

FOR SALE OR LEASE

RICHMOND BEACH STAND ALONE OFFICE



322 NW Richmond Beach Road, Shoreline WA 98177

Available Space For Lease

- 1,300 sq. ft. office
- Excellent visibility
- Multiple private offices
- 6 parking spaces included at no charge
- Excellent for owner user
- \$14.00/sq. ft./yr. modified gross

Available For Sale

- Upper Suite: 1,300 sq. ft. for owner/user
- Lower Suite: Dentist office
- For Sale at \$595,000

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For more information, please contact:

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The information contained herein has been given to YW&M by the owners or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee information contained herein.

Since 1944

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PROPERTY DATA

322 NW Richmond Beach Road, Shoreline WA 98177

Gross Building SF:	2,160
Lot SF:	6,000
Floors:	2
Type:	Retail/Office
Parking:	9 retail plus 2 behind building (8 are limited to business hours)
Year Built:	1962 / 1975
Building Construction:	Wood Frame
Heating:	Baseboard
Restrooms:	Private
Zoning:	R-48
Parcel Number:	012603-9434
For Sale Price:	\$595,000
Price/Building SF:	\$275
Price/Land SF:	\$99

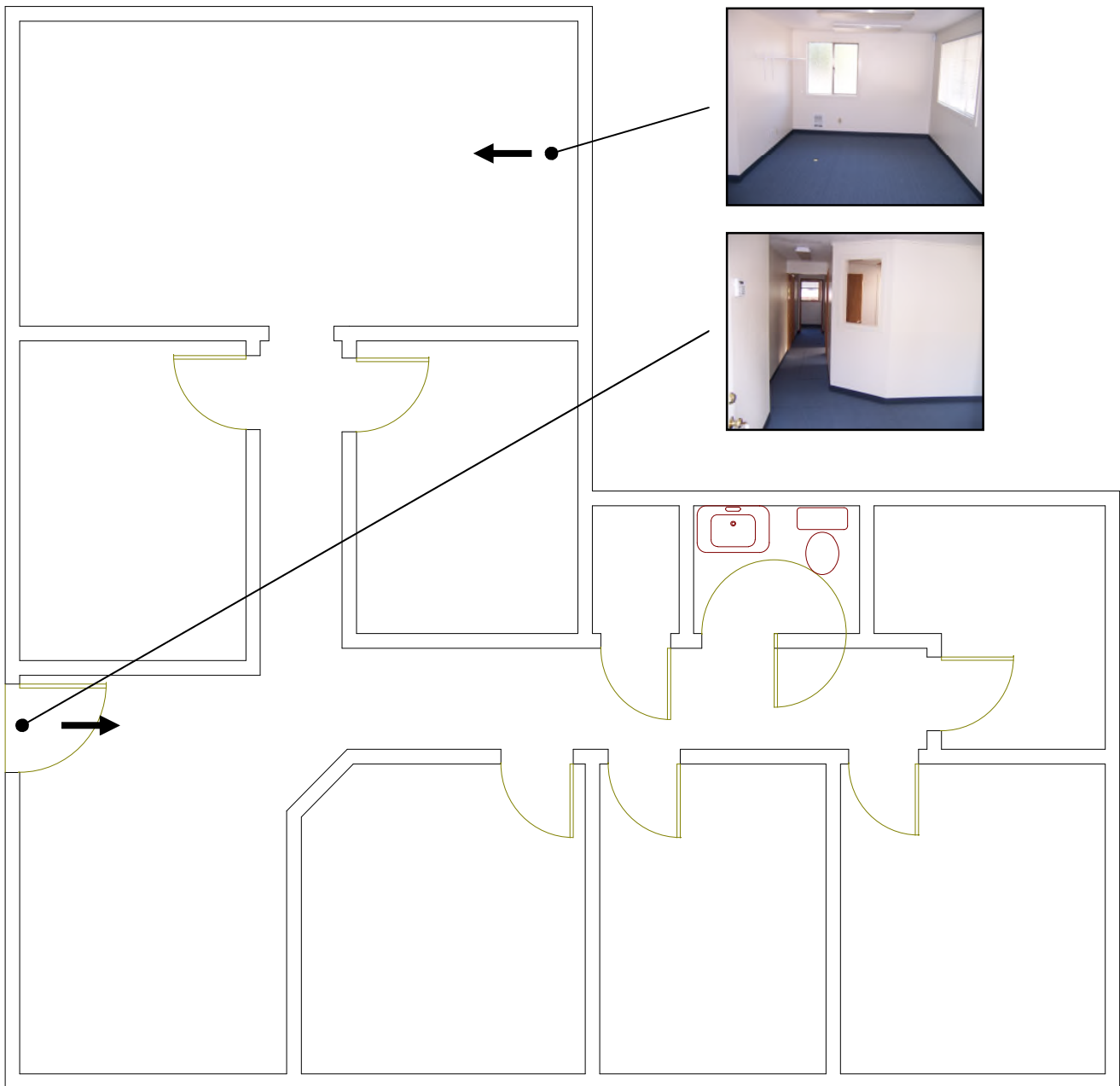
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Floor Plan



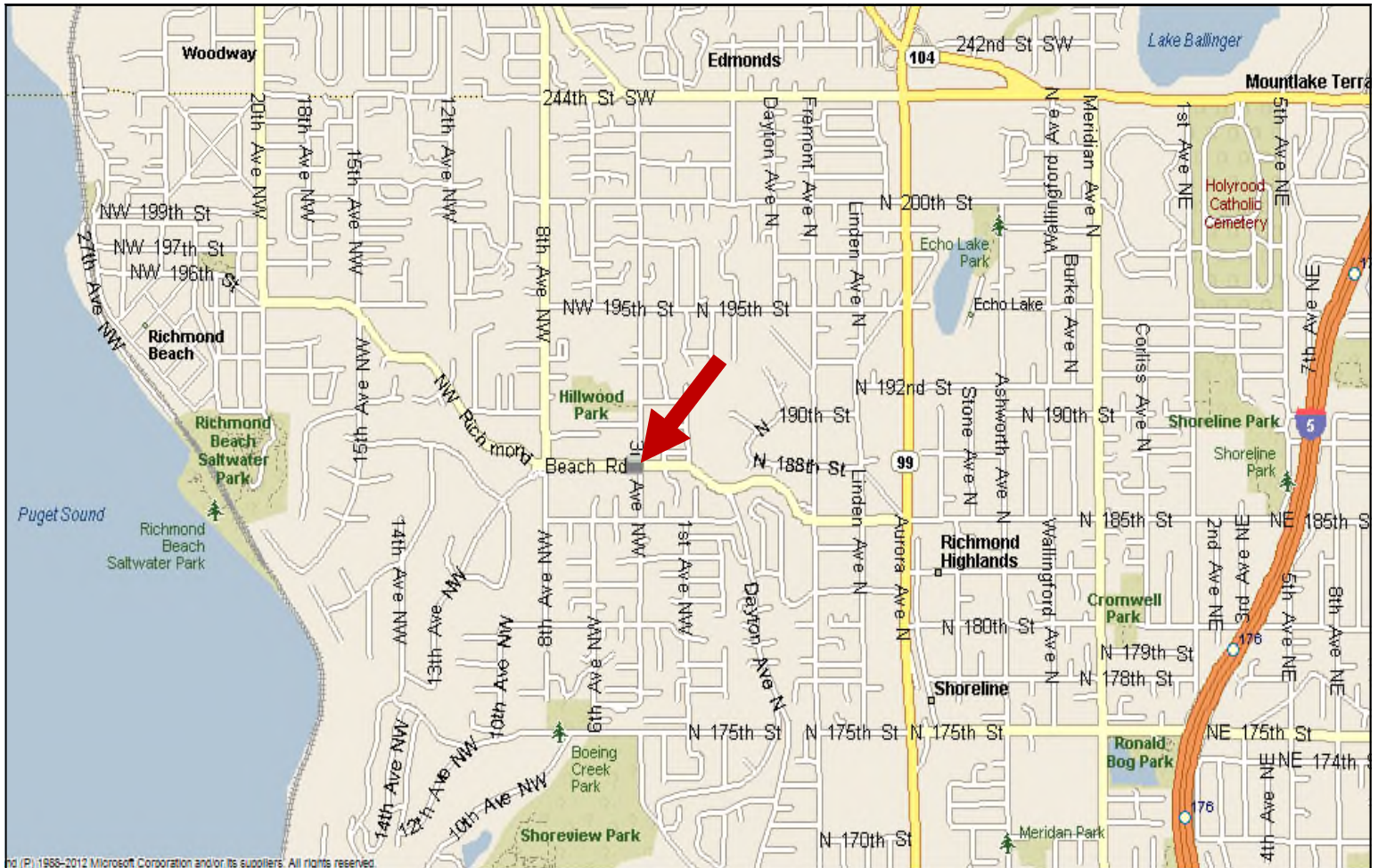
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Demographics

Population

Data Label	2010 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	15,803	43,463	234,687
Total Census 2000 Population	17,046	43,235	223,202
Population Change %	-5.6%	1.9%	3.6%
Population Density (People/SQ Mile)	5,104.3	4,840.6	6,135.5
Median Age	48	47.2	45.3
Total Males	7,505	21,024	114,374
Total Females	8,298	22,439	120,313

Income

Data Label	2010 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles
Median Household Income	\$56,907	\$58,471	\$53,881
Aggregate Household Income	\$412,338,263	\$1,163,080,592	\$5,980,504,443
Average Household Income	\$67,237	\$70,839	\$64,196
Per Capita Household Income	\$25,906	\$26,925	\$25,726

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