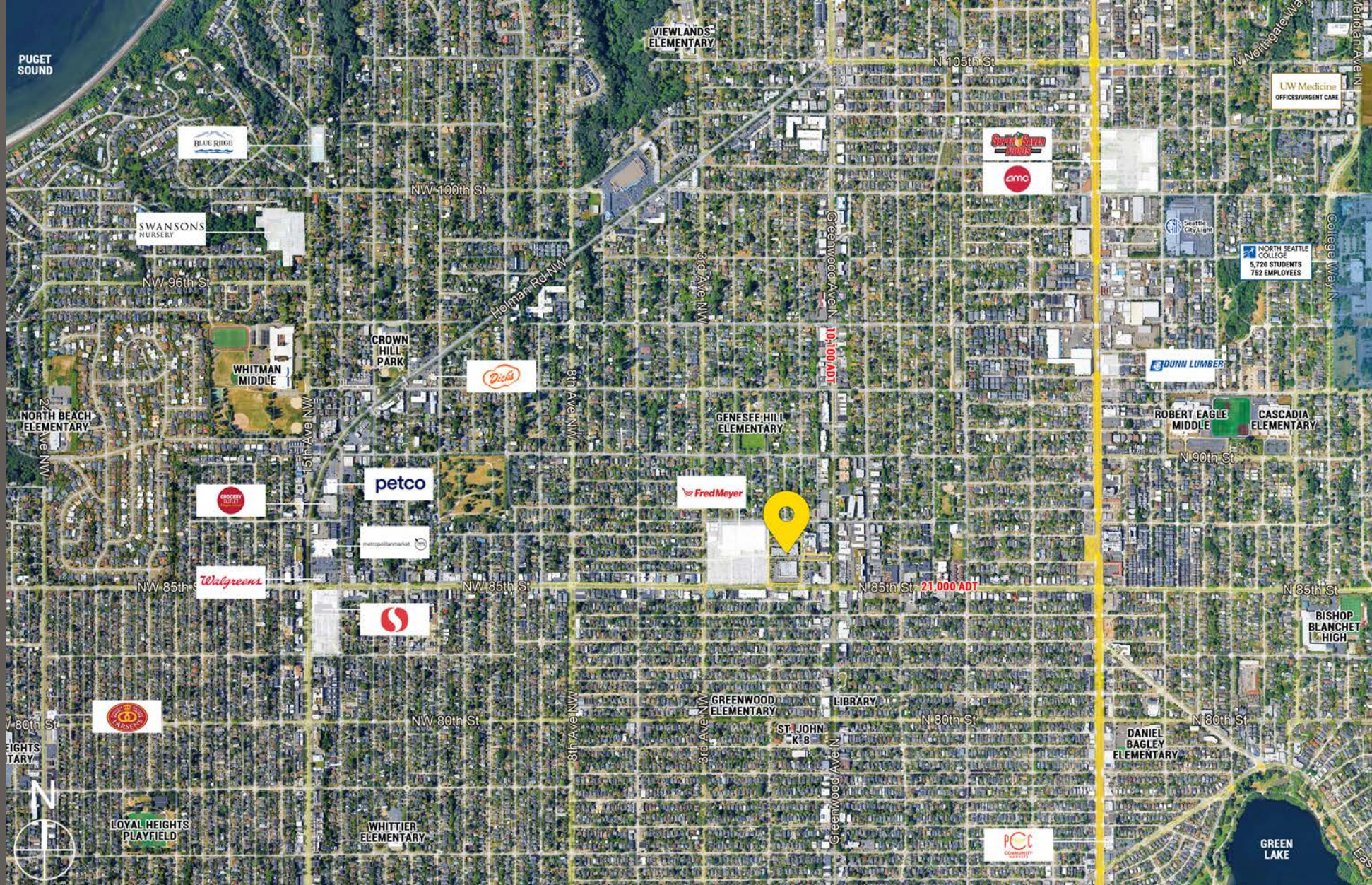
THE
Greenwood
AMERICAN
BISTRO

N 85TH STREET - 21,000 ADT

THE SEDGES AT PIPER VILLAGE



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
ROSS

MAJESTIC
BAY
THEATRES



Ken's
Market

Fred Meyer



Fred Meyer

TRADER
JOE'S



NORTH SEATTLE
COLLEGE

REGAL

UW Medicine



amazonfresh
ULTA

Low's



UW Medicine
NORTHWEST HOSPITAL
& MEDICAL CENTER

DICK'S
BEST BUY
petco

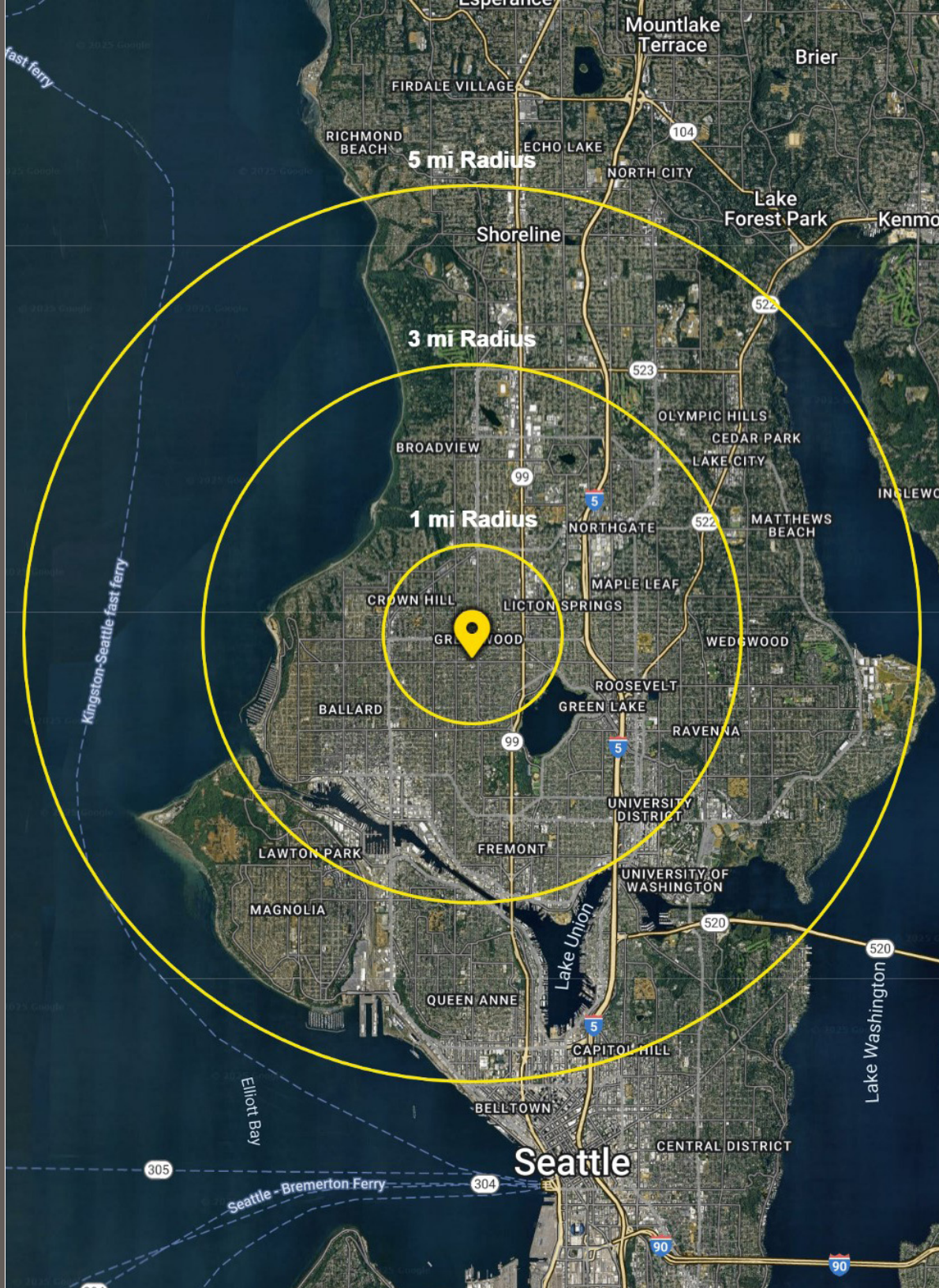
ACE



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

JACKSON PARK
GOLF COURSE

523



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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