



ALTA ARLO



RETAIL FOR LEASE

4716 Rainier Avenue South, Seattle WA 98118



THE OPPORTUNITY

JOIN US in this new 240 apartment home community in the heart of Columbia City. Straddling the heavily-traveled arterials of Rainier Avenue South and South Alaska Street, this intersection serves as a bridge joining the communities of Seward Park, Hillman City, Beacon Hill and Mt. Baker. Wood Partners is bringing this dynamic project to the market, rooted in the shared vision of design integrity and sensitivity to this historic and treasured neighborhood. **NOW OPEN!**

1-Mile
Average Household Income
\$100,700+

- Four Miles from Downtown Seattle by Car
- Six Minute Walk to the Columbia City Light Rail Station
- Columbia City boasts a higher average percentage of families than Greater Seattle as a whole (42% vs. 37%), and an overall diverse, creative and professional community.
- The site is further tightly knit into the community due to its direct proximity to the well-loved Rainier Play Fields, Rainier Community Center, and the Columbia Park and Library, both directly across S. Alaska St. and Rainier Ave. S. respectively.



Tiffini Connell

(206) 283-5212
www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC



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RETAIL C2
2,417 SF
AVAILABLE



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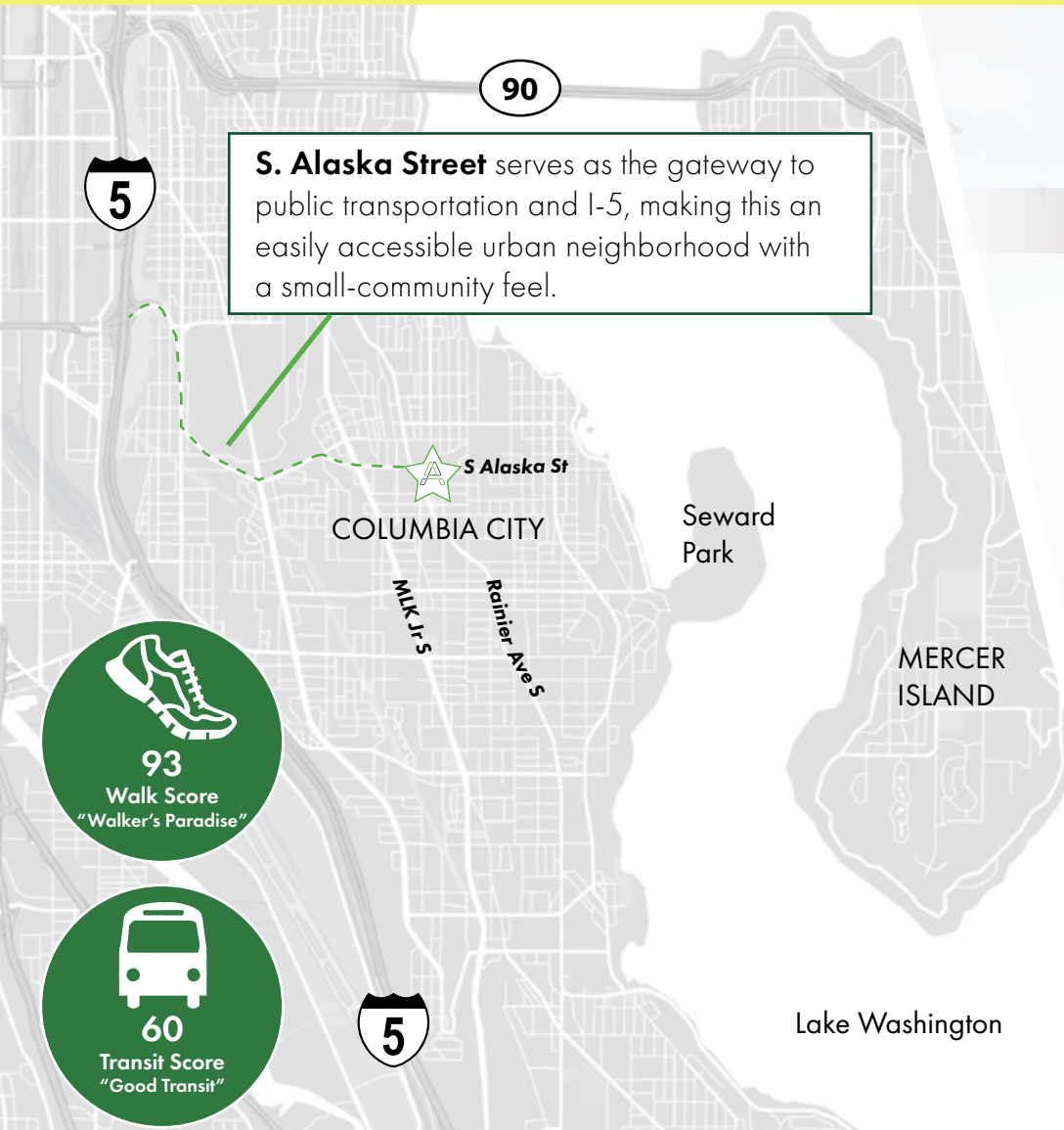


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DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

1-Mile: \$107,227
 3-Mile: \$112,954
 5-Mile: \$113,106



RESIDENTS

1-Mile: 25,599
 3-Mile: 110,686
 5-Mile: 366,911



EMPLOYEES

1-Mile: 6,021
 3-Mile: 142,681
 5-Mile: 407,080



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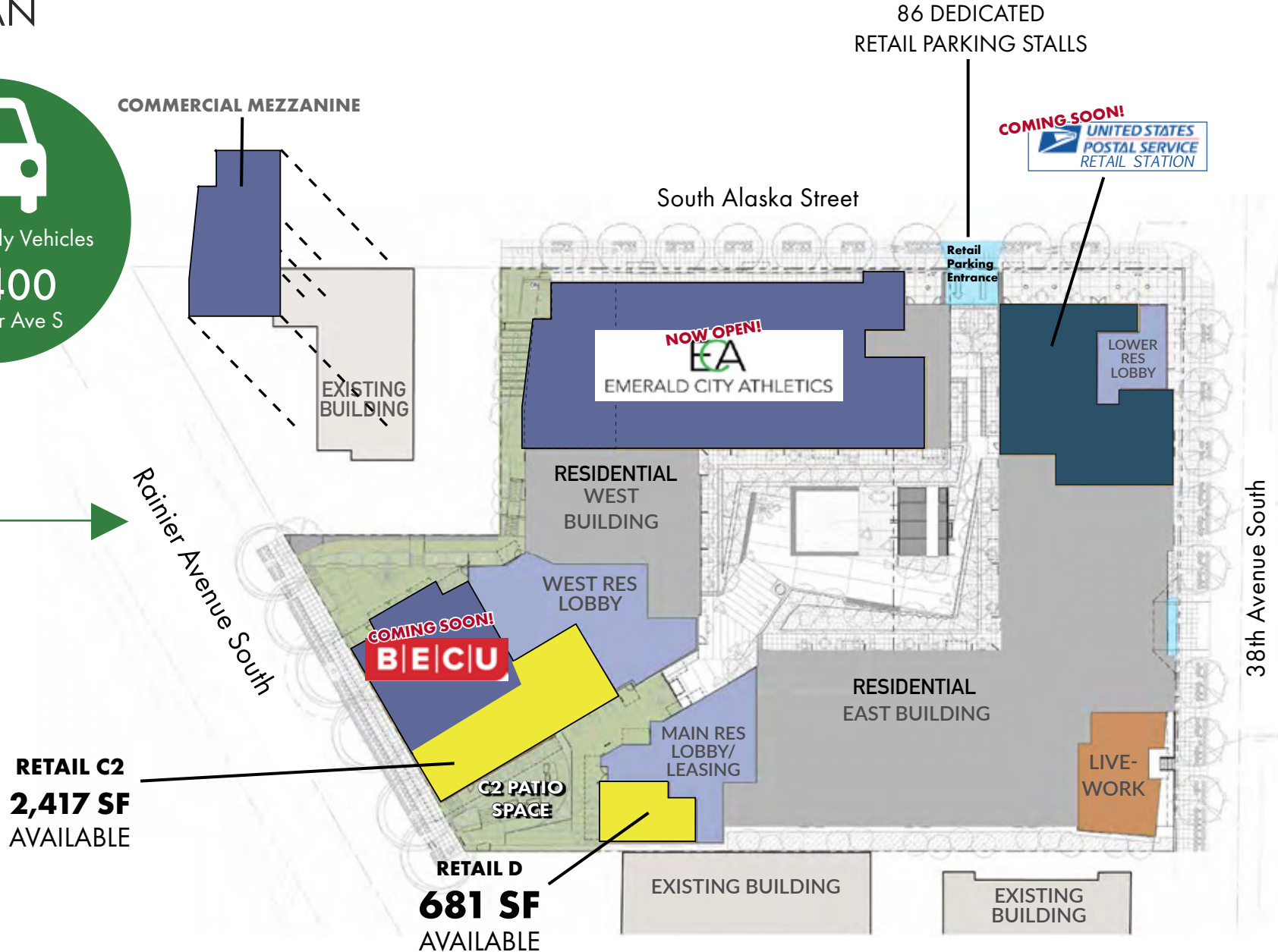
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SITE PLAN



Average Daily Vehicles
25,400
on Rainier Ave S



RETAIL C2
2,417 SF
AVAILABLE

RETAIL D
681 SF
AVAILABLE