

the
ARBORY
apartments



Retail Leasing

Brynn Estelle Telkamp | Be RETAIL | 206.650.8595 | brynn@be-retail.co

The Arbory

2925 East Madison Street, Seattle, WA 98112

Madison Park is a charming affluent neighborhood & demographic located in Seattle, Washington situated 3 miles east of downtown along the shores of Lake Washington. Madison Park & Madison Valley are known for beautiful homes, mature impeccably maintained landscaping, stunning views of the Cascade Mountains and Mt. Rainier to the east as well as its reputation of being home to the CEO's and business leaders of many of Seattle's most notable homegrown technology & retail companies!

The Retail within Madison Park Village, the heart of the neighborhood, includes Bert's Red Apple Grocery Store, the Attic Bar & Grill the start or end point watering hole for those participating in the Madison Park Pub Crawl along Madison Street. Madison Valley, where **The Arbory** is under construction as of June 2023, was home to City People's Mercantile for many years. Most commuters pass by the site which is intended to be the neighborhood's Upscale Grocer destination!

Madison Park boasts several green spaces, including The Washington Park Arboretum, Madison Park Playground and McGilvra Boulevard Park and the swimming beach, where free time picnics, and many launch for a day or overnight boating in Andrews Bay at Seward Park. The bay is one of the only anchor overnight locations on the lake and home to the annual Summer flotilla, where the Seattle & Queen City Yacht Club members anchor & celebrate from dawn to dusk.

Neighboring Capitol Hill draws families from all over the Seattle | Bellevue MSA with a significant number of private Schools; Seattle University, Seattle Academy (SAAS), Seattle Preparatory High School, The Northwest School, Holy Names, O'Dea High School, Bertschi School, St. Joseph, Epiphany & Bush Schools & The Hebrew Academy. Other quality well-regarded public educational institutions include; McGilvra, Montlake & Lowell Elementary Schools.

Contiguous to Madison Valley & Madison Park, the Capitol Hill neighborhood is dotted with coffee houses, entertainment night-life, restaurant, bars & taverns and residences that cover the gamut from modest studio apartment buildings to some of the city's most historic mansions, a convergence of the cities creative class and home to the business leaders who collectively make it happen!

- 82 residential units, 76 apartments and 6 townhomes.
- Anchor grocery retail 29,920 rsf (Leased). Jewel box retail 1,500 sf (Available)
- Elevator close structured retail parking totaling 70 spaces, plus over 30 on street spaces.
- Delivery of premises is estimated for **Q1 2026**.

The developer, **The Velmeir Companies**, is a full service commercial real estate development firm specializing in retail & mixed-use developments. Their client list includes Fortune 500 companies that have entrusted Velmeir to build not only their developments, but their brands. Velmeir's full range of services allows for seamless project management with a sincere commitment to providing a superior customer experience from project conception to completion. Geza deGall serves as Velmeir's CEO, where he oversees implementation of the company's Real Estate Development & Investment strategies as well as day-to-day operations of the firm.

We welcome your interest & look forward to learning more about your retail or restaurant needs.



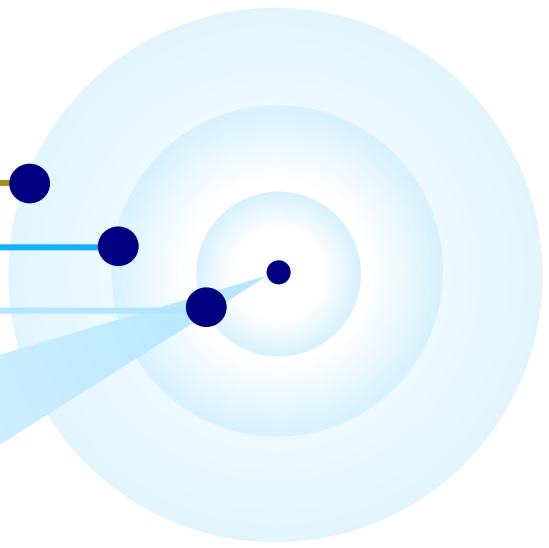
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Mile Drive* Time	Population	Daytime Population	Average HH Income	Education (4+ years college)
7*	60,415	49,917	\$196,907	78.3%
2	93,369	164,478	\$158,279	75.1%
1	27,533	21,396	\$209,625	80.4%



LEASING NOW

THE ARBORY

NNN (estimated)
 Tenant Allowance
 Retail Parking Spaces

\$12.25 psf
 Negotiable
 70

RETAIL 100 WEST LEASED

Delivery Date
 Retail

Q4 2025
 26,920 rsf

RETAIL 200 EAST AVAILABLE

Delivery Date
 Retail Street (can be vented)
 Asking Rent

Q1 2026
 1,500 rsf
 Please Call

81

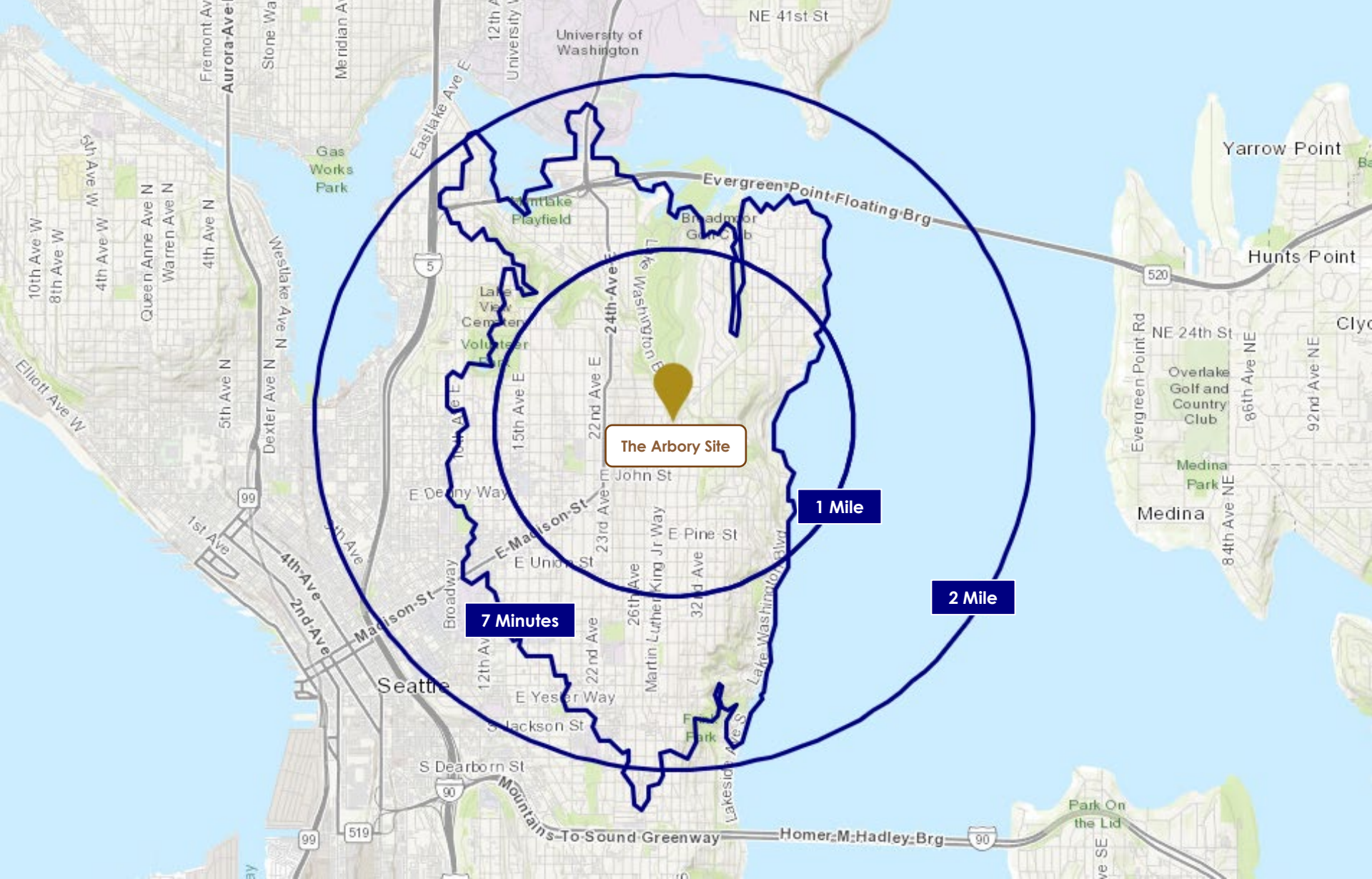
WALK
SCORE

54

TRANSIT
SCORE

81

BIKE
SCORE

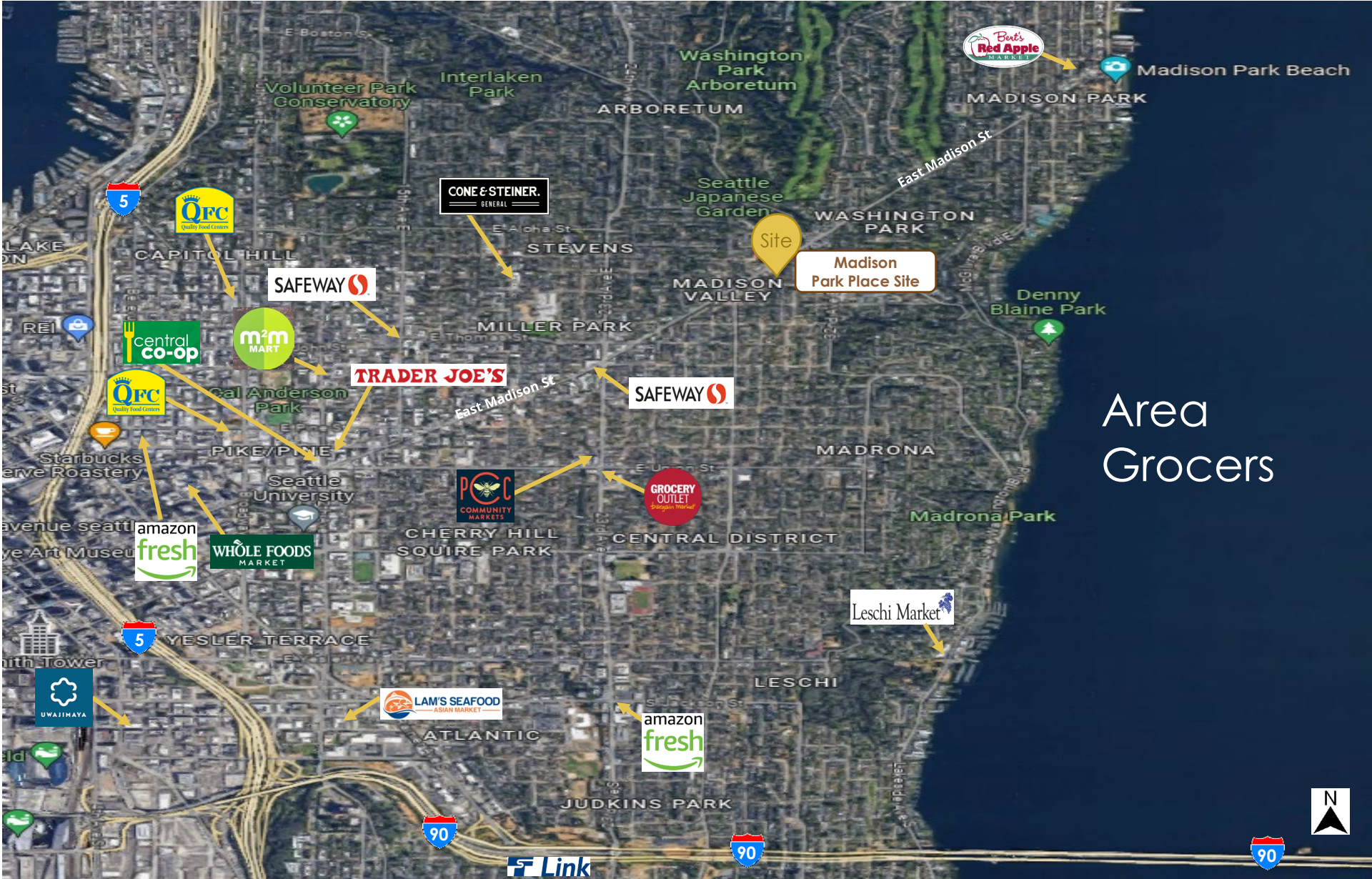


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Area Grocers

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Area Restaurants

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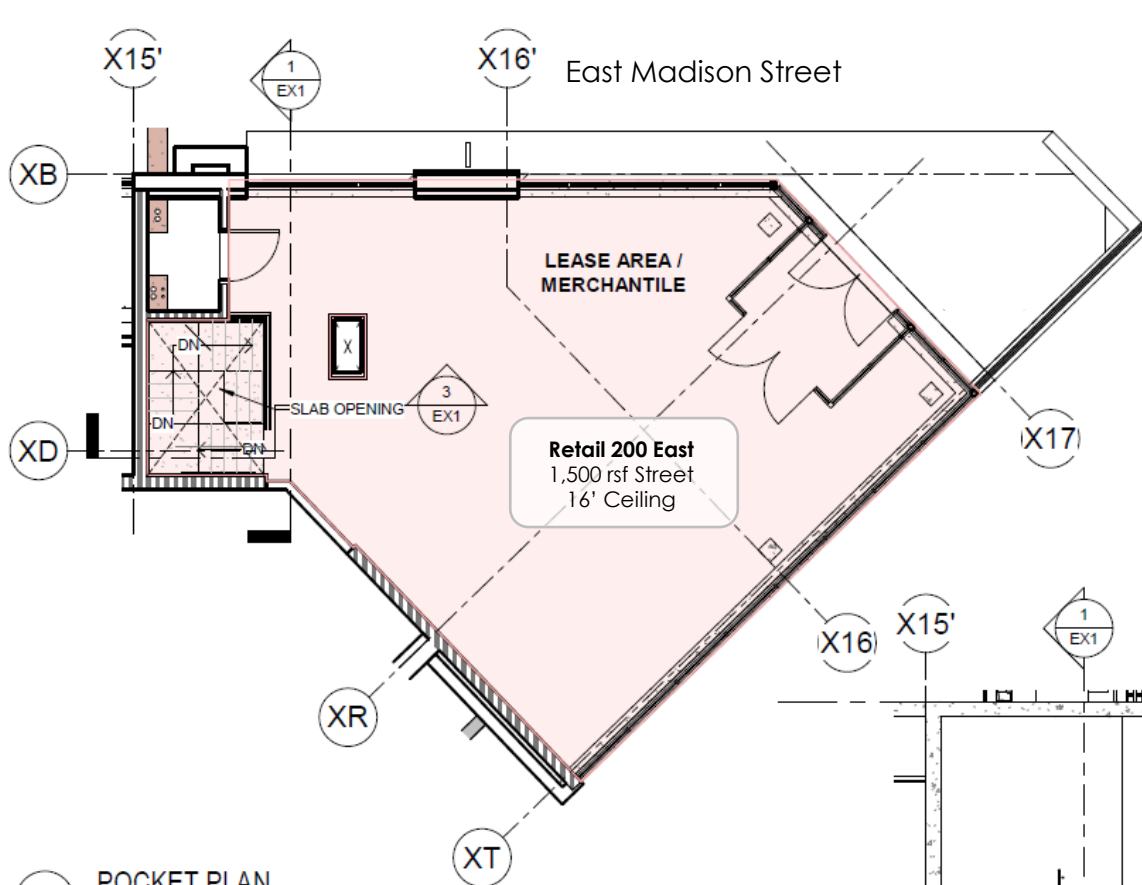
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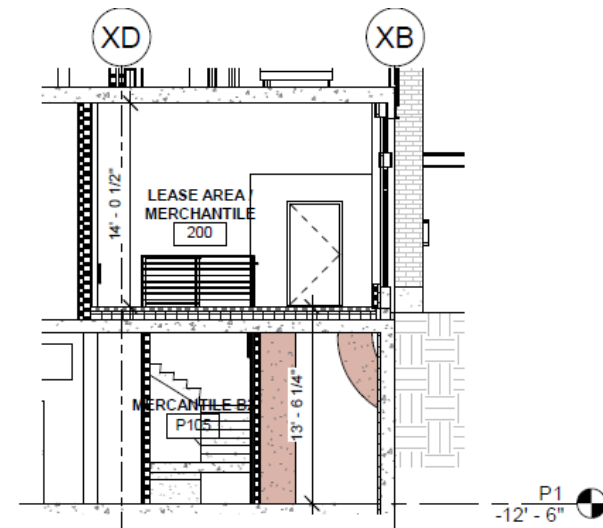




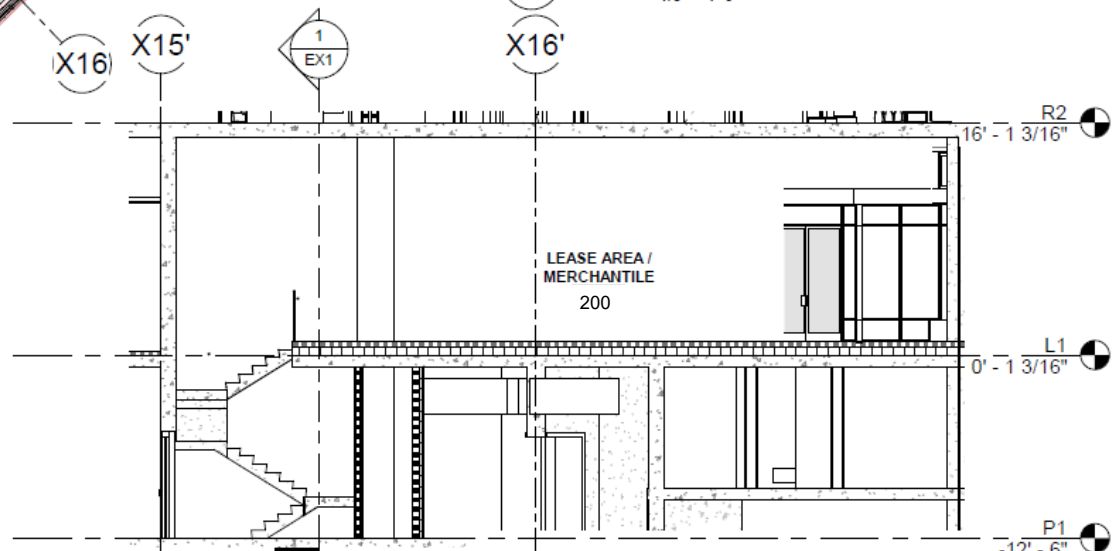
2 POCKET PLAN
SCALE: 1/8" = 1'-0"

The Arbory Retail

Retail 200 Street Level



1 POCKET SECTION
SCALE: 1/8" = 1'-0"



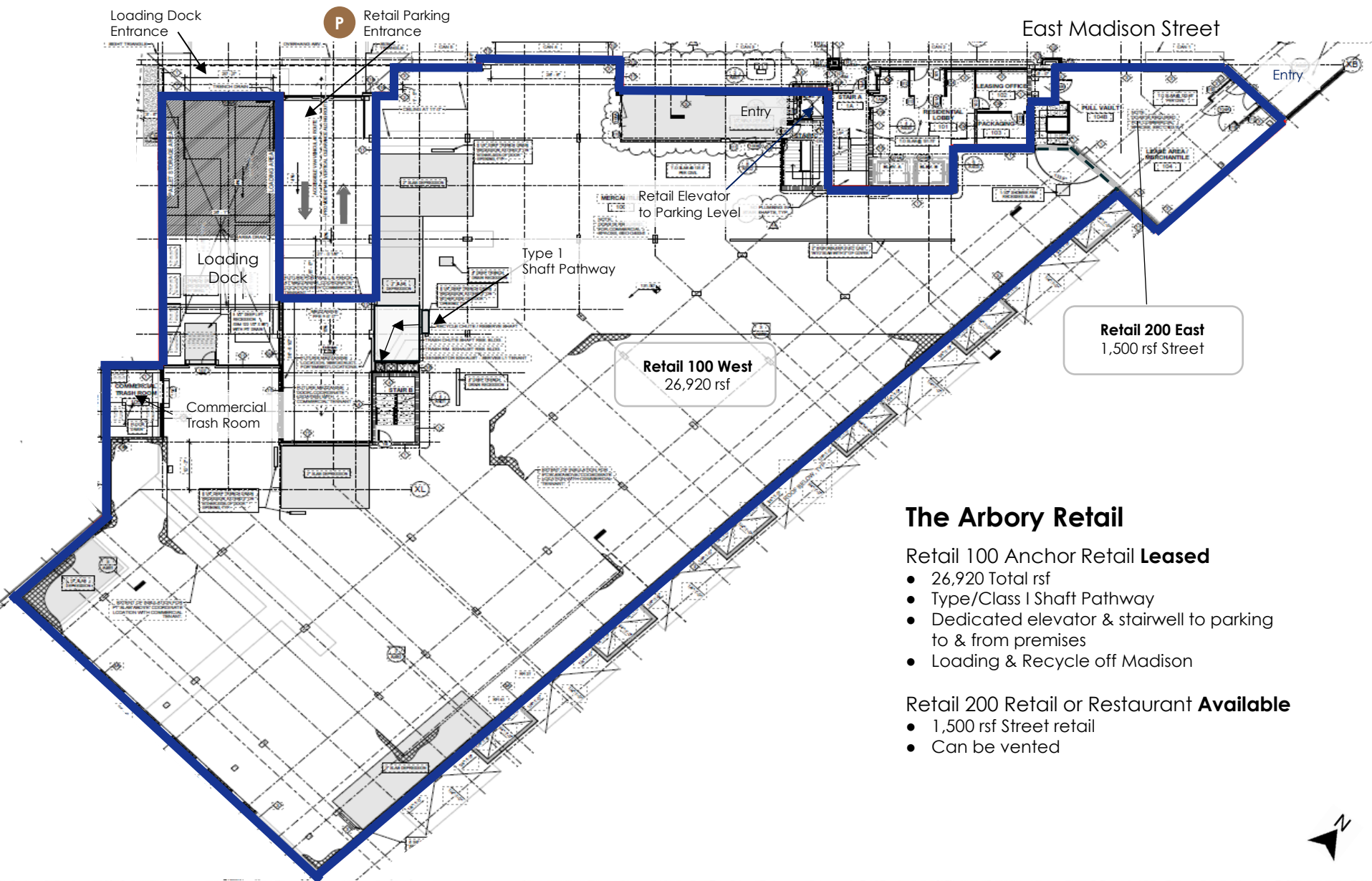
3 POCKET SECTION 2
SCALE: 1/8" = 1'-0"

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Retail 200 East
1,500 rsf Street

Retail 100 West
26,920 rsf

The Arbory Retail

Retail 100 Anchor Retail **Leased**

- 26,920 Total rsf
- Type/Class I Shaft Pathway
- Dedicated elevator & stairwell to parking to & from premises
- Loading & Recycle off Madison

Retail 200 Retail or Restaurant **Available**

- 1,500 rsf Street retail
- Can be vented

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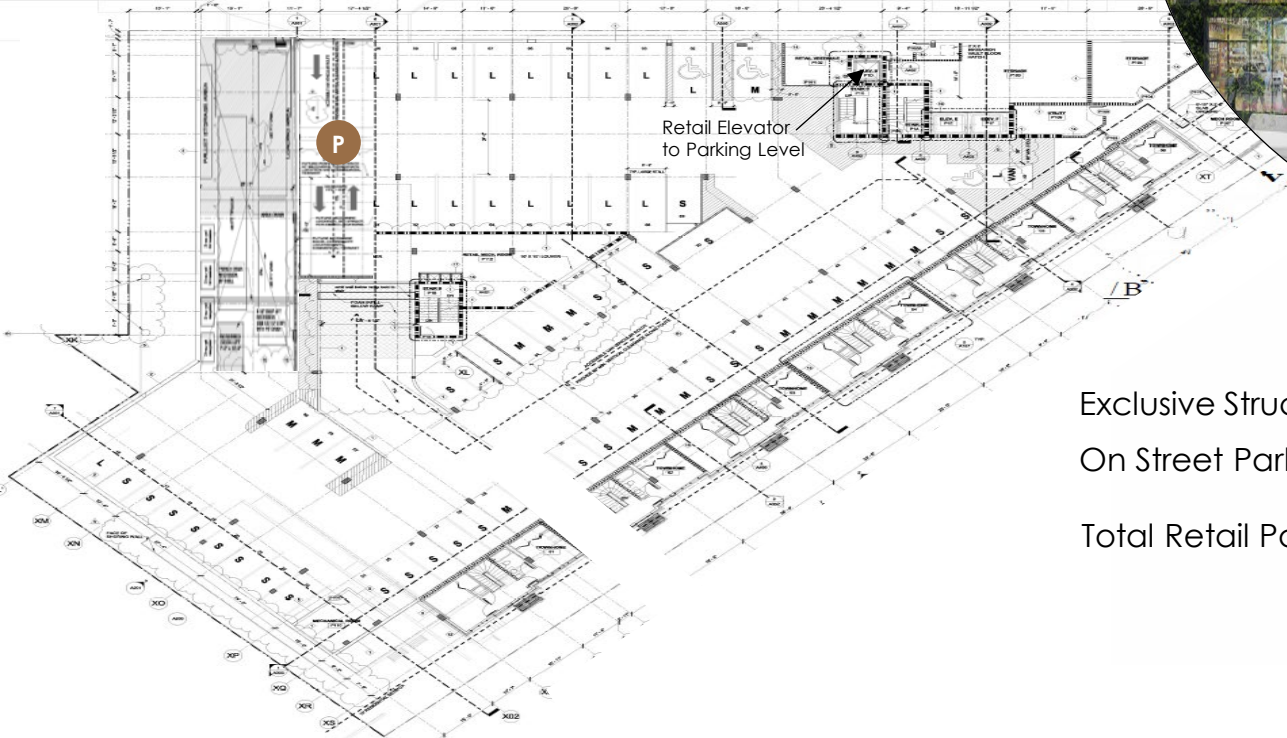
The Arbury

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The Arbery Retail Parking Plan

Retail Parking
Entrance

Loading Dock
Entrance



Retail Elevator
to Parking Level



Exclusive Structured Retail Parking	70
On Street Parking	30+
Total Retail Parking	100



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