

# SHORELINE PLACE

Seattle, WA





# CONCEPTUAL RENDERING OVERALL AERIAL VIEW



  
**SHORELINE  
PLACE**

**WSDOT**

**AURORA AVE (HWY 99)**

**TOWN & COUNTRY MARKET**

**INTERURBAN BIKE TRAIL**

**THE CURRENT  
330 UNITS**

**WESTMINSTER WAY N**

**N 155TH STREET**



CONCEPTUAL RENDERING  
EAST PLAZA





CONCEPTUAL RENDERING  
FARMERS MARKET





CONCEPTUAL RENDERING  
OPEN-AIR COMMUNITY SPACE





# PROJECT SITE PLAN PHASE 1

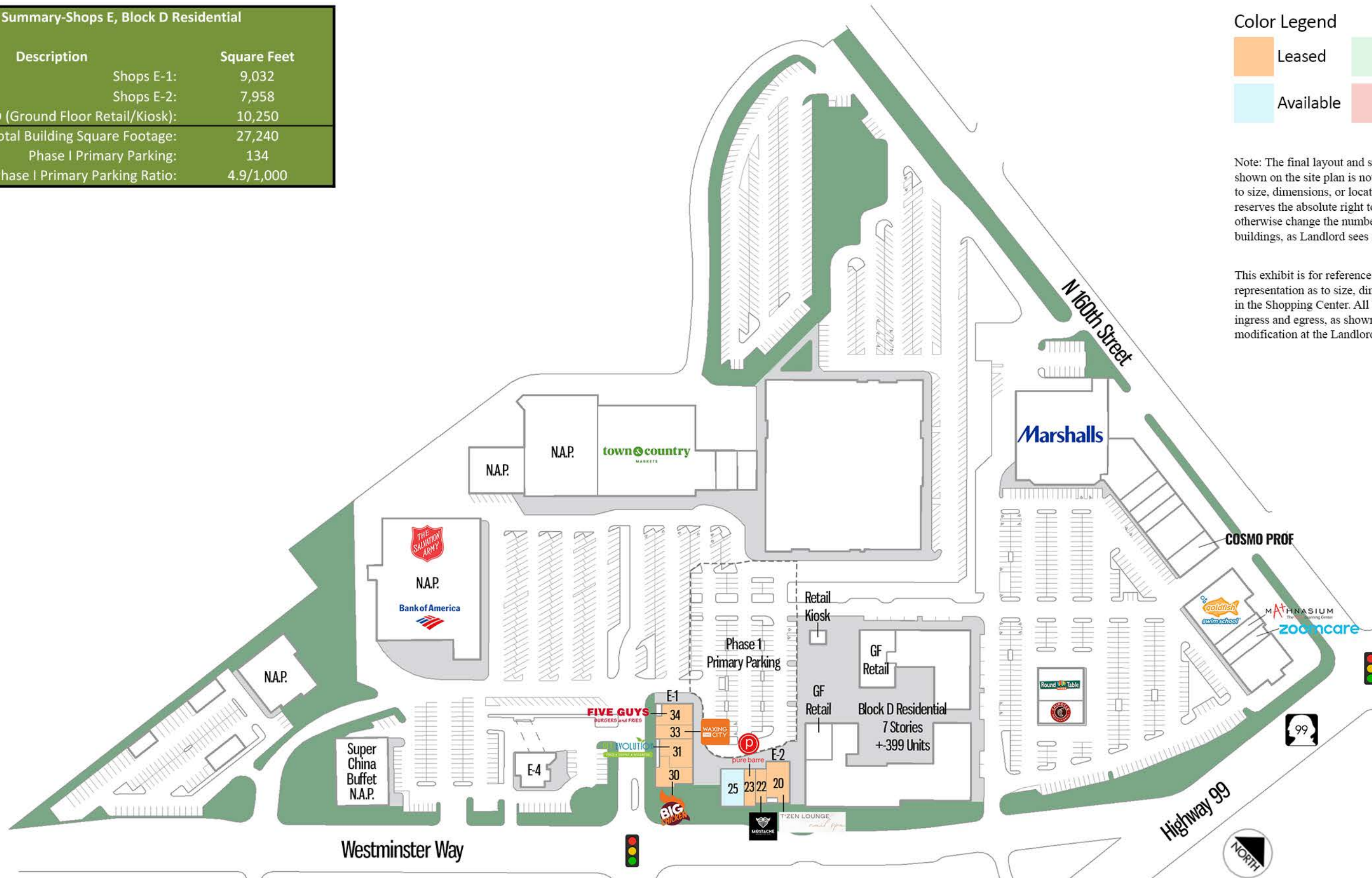
Description	Square Feet
Shops E-1:	9,032
Shops E-2:	7,958
Block D (Ground Floor Retail/Kiosk):	10,250
<b>Total Building Square Footage:</b>	<b>27,240</b>
Phase I Primary Parking:	134
Phase I Primary Parking Ratio:	4.9/1,000

## Color Legend

<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Leased	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> LOI Negotiations
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Available	<span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> Lease Negotiations

Note: The final layout and square footage of the GF Retail shown on the site plan is not intended to be a representation as to size, dimensions, or location of the GL Retail. Landlord reserves the absolute right to relocate, increase, reduce or otherwise change the number, dimensions, or locations of buildings, as Landlord sees fit in its sole discretion.

This exhibit is for reference purposes only and is not a representation as to size, dimensions, or location of any tenant in the Shopping Center. All buildings, improvements, parking, ingress and egress, as shown on this plan are subject to modification at the Landlord's Discretion.





# PROJECT SITE PLAN PHASE 2

Phase II-Site Summary-Shops E, Block D Residential, Block C	
Description	Square Feet
Shops E-1:	9,032
Shops E-2:	7,958
Block D (Ground Floor Retail/Kiosk):	10,250
Block C (Ground Floor Retail):	15,892
<b>Total Building Square Footage:</b>	<b>43,132</b>
Phase II Primary Parking:	190
Phase II Primary Parking Ratio:	4.4/1,000

## Color Legend

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<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Available	<span style="display:inline-block; width:15px; height:15px; background-color:pink; border:1px solid black;"></span> Lease Negotiations

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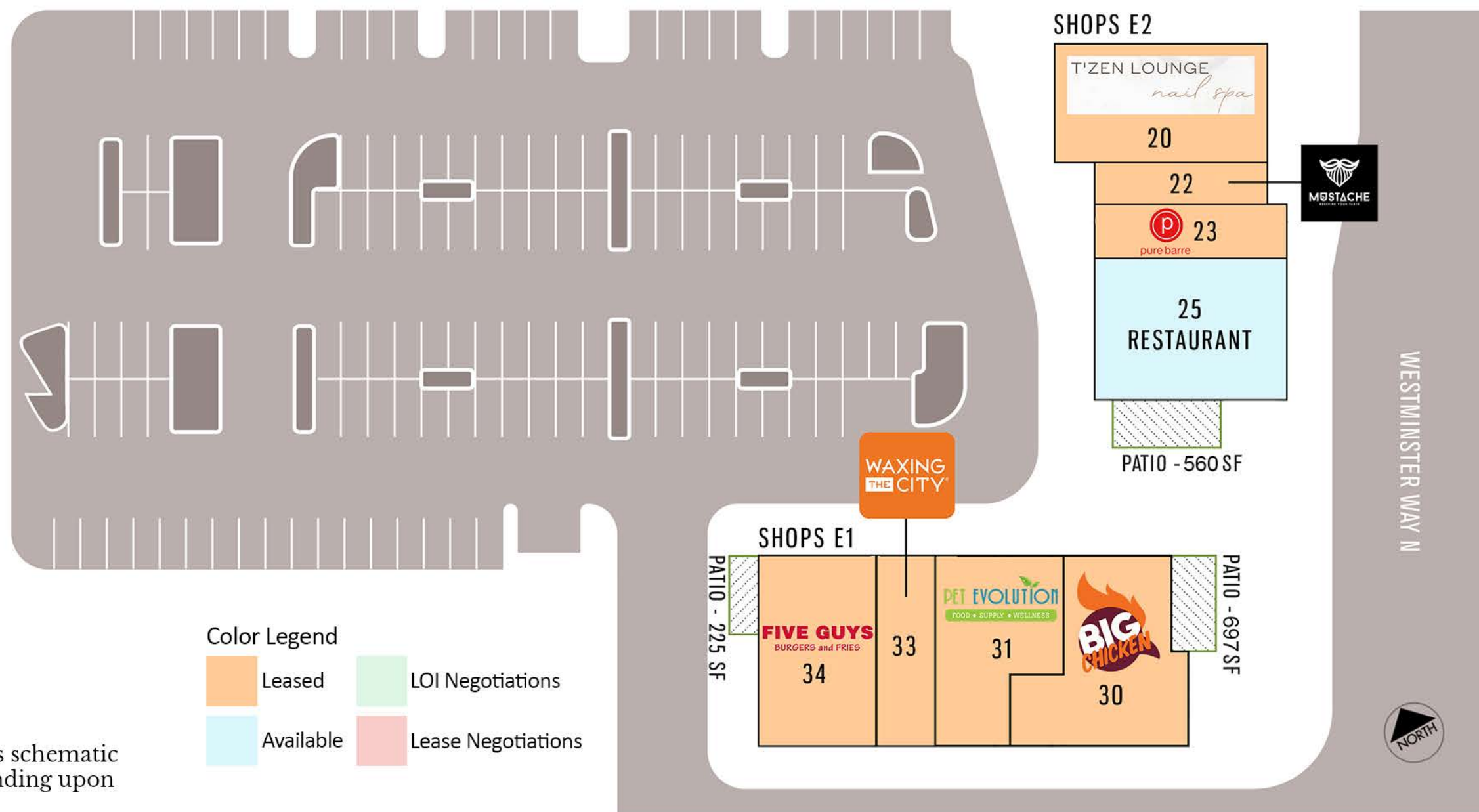
# NEW E1 & E2 BUILDINGS





# SPACE DETAILS SHOPS E1 AND E2

SHOPS E1		SHOPS E2	
SPACE 30 (BIG CHICKEN)	- 2,400 SF	SPACE 20 (T'ZEN LOUNGE NAIL SPA)	- 2,784 SF
SPACE 31 (PET EVOLUTION)	- 2,782 SF	SPACE 22 (MUSTACHE MILKTEA)	- 1,187 SF
SPACE 33 (WAXING THE CITY)	- 1,634 SF	SPACE 23 (PURE BARRE)	- 1,308 SF
SPACE 34 (FIVE GUYS)	- 2,216 SF	SPACE 25 (AVAILABLE)	- 2,679 SF



**Color Legend**

- Leased
- Available
- LOI Negotiations
- Lease Negotiations

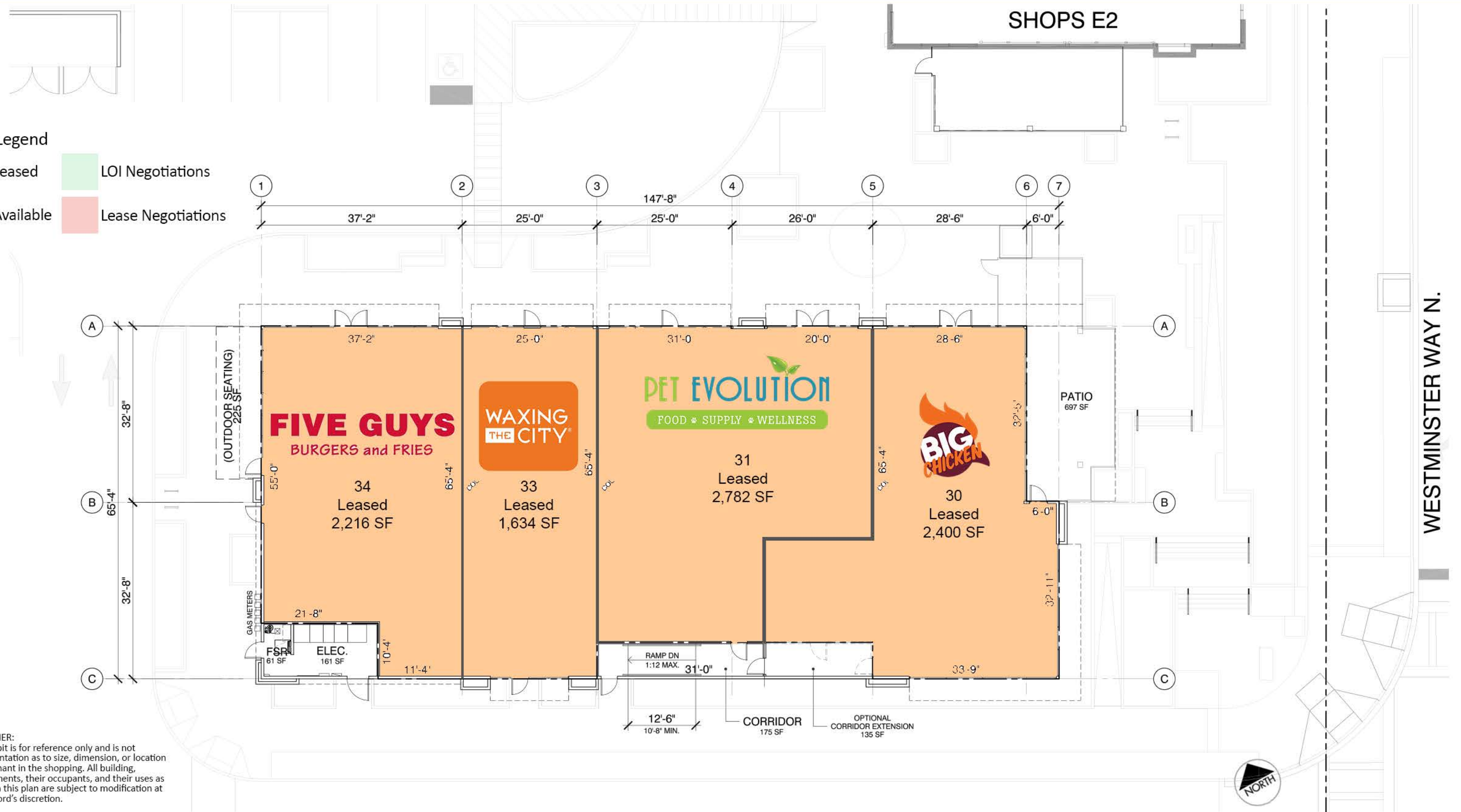
Note: The demising shown is schematic and subject to change, depending upon tenant needs.



# LEASE OUTLINE DRAWING SHOPS E1

## Color Legend

- Leased
- LOI Negotiations
- Available
- Lease Negotiations

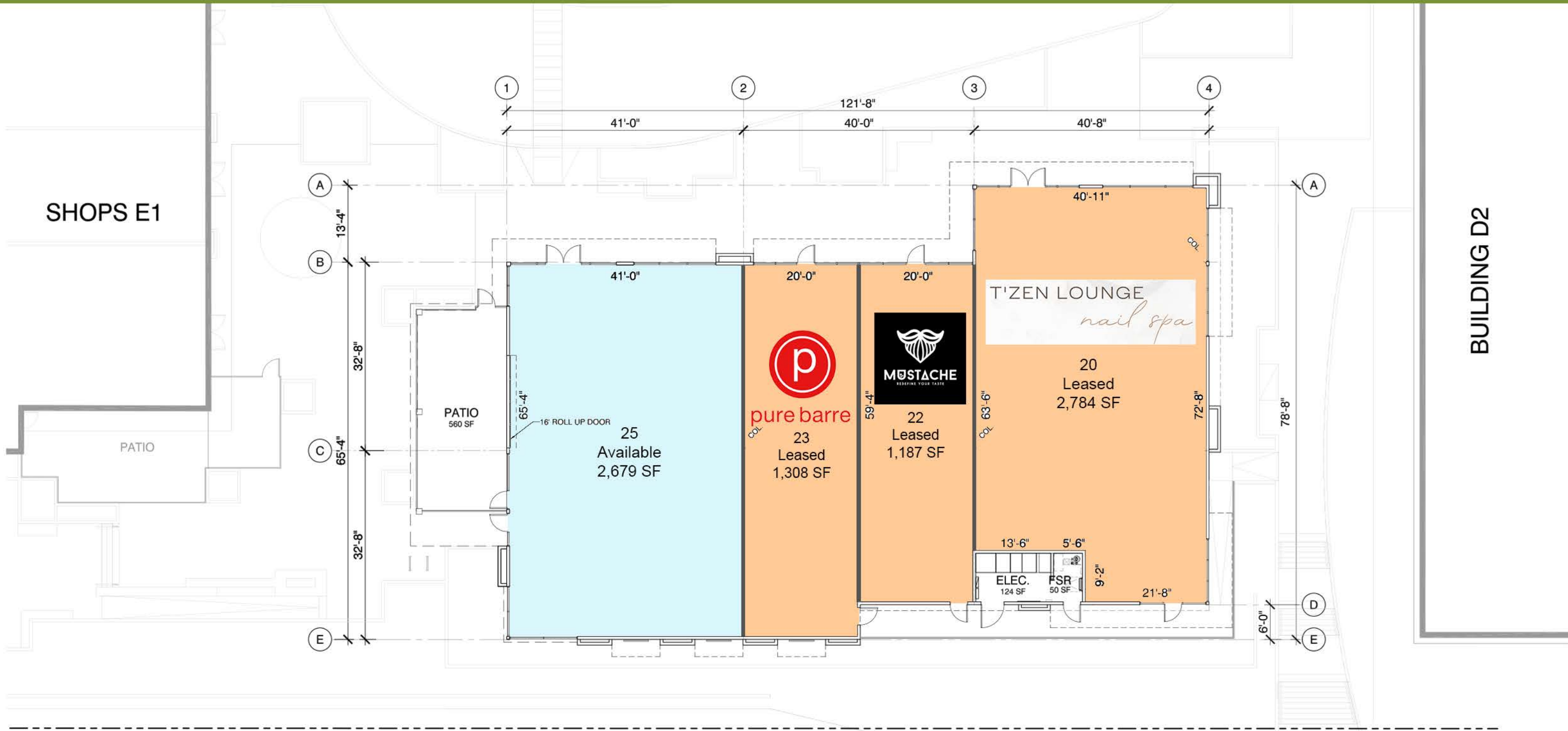


WESTMINSTER WAY N.

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# LEASE OUTLINE DRAWING SHOPS E2



### Color Legend

- Leased
- Available
- LOI Negotiations
- Lease Negotiations

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**WESTMINSTER WAY N.**





# NORTH OF BUSY, FIND COMMUNITY



Come along with us as we transform the 17 acre former Shoreline Sears into Shoreline Place. A new mixed-use hub at the heart of the community-centric City of Shoreline.

Shoreline Place at full build out will consist of nearly 1,500 multifamily residences and more than 56,000 square feet of new shops and restaurants in addition to the existing Town & Country Market and Marshall's anchored 186,000 square foot existing center (NAP).

**A GROWING CITY** Driven by Seattle's cost of living and Shoreline's proximity to major business centers in Seattle, Bellevue, and Everett, Shoreline's population and average household income have grown and are projected to continue increasing.

**MORE CONNECTIONS** In the next four years, Sound Transit will open two Link Light Rail stations near Shoreline Place, providing new direct access to the University District, Capitol Hill, downtown Seattle, Sea-Tac airport, and the eastside of Lake Washington, including Bellevue and the Microsoft campus.

**RECOGNIZABLE ROUTES** Shoreline Place sits along Metro's Rapid Ride E line and the Interurban Trail. Seattle and Snohomish County shoppers can also easily drive to Shoreline using a variety of major north-south corridors including I-5, SR 99, Greenwood Avenue, and 15th Avenue Northeast.

Please visit [www.ShorelinePlace.com](http://www.ShorelinePlace.com) for more information.





# DEMOGRAPHICS & TRAFFIC



## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	16,893	132,903	332,927
Daytime Population:	14,462	112,087	270,332
Average HH Income:	\$127,487	\$132,371	\$156,124

## TRAFFIC COUNTS

	Total Traffic
Aurora Avenue N	16,420 ADT*
N 160th Street	4,191 ADT*

\*Source: ESRI





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