

# NORTHGATE VILLAGE

830 NE NORTHGATE WAY, SEATTLE, WA 98125



**LOCKEHOUSE**  
RETAIL GROUP

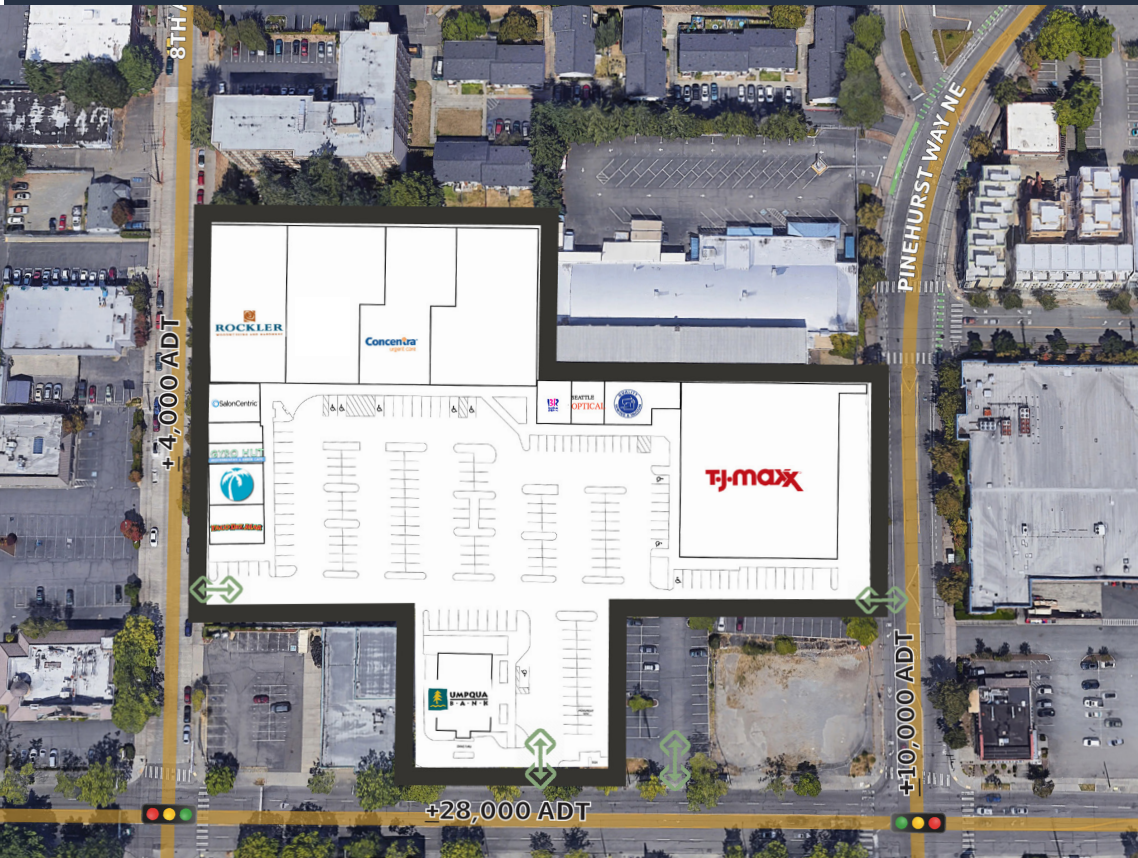
**FOR LEASE**

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# PROPERTY OVERVIEW

|                |   |
|----------------|---|
| ADDRESS        | 830 NE Northgate Way, Seattle, WA 98125 |
| GLA            | ±97,620 SF                              |
| ZONING         | Commercial Mixed-Use                    |
| TRAFFIC COUNTS | NE Northgate Way - 28,000 ADT           |



**Northgate Village** is located just north of the redeveloped and renovated Northgate Station. Phase One has been completed and features the Kraken Community Iceplex and NHL offices. Future phases will include up to 1,200 residential units, 900,000 square feet of Class A office space, two hotels, Virginia Mason Health Medical Pavilion, and a variety of dining and gathering options.



7 Retail Centers



30+ Dining Options



5 Public Parks

# SITE PLAN | Lower Level

830 NE Northgate Way, Seattle, WA 98125

8TH AVENUE NORTHEAST

ROOSEVELT WAY NORTHEAST



NORTHEAST NORTHGATE WAY

## TENANT DIRECTORY

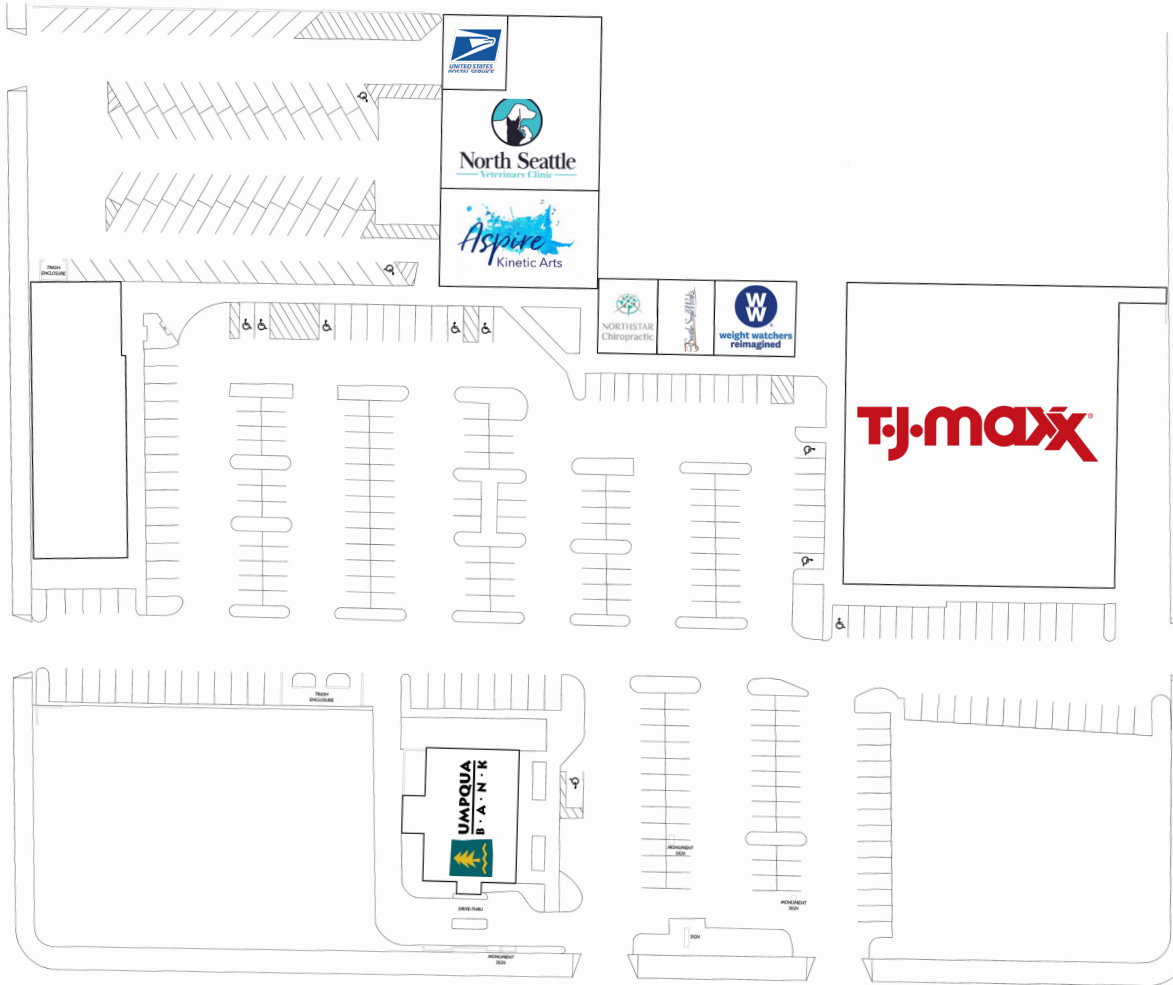
|         |                  |           |
|---------|------------------|-----------|
| 838     | Available        | 13,432 SF |
| 11016   | Taco Del Mar     | 1,800 SF  |
| 11018   | Tropical Tan     | 1,750 SF  |
| 11020-A | Gyro Hut         | 618 SF    |
| 840     | Salon Centric    | 1,971 SF  |
| 11020   | Exxel Pacific    | 1,192 SF  |
| 832     | Rockler Hardware | 8,788 SF  |
| 834     | Available        | 12,000 SF |
| 836     | Concentra        | 6,100 SF  |
| 826     | Baskin Robbins   | 928 SF    |
| 844     | Seattle Optical  | 1,506 SF  |
| 846     | Quality Sewing   | 2,382 SF  |
| 11029   | TJ Maxx          | 23,040 SF |
| 828     | Umpqua Bank      | 3,800 SF  |

# SITE PLAN | Upper Level

830 NE Northgate Way, Seattle, WA 98125

8TH AVENUE NORTHEAST

ROOSEVELT WAY NORTHEAST



NORTHEAST NORTHGATE WAY

## TENANT DIRECTORY

|       |                          |          |
|-------|--------------------------|----------|
| 11036 | UPS                      | 1,588 SF |
| 11032 | North Seattle Vet Clinic | 3,884 SF |
| 11030 | Aspire Kinetics arts     | 4,175 SF |
| 820   | Northstar Chiropractic   | 1,248 SF |
| 822   | Seattle Smile Works      | 1,453 SF |
| 824   | Weight Watchers          | 1,338 SF |



# MARKET AERIAL

830 NE Northgate Way, Seattle, WA 98125



\*Traffic Count Source: Regis Sites USA 08/25/25



# DEMOGRAPHICS

830 NE Northgate Way, Seattle, WA 98125



## POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 26,543 | 204,052 | 453,339 |



## ESTIMATED HOUSEHOLDS

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 12,514 | 91,927  | 201,001 |



## ESTIMATED AVERAGE HOUSEHOLD INCOME

| 1 MILE    | 3 MILES   | 5 MILES   |
|-----------|-----------|-----------|
| \$149,250 | \$186,890 | \$192,432 |



## ESTIMATED AVERAGE HOUSEHOLD NET WORTH

| 1 MILE   | 3 MILES  | 5 MILES  |
|----------|----------|----------|
| \$1.35 M | \$1.77 M | \$1.78 M |



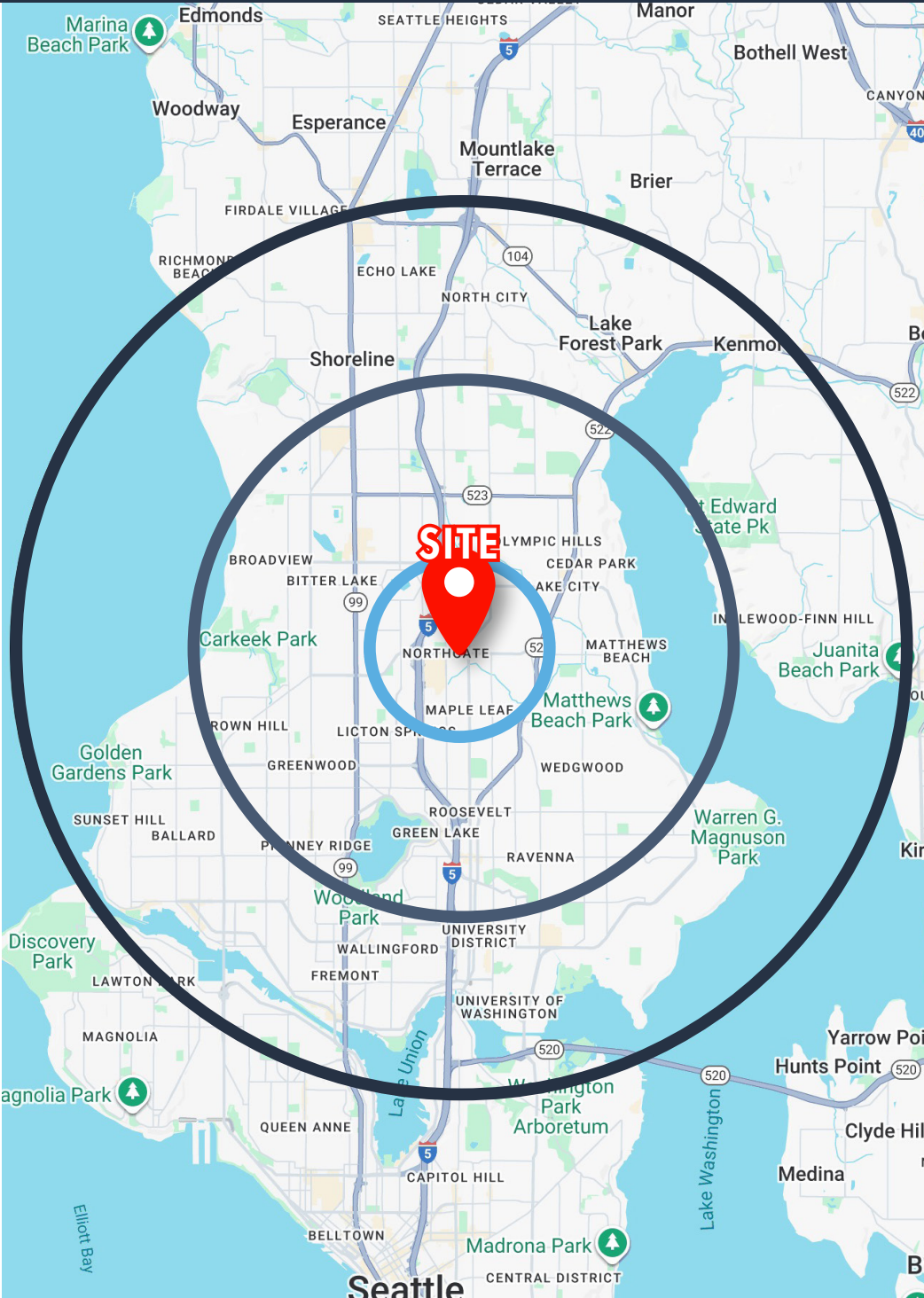
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 61.6%  | 68.3%   | 69.5%   |



## TOTAL RETAIL EXPENDITURES

| 1 MILE     | 3 MILES  | 5 MILES   |
|------------|----------|-----------|
| \$682.02 M | \$5.56 B | \$12.13 B |



\*Demographics Source: Regis Sites USA 08/28/25



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