



**WESTLAKE
ASSOCIATES**



FOR LEASE

SEWARD PARK RETAIL SPACE

5042 WILSON AVENUE S
SEATTLE, WA 98118

MARK ALFIERI

SENIOR BROKER

P 206.505.9418

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FOR LEASE

RETAIL SPACE

5042 WILSON AVE S
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AVAILABLE	399 SF
LEASE RATE	\$1,100 per Month
LEASE TYPE	NNN
LEASE TERM	Negotiable
PROPERTY TYPE	Street Retail



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SPACE HIGHLIGHTS

- 399 SF Retail Space
- \$1,100 per Month + NNN
- Rare Small Office/Retail Space
- Private Restroom
- Ideal for Professional Use or Retail
- Prime Street-Level Frontage with Strong Visibility & Foot Traffic
- Exceptional Visibility & Accessibility
- Steps to Seward Park
- Easy Access to Columbia City & Beacon Hill Neighborhoods

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SOUTH SEATTLE

The Lakewood, Hillman City, and Seward Park communities form a diverse and well-established residential district in Southeast Seattle, offering a distinctive combination of urban convenience, neighborhood character, and access to nature. Located along the Rainier Valley corridor, the area provides convenient access to Downtown Seattle, Columbia City, Mount Baker, and major transportation routes while maintaining a predominantly residential atmosphere. Hillman City has developed a particularly strong local identity, with an eclectic mix of independent restaurants, cafés, small businesses, creative enterprises, and arts organizations. The neighborhood is also home to working artist studios and cultural venues, contributing to a community-oriented and increasingly sought-after atmosphere.

Seward Park and Lakewood provide a quieter, more residential complement to Hillman City, anchored by Lake Washington and the 300-acre Seward Park. The park features old-growth forest, extensive walking and hiking trails, a 2.4-mile paved loop, beaches, swimming areas, picnic facilities, tennis courts, fishing piers, boat launches, and sweeping waterfront views. Together, these neighborhoods offer an appealing blend of established residential streets, diverse housing, local commerce, arts and culture, and exceptional outdoor recreation. The broader Seward Park/Lakewood area is also notably diverse, with the City's 2023 neighborhood snapshot reporting a median household income of approximately \$130,085 and 49.6% of residents identifying as BIPOC. The result is a neighborhood environment that feels authentic, community-oriented, and increasingly connected to Seattle's broader network of urban amenities.



SCHOOLS & SERVICES

- Columbia City Station
- Othello Street Station
- Seward Park
- Orca K-8 School
- Genesee Park & Playfield
- Rainier Playfield
- Graham Hill Elementary
- Jefferson Park
- VA Puget Sound Health Care



FOOD & DRINK

- Caffe Vita
- Pizzuto's Italian Cafe
- Aslan Brewing
- The Royal Room
- Marination
- Flying Lion Brewing
- Coffeeholic House
- Kezira Cafe
- Go Get The Pho
- Full Tilt Ice Cream
- Bua 9 Thai Cuisine
- Taco City Taqueria
- The Flour Box
- Black & Tan Hall
- Machine House Brewery
- Massawa Eritrean
- Onda Origins Cafe
- Delish Ethiopian
- Sonora Carne Asada House



SHOPPING

- Third Place Books
- Mayest Arts Collective
- Chuck's Hop Shop
- Noah's Grocery
- PCC Community Market
- Haremeyn Halal Grocery
- Safeway



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Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.



Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals. Westlake currently has 25 brokers.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 50-year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

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- + **COSTAR COMMERCIAL REAL ESTATE DATA & NATIONAL LISTING**
- + **COMMERCIAL REAL ESTATE EXCHANGE, INC. (CREXI)**
- + **WASHINGTON STATE REALTORS ASSOCIATION (WSMA)**

EXCLUSIVELY LISTED BY:

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