SHORELINE PLACE

Seattle, WA

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 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

CONCEPTUAL RENDERING
OVERALL AERIAL VIEW

CONCEPTUAL RENDERING
RETAIL AND RESTAURANTS

CONCEPTUAL RENDERING
EAST PLAZA

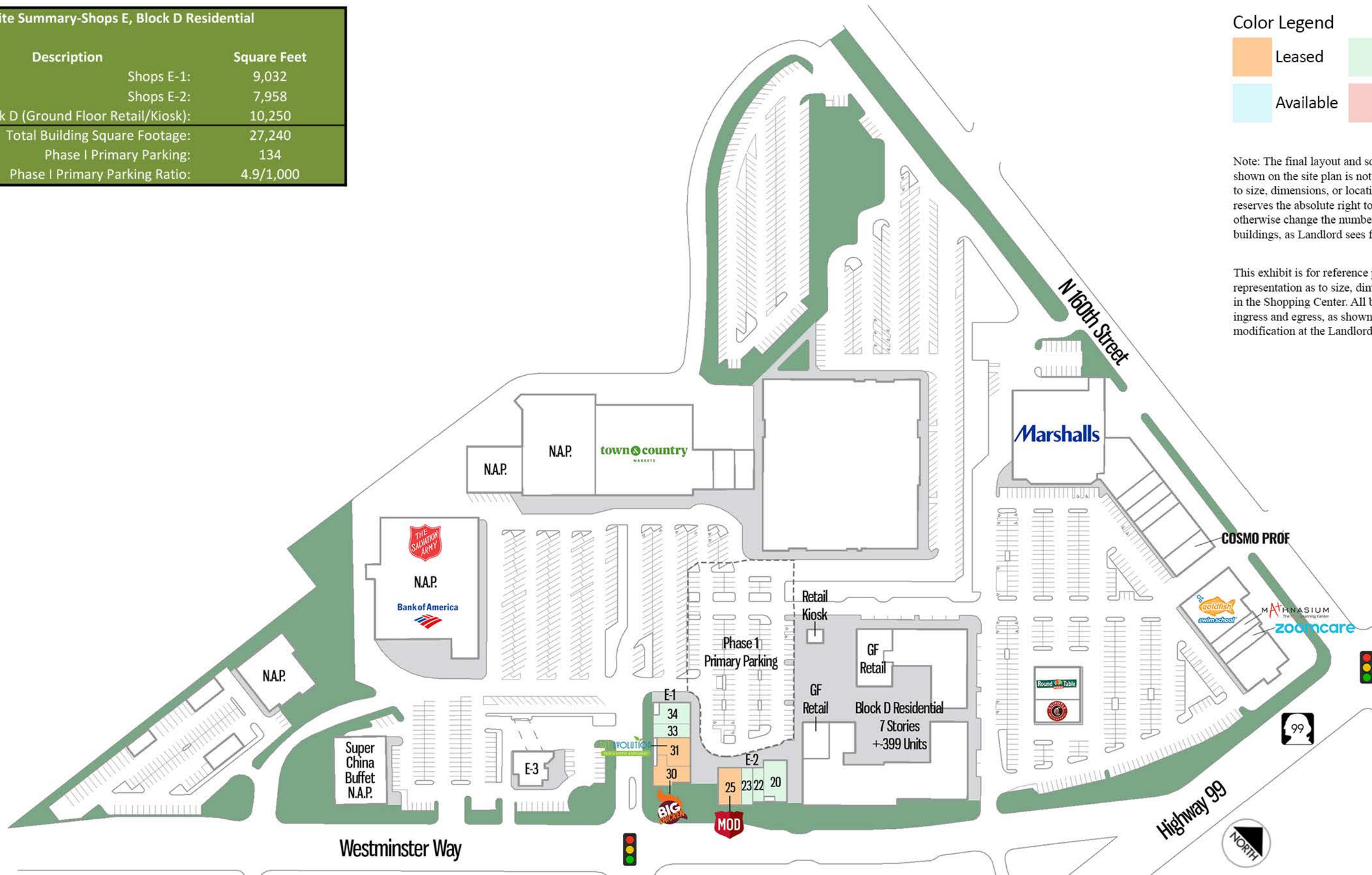
CONCEPTUAL RENDERING
FARMERS MARKET

CONCEPTUAL RENDERING
OPEN-AIR COMMUNITY SPACE

PROJECT SITE PLAN
PHASE 1

Phase I-Site Summary-Shops E, Block D Residential

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



Color Legend

- Leased
- LOI Negotiations
- Available
- 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
Total Building Square Footage:	43,132
Phase II Primary Parking:	190
Phase II Primary Parking Ratio:	4.4/1,000

Color Legend

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- Available
- Lease Negotiations

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SPACE DETAILS
SHOPS E1 AND E2

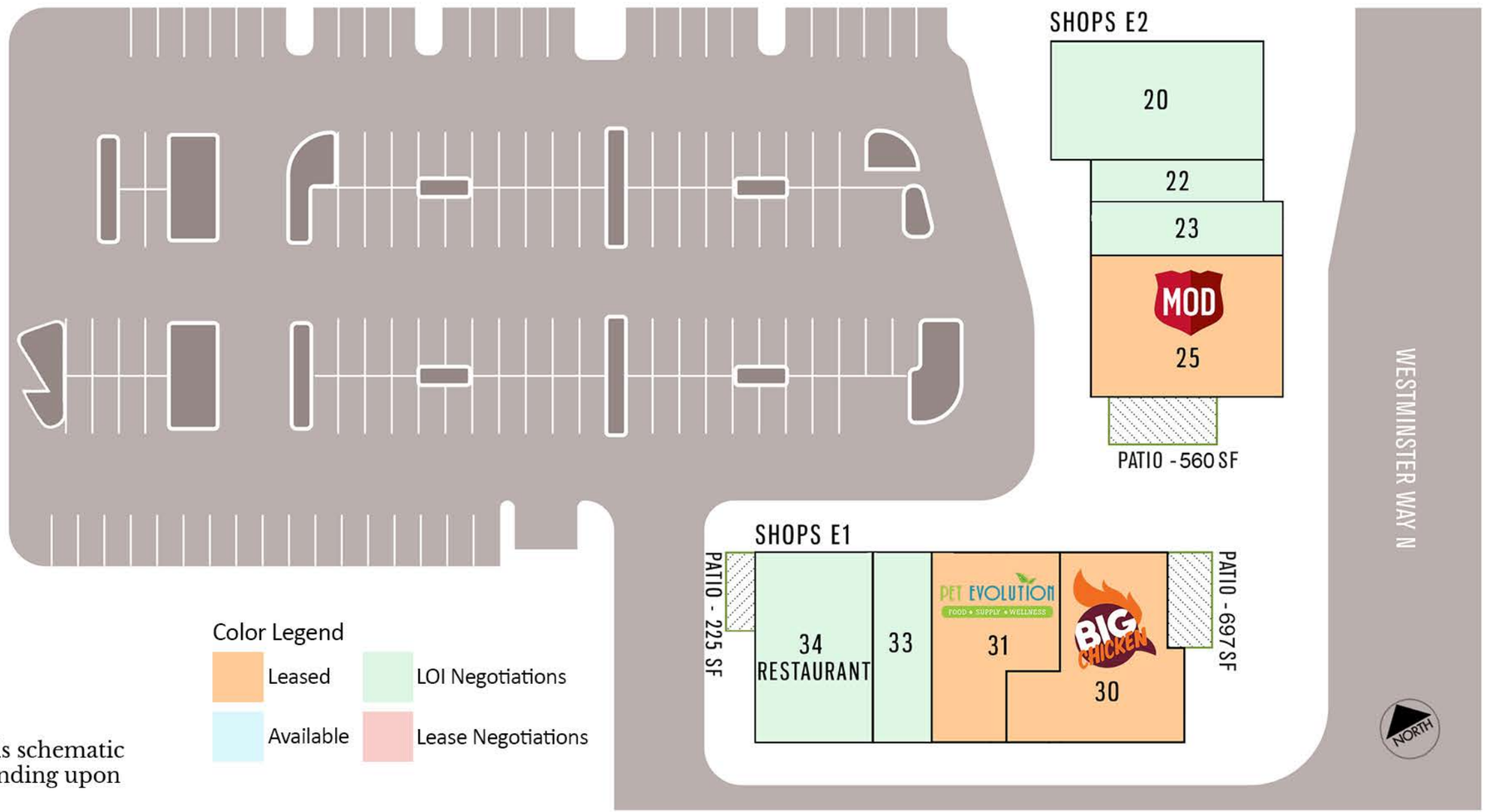
AVAILABLE SPACES

SHOPS E1

SPACE 30 (BIG CHICKEN)	-	2,400 SF
SPACE 31 (PET EVOLUTION)	-	2,782 SF
SPACE 33	-	1,633 SF
SPACE 34 (RESTAURANT)	-	2,206 SF

SHOPS E2

SPACE 20	-	2,784 SF
SPACE 22	-	1,187 SF
SPACE 22	-	1,308 SF
SPACE 25 (MOD PIZZA)	-	2,679 SF



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

CONCEPTUAL ELEVATIONS
SHOPS E1

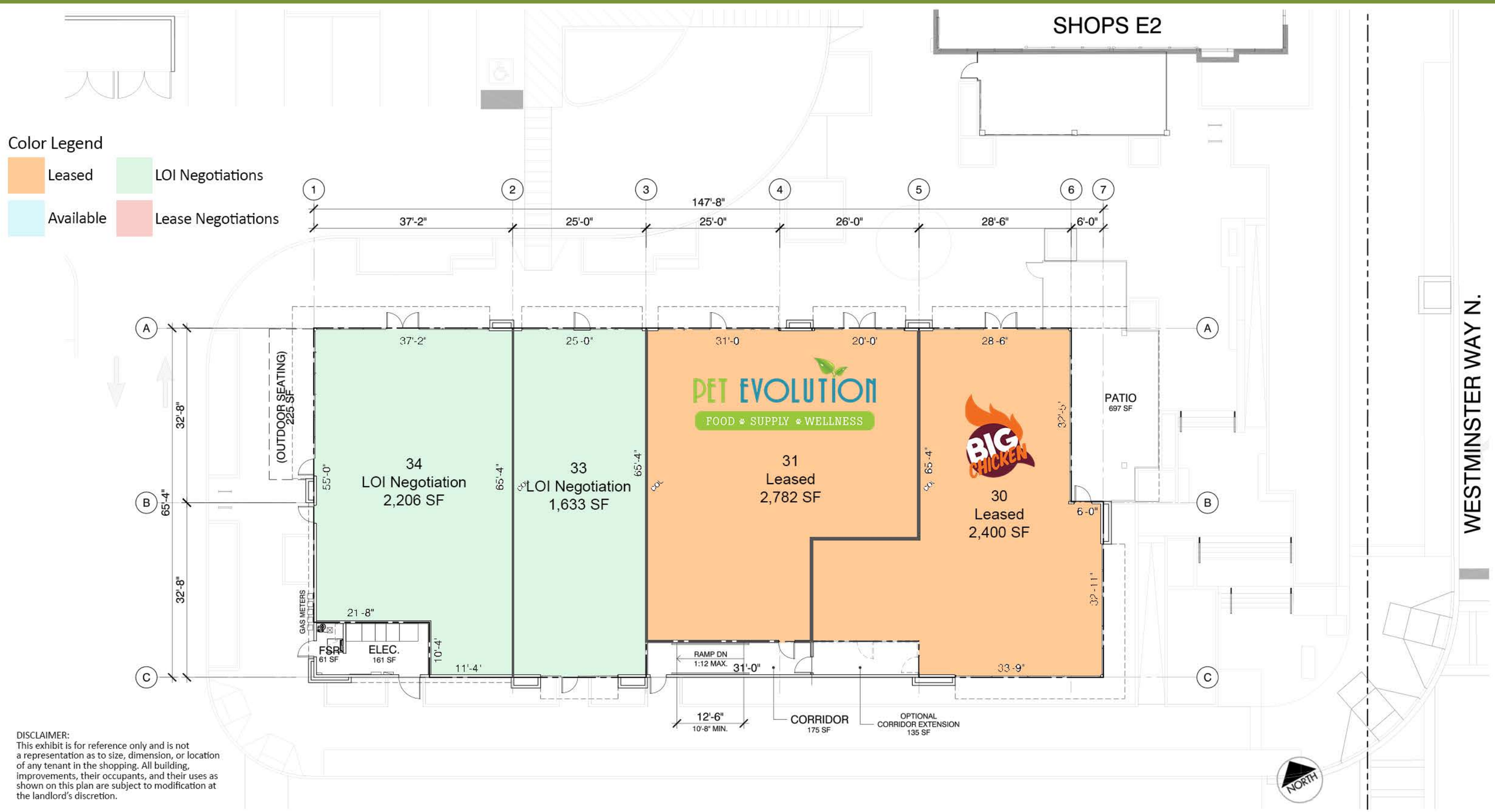
SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

LEASE OUTLINE DRAWING
SHOPS E1



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CONCEPTUAL ELEVATIONS
SHOPS E2

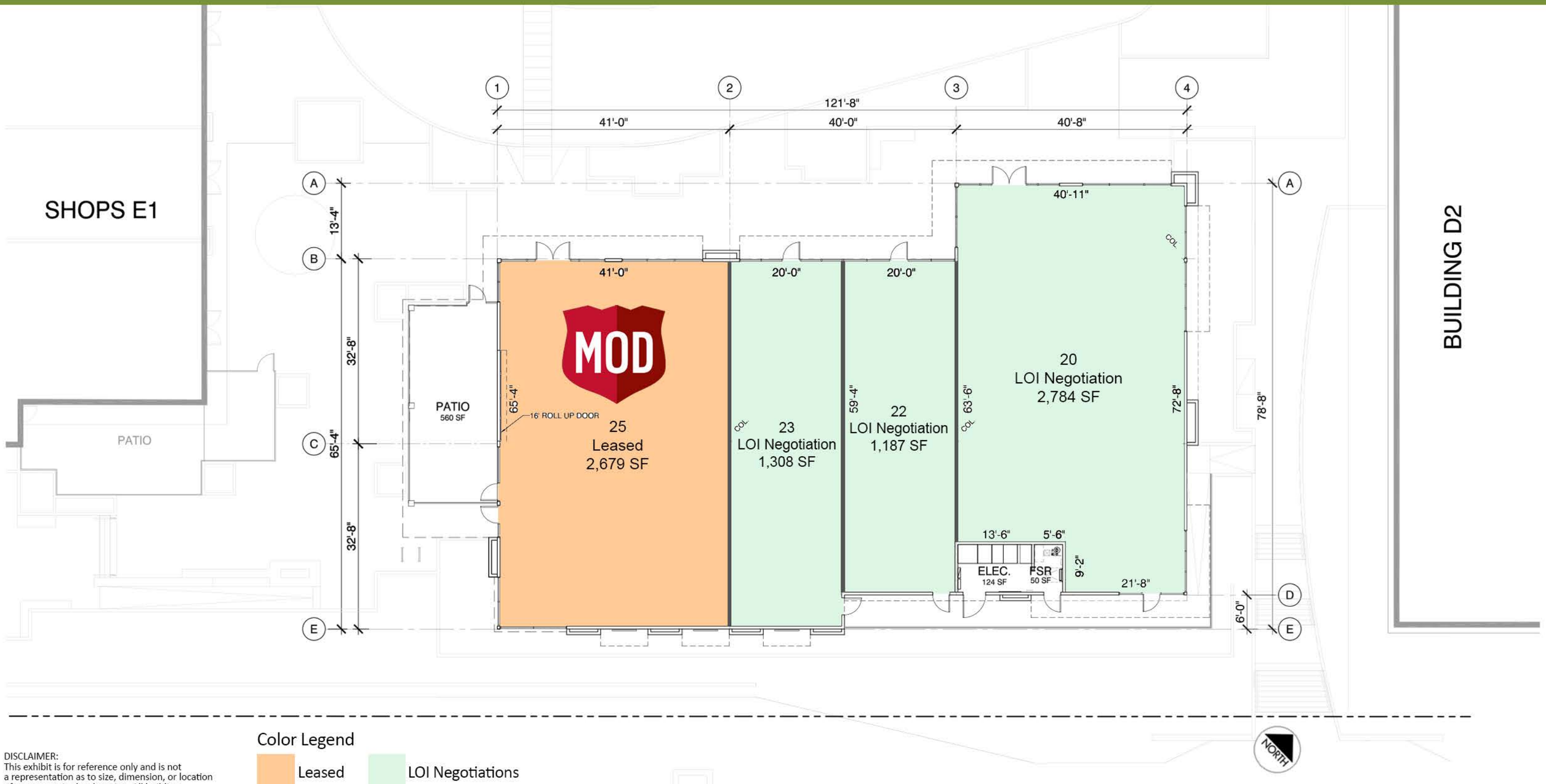
EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

LEASE OUTLINE DRAWING
SHOPS E2



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Color Legend

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- LOI Negotiations
- Available
- Lease Negotiations

CONCEPTUAL RENDERING
OVERALL AERIAL VIEW

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