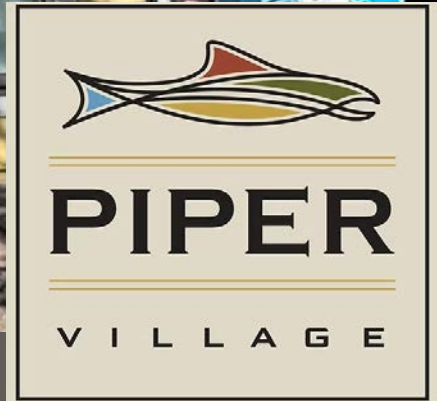


FOR LEASE

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 II

GREENWOOD AVE N - 9,091 ADT

SCHOOL OF ROCK SEATTLE

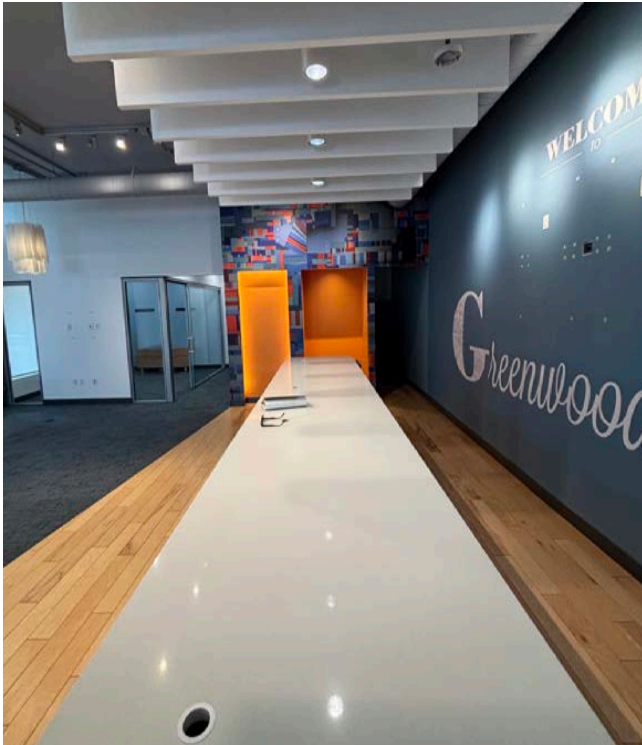
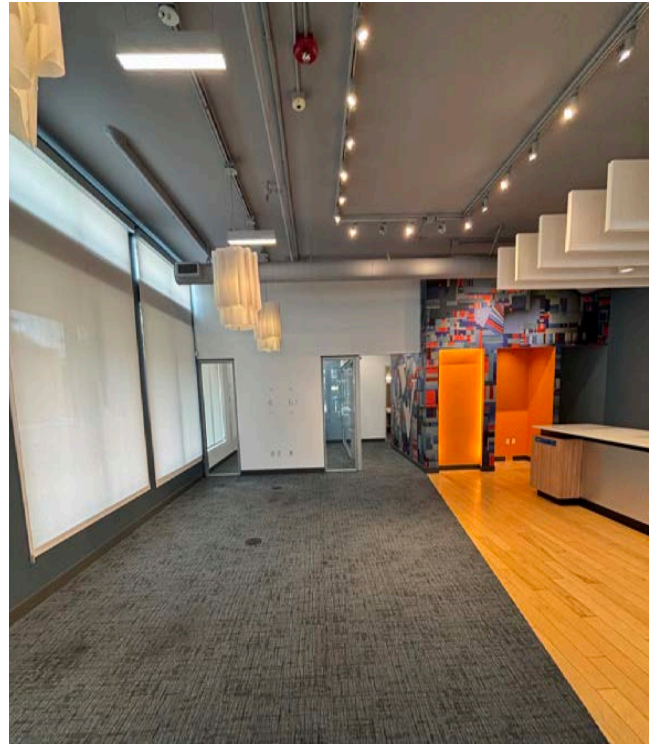
TRAY SOURCE EQUIPMENT

Coffeeholic HOUSE

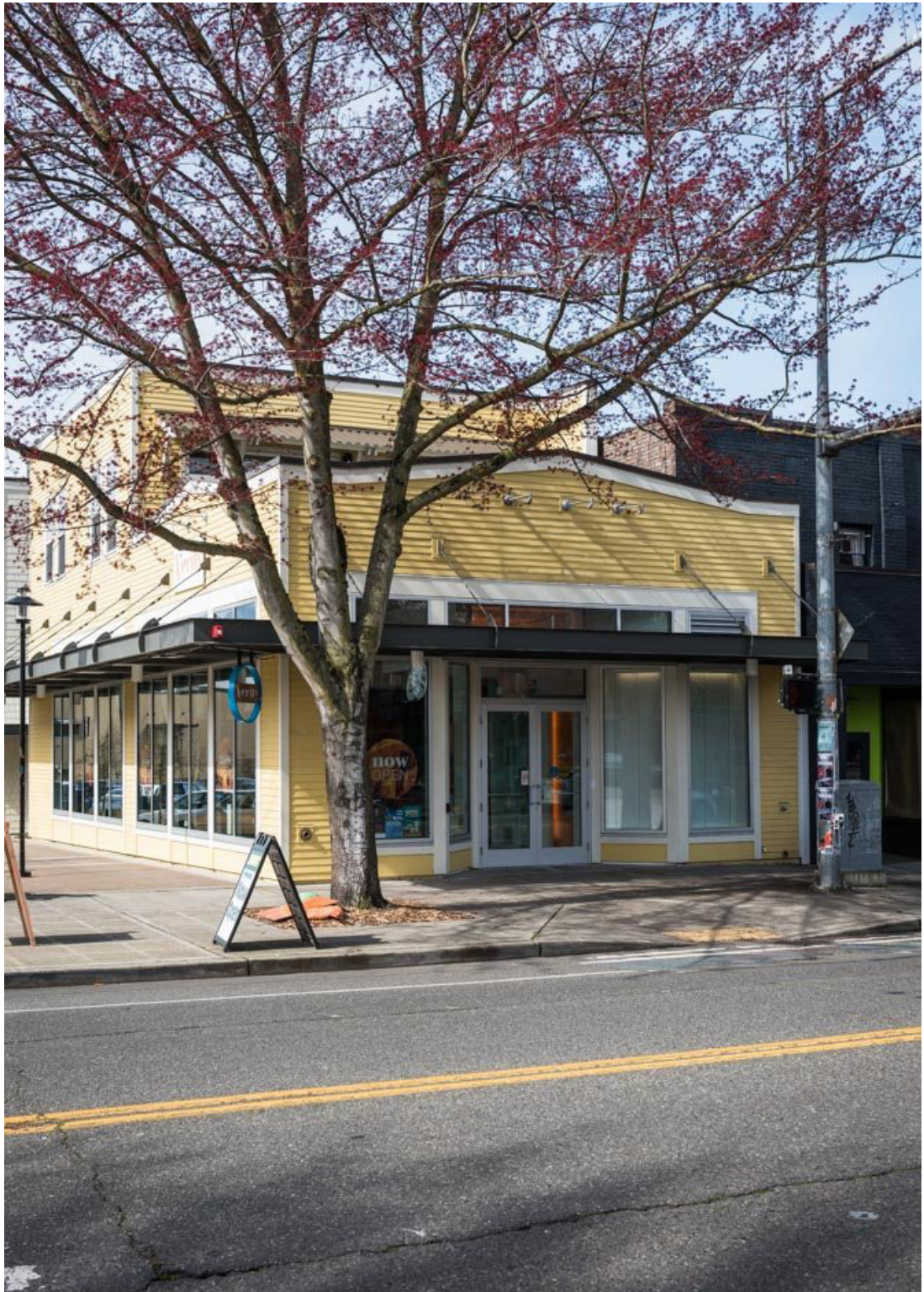
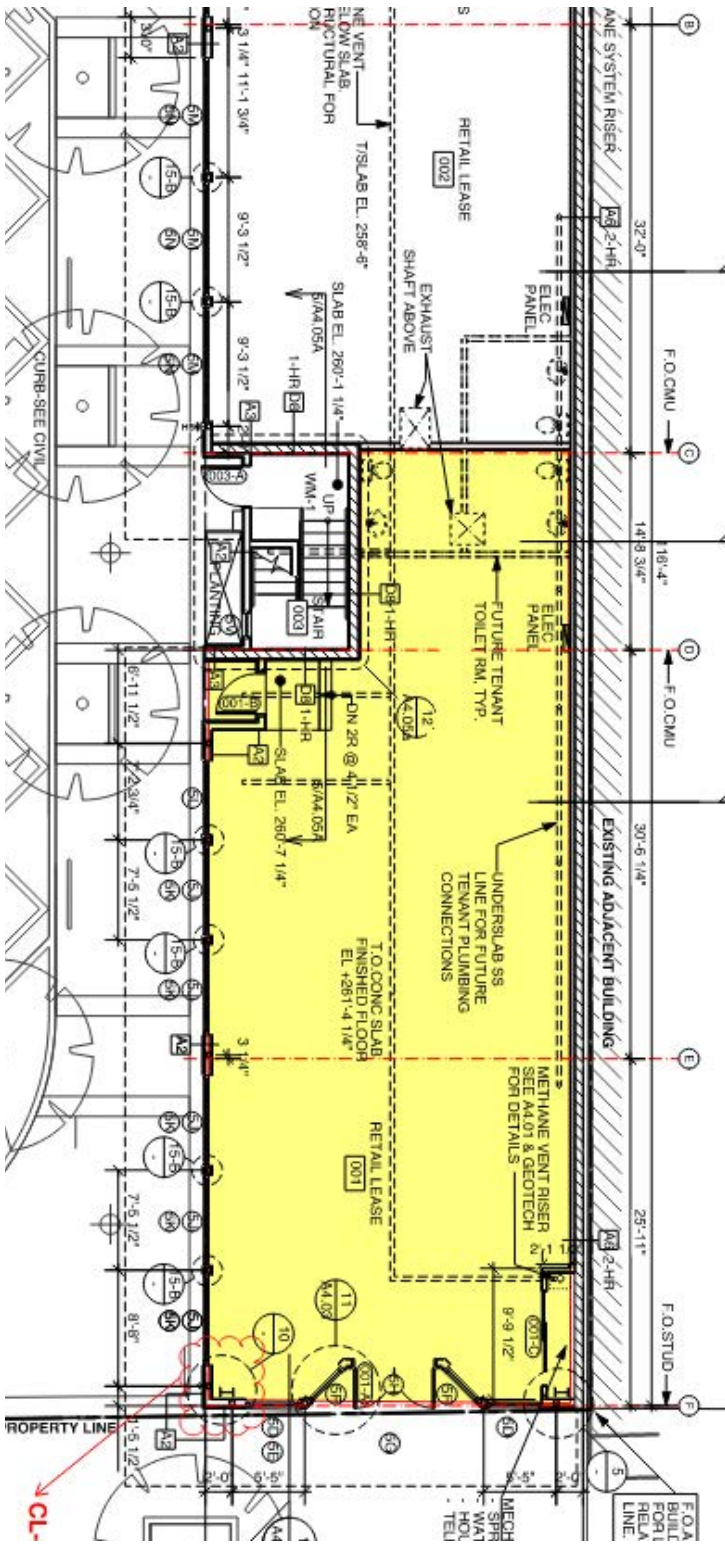
THE Greenwood AMERICAN BISTRO

N 85TH STREET - 15,532 ADT

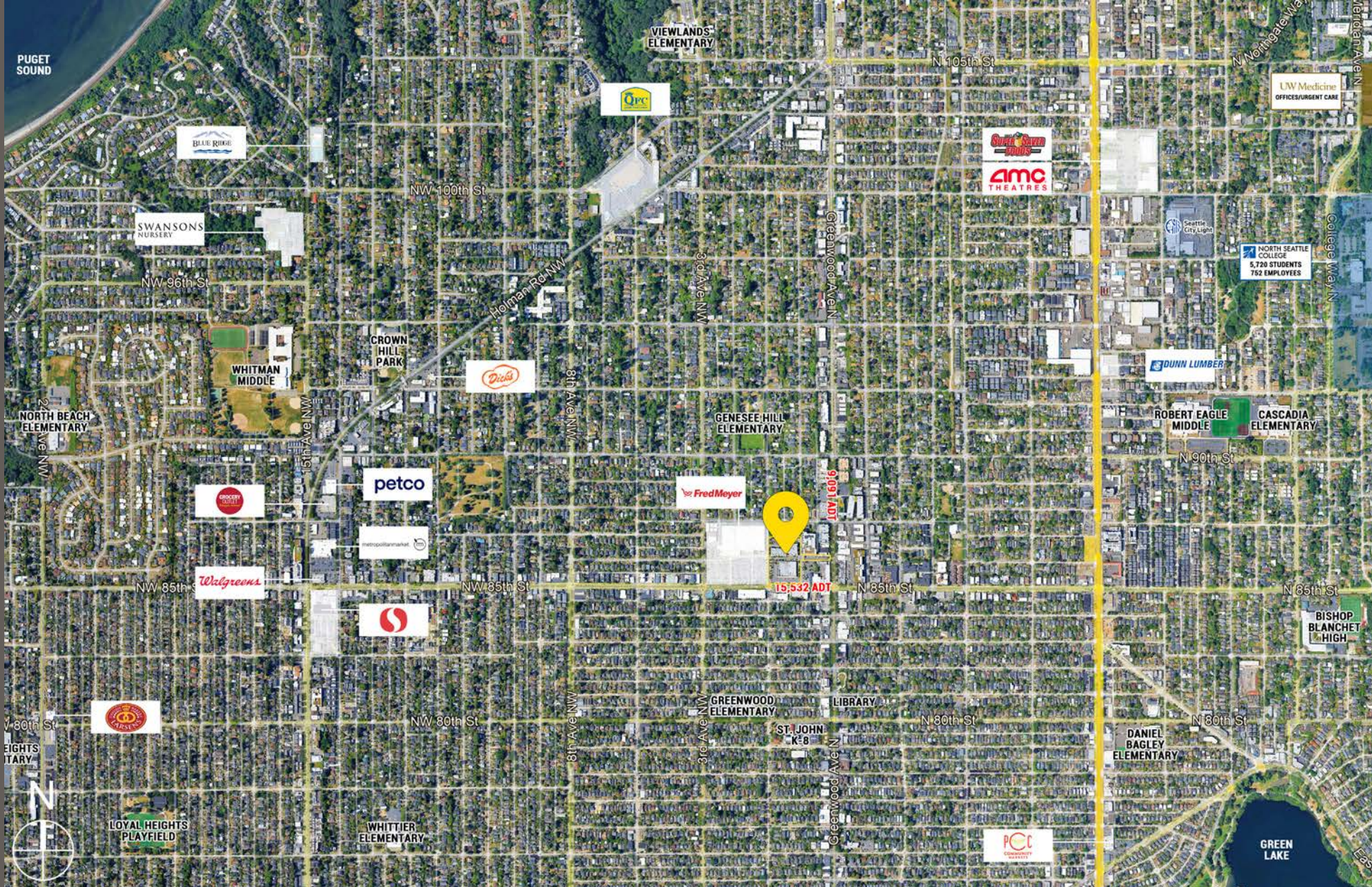
8533 GREENWOOD AVEN



8533 GREENWOOD AVE N



LOCATION DETAILS



Located Moments from
Access to Hwy 99



Located in the Center of
Greenwood Neighborhood



9,091 ADT
Greenwood Ave N



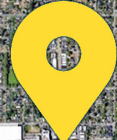
15,532 ADT
N 85th Street

LOCATION AERIAL



PUGET SOUND

GREEN LAKE



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 SUSTAINABLE STATION

BALLARD BLOCKS
West Marine

LA FITNESS

TRADER JOE'S

POCC COMMUNITY MARKETS

ROSS

Fred Meyer

TRADER JOE'S

Ken's Market

MAJESTIC BAY THEATRES

WOODLAND PARK ZOO

POCC COMMUNITY MARKETS

POCC COMMUNITY MARKETS

Fred Meyer

REGAL

UW Medicine

UW Medicine
NORTHWAY HOSPITAL & MEDICAL CENTER

DICK'S BEST BUY
petco

THE HOME DEPOT

LOWE'S

amazon fresh
ULTA

LA FITNESS
HOBBY LOBBY
SPROUTS FARMWORK MARKET

JACKSON PARK GOLF COURSE

ACE

523

99

INTERSTATE 5

522

INTERSTATE 5

99



DEMOGRAPHICS

POPULATION

Mile 1	Mile 3	Mile 5
38,358	250,321	470,651

AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$199,764	\$188,398	\$198,098

DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
8,783	84,933	175,189

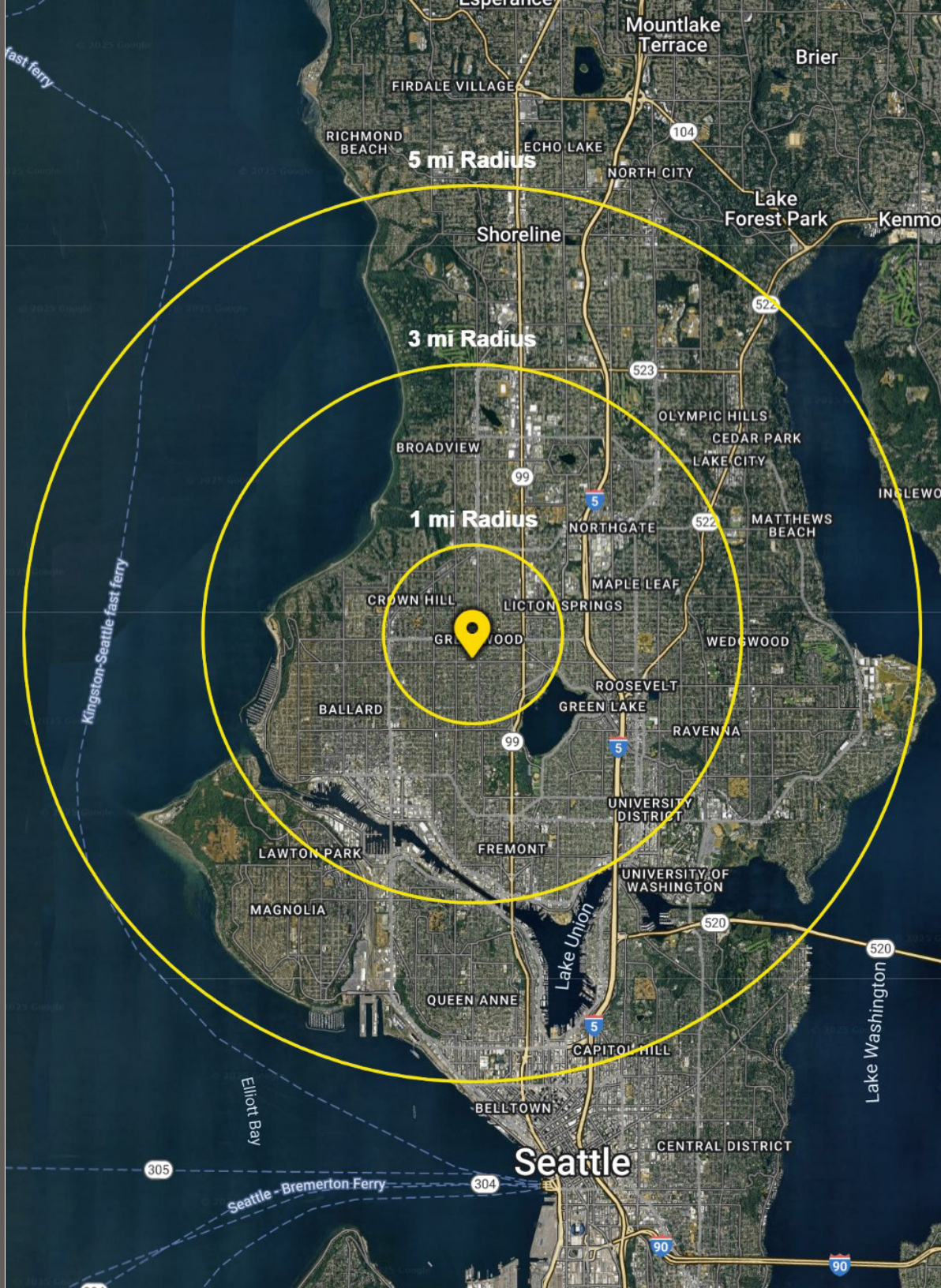
HOUSEHOLDS

Mile 1	Mile 3	Mile 5
17,643	118,453	219,464

COLLEGE EDUCATION+

Mile 1	Mile 3	Mile 5
20,758	134,680	252,632

DEMOGRAPHICS



KIRKLAND | TACOMA | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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