

SHORELINE RETAIL BUILDING

15526 Aurora Ave N, Shoreline, WA 98133

FOR SALE

VIDEO

MAP



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CCM Commercial

Commercial Real Estate Services



Abundance of Free Parking Available in Front of Building



Located on Busy Aurora Avenue North / 45,000+ VPD

Property Features

FOR LEASE

- **Suite 102 — 545 SF**
\$900 Base Rent + \$320 NNN
- **Suite 101 — 445 SF**
\$742 Base Rent + \$260 NNN
- High Traffic Office
- Retail Locations on Busy Aurora Ave North
- Building & Monument Signage Available
- Free-Standing Bldg / Abundant free parking
- 502 Landlord Approved
- Premier North End Location

FOR SALE

- **Offering Price \$999,000**
- Owner / User Possibilities
- Building : 2,190 SF
- Land: 6,662 SF or 0.15 Acres
- 2 Stories, 4 Retail Suites Available
- Property Type: Commercial / Zoning: MB
- High Traffic Counts: 45,000 + Vehicles/Day
- Located on Busy Aurora Ave North
- Building & Monument Signage Available
- Free-Standing Bldg / Abundant free parking
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TOUR INSTRUCTIONS

Please call Listing Agent to schedule a tour.

Suite 102 – 545 SF / \$900 Base Rent + \$320 NNN





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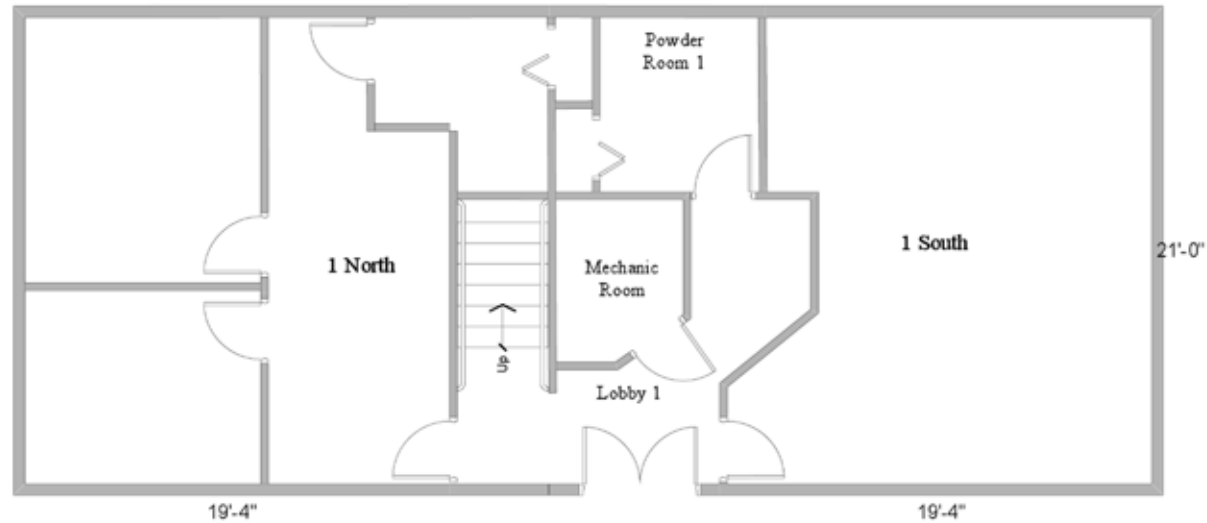
Street-Facing Building

The **Shoreline Retail Building** is located on busy Aurora Avenue North. With upwards of 45,000 VPD (Vehicles Per Day) passing by the front of the building, your business will receive excellent visibility. This stretch of Aurora Avenue North is lined with businesses, gas stations, bus lines, car dealerships, and a plethora of other businesses.

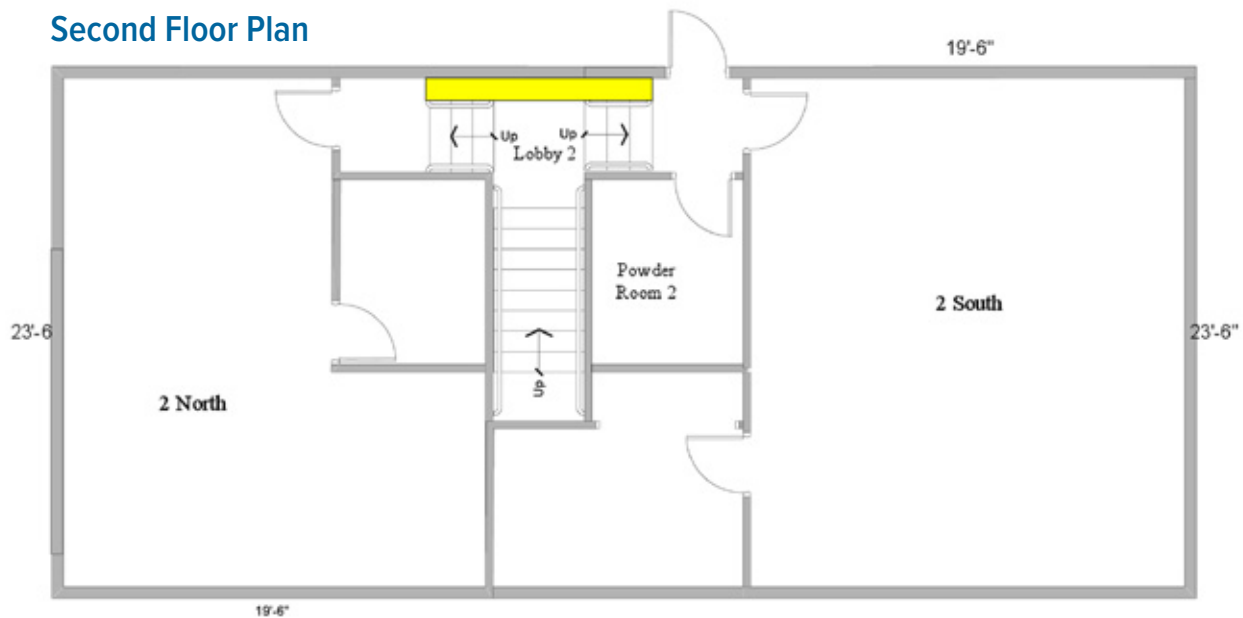


Building & Monument Signage Available

Main Floor Plan



Second Floor Plan



Floor Plan

MAIN FLOOR

- 1 South: approximately 445 sq ft
- 1 North: approximately 545 sq ft
- Total main floor: approximately 990 sq ft
- Main floor + 2nd floor: approximately 2,190 sq ft
- This is for reference only, client to verify actual numbers.

SECOND FLOOR

- 2 South: approximately 682 sq ft
- 2 North: approximately 518 sq ft
- Total 2nd floor: approximately 1,200 sq ft
- Main floor + 2nd floor: approximately 2,190 sq ft
- This is for reference only, client to verify actual numbers.

Aerial Map & Amenities

The **Shoreline Retail Building** is located on bustling Aurora Avenue North. Nearby businesses and amenities include some of the following:

- Aurora Square
- Sears
- Central Market Shoreline
- Marshall's
- Goldie's Shoreline Casino
- Club Hollywood Casino
- U-Haul of North Seattle
- Parkwood Plaza
- Holiday Inn Express
- Lowe's Home Improvement
- Albertsons
- Krispy Kreme
- Petsmart
- LA Fitness
- Sam's Club
- U.S. Post Office
- 7-Eleven
- Chuck Olson Kia & Chevrolet
- Fred Meyer
- Carter Surbaru
- Boeing Creek Park
- Meridian Park

