

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	Available	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



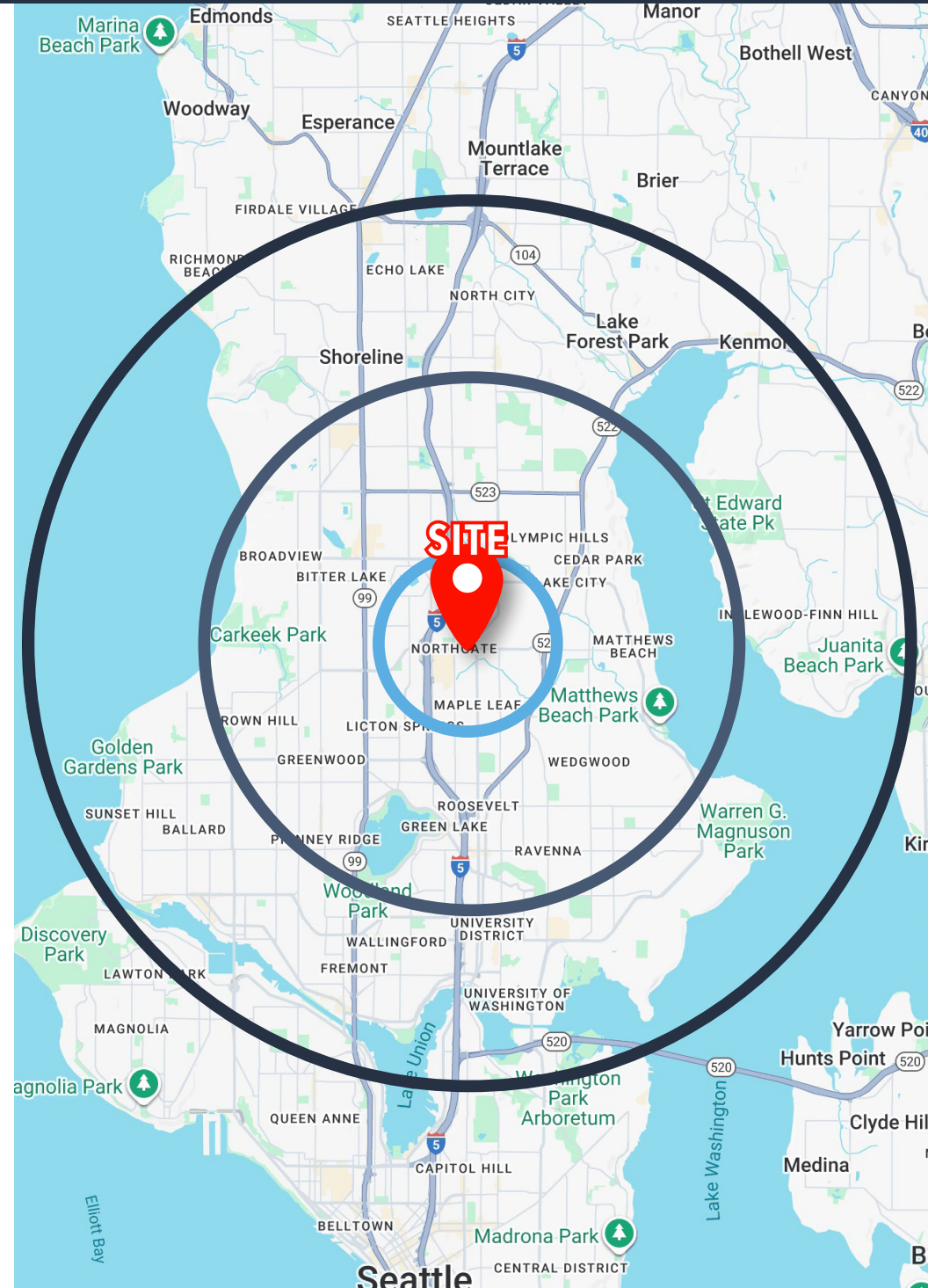
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

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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