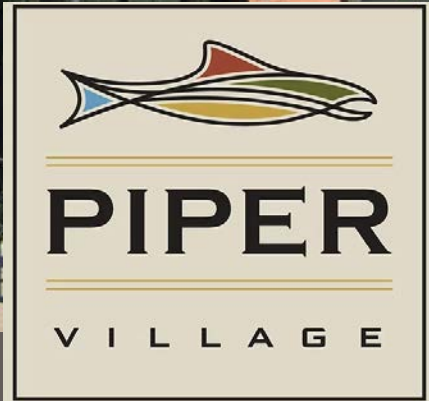


FOR LEASE

8606 & 8608 Palatine Ave N
Seattle, WA 98103



MORROW APARTMENTS RETAIL

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 SPACES:

1,457 SF 8616 PALATINE AVE N

1,535 SF 8616 PALATINE AVE N

Retail below Morrow Apartments (141 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

Fred Meyer

MUDBAY

LADIES ROOM

1,457 SF
1,535 SF
MORROW APTS

GREENWOOD AVE N - 10,100 ADT

SCHOOL OF ROCK SEATTLE

TRAY SOURCE EQUIPMENT

Coffeeholic HOUSE

THE Greenwood AMERICAN BISTRO

N 85TH STREET - 21,000 ADT

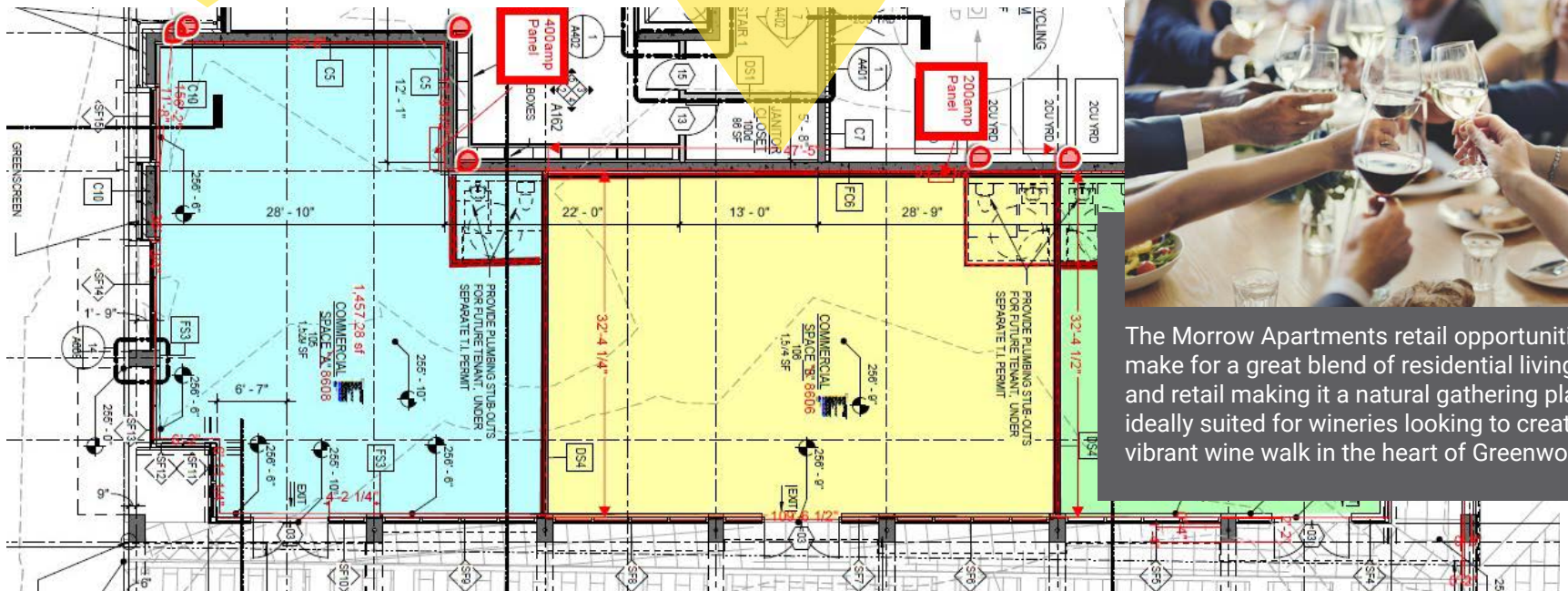
MORROW APARTMENTS RETAIL



1,457 SF
8608 PALANTINE AVE N

1,535 SF
8606 PALANTINE AVE N

1,205 SF (LEASED)
8604 PALANTINE AVE N

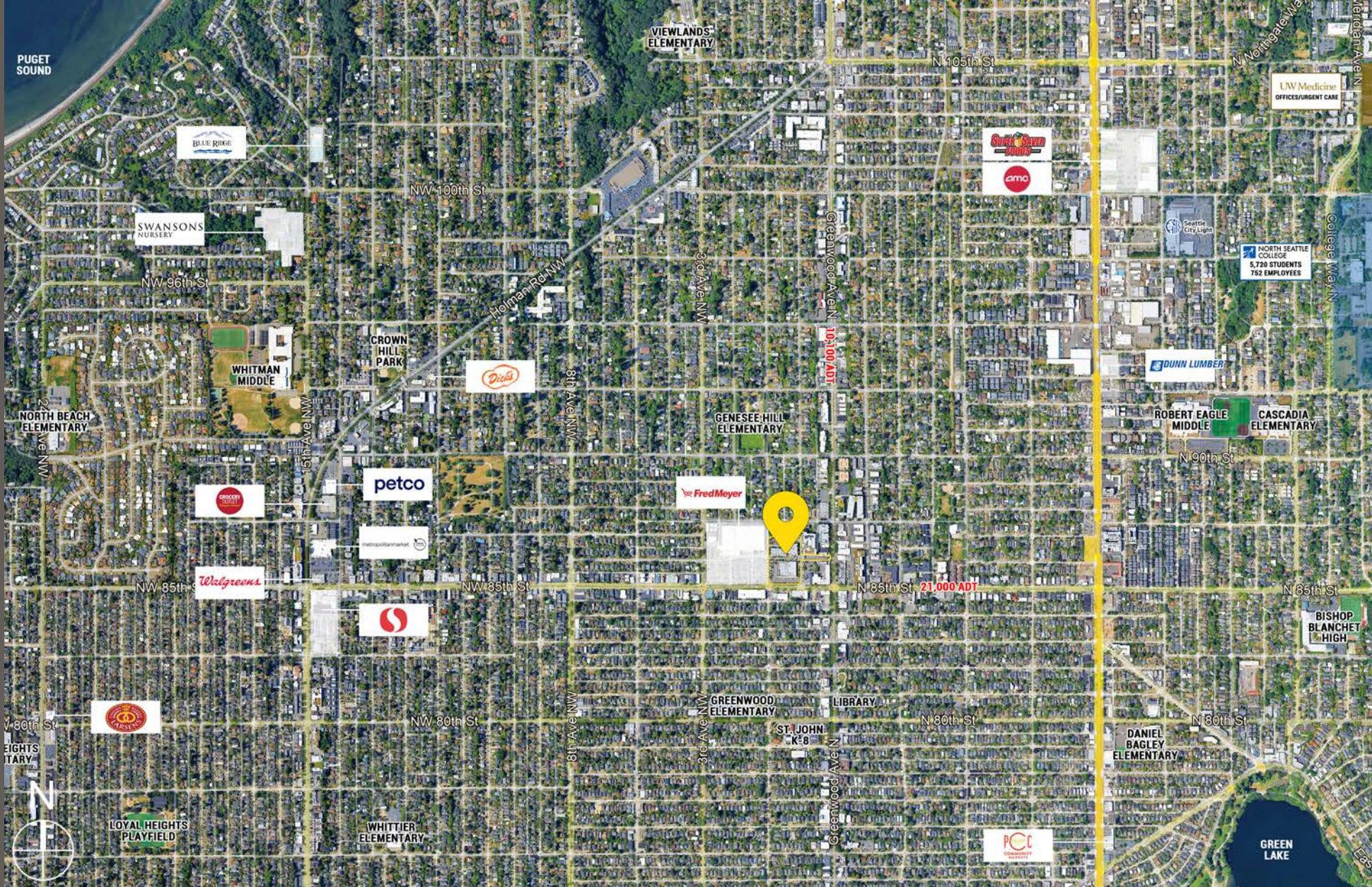


The Morrow Apartments retail opportunities make for a great blend of residential living and retail making it a natural gathering place, ideally suited for wineries looking to create a vibrant wine walk in the heart of Greenwood.

MORROW APARTMENTS RETAIL



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

523

99

5

522

amazonfresh
ULTA

LA FITNESS
HOBBY LOBBY
SPROUTS
FARMERS MARKET

JACKSON PARK
GOLF COURSE

LOWE'S

GROcery
ACE

THE HOME DEPOT

UW Medicine
NORTHWAY HOSPITAL
& MEDICAL CENTER

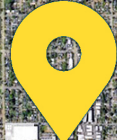
DICK'S BEST BUY
petco

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

UW Medicine

NORTH SEATTLE COLLEGE

REGAL



um

GROcery

S

FredMeyer

Ken's Market

PCC
COMMUNITY
MARKETS

PCC
COMMUNITY
MARKETS

5

Green
MARKET

QRC

99

GREEN LAKE

WILD
WOOD
WOODS

DAIRY

WOODLAND
PARK ZOO

MAJESTIC BAY THEATRES

S

FredMeyer

QRC

amc
TRADER
JOE'S

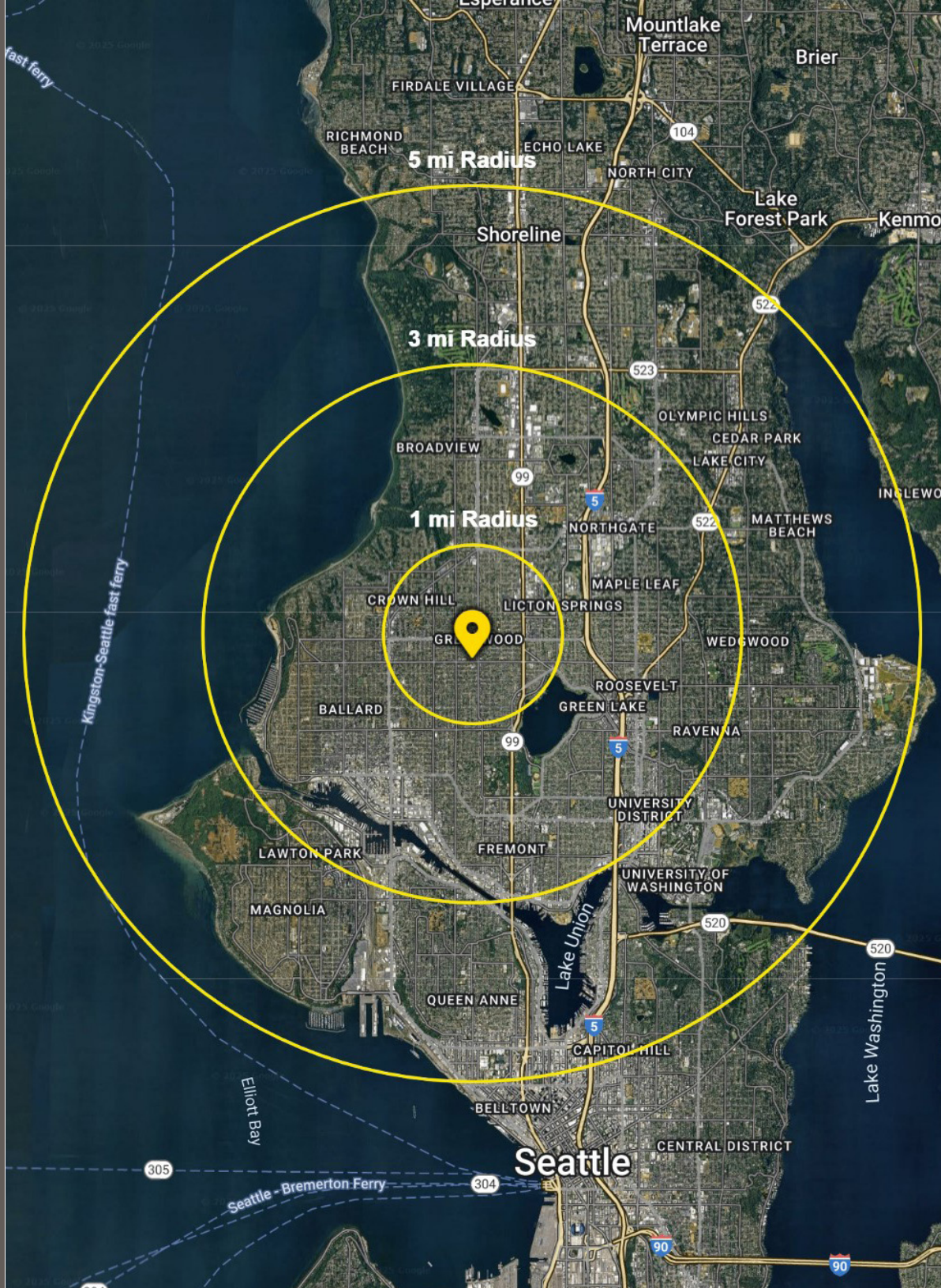
S

BALLARD
BLOCKS
West Marine
LA FITNESS
TRADER
JOE'S
PCC
COMMUNITY
MARKETS
ROSS

PCC
COMMUNITY
MARKETS

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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PIPER

V I L L A G E



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