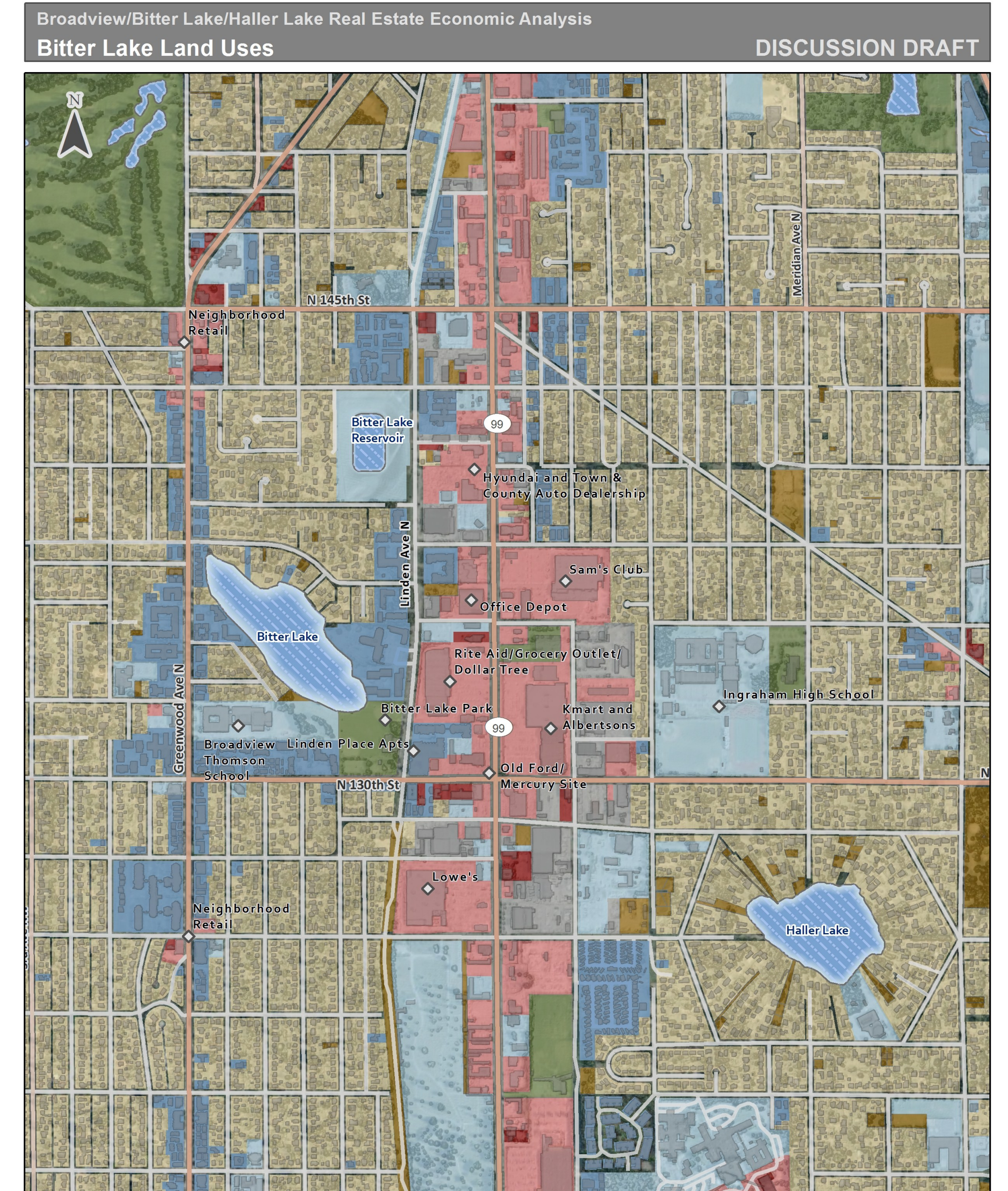




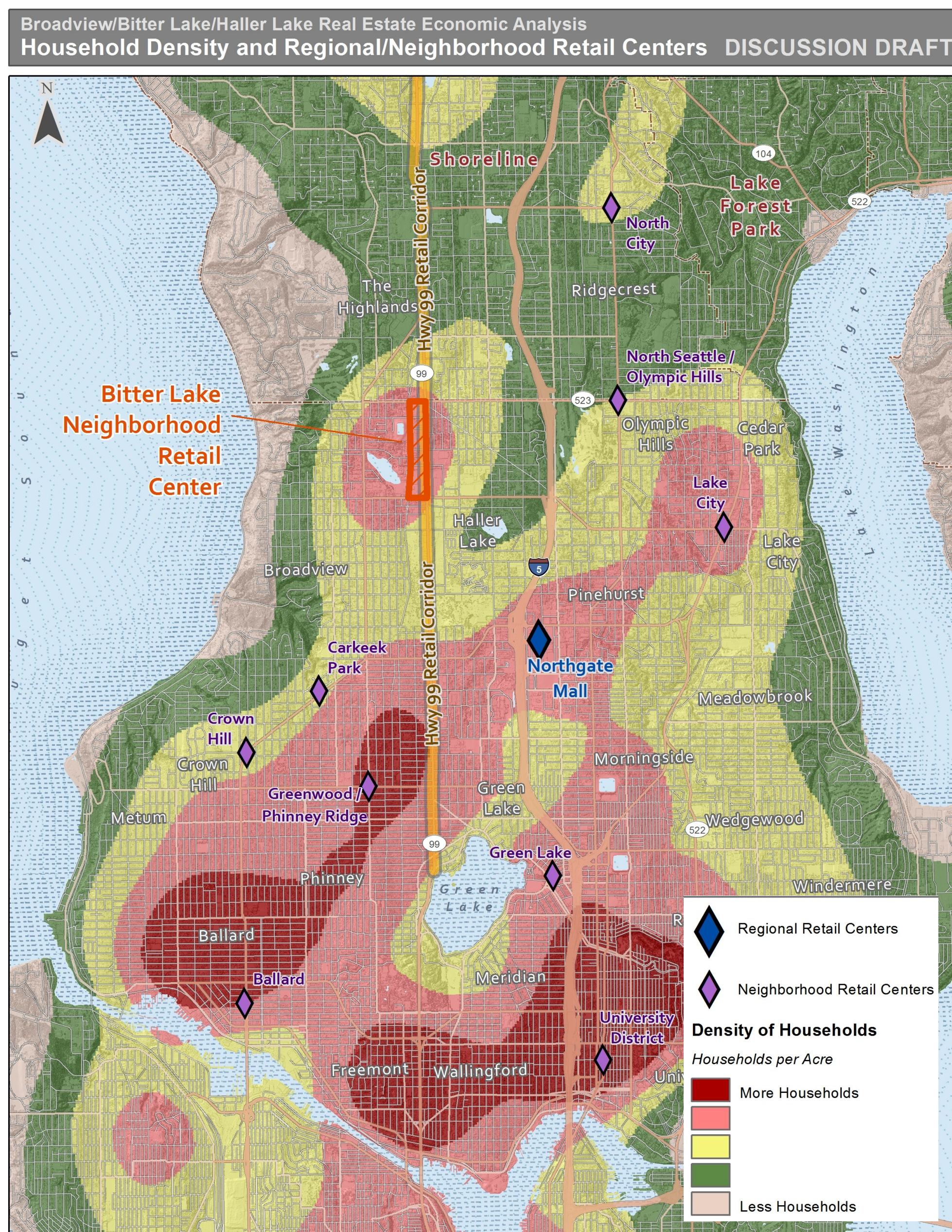
About Broadview/Bitter Lake/Haller Lake

- The Bitter Lake area had a population of 134,000 in 2010 and is expected to increase by 24,000 to 158,000 residents by 2030 with a Compound Annual Growth Rate (CAGR) of 0.8%.
- The majority of land uses in the Broadview/Bitter Lake/Haller Lake area are Low Density Single Family Residential.
- Concentrations of multi family residential are along major corridors such as Greenwood Ave N, Linden Ave N and Aurora Ave (Highway 99).

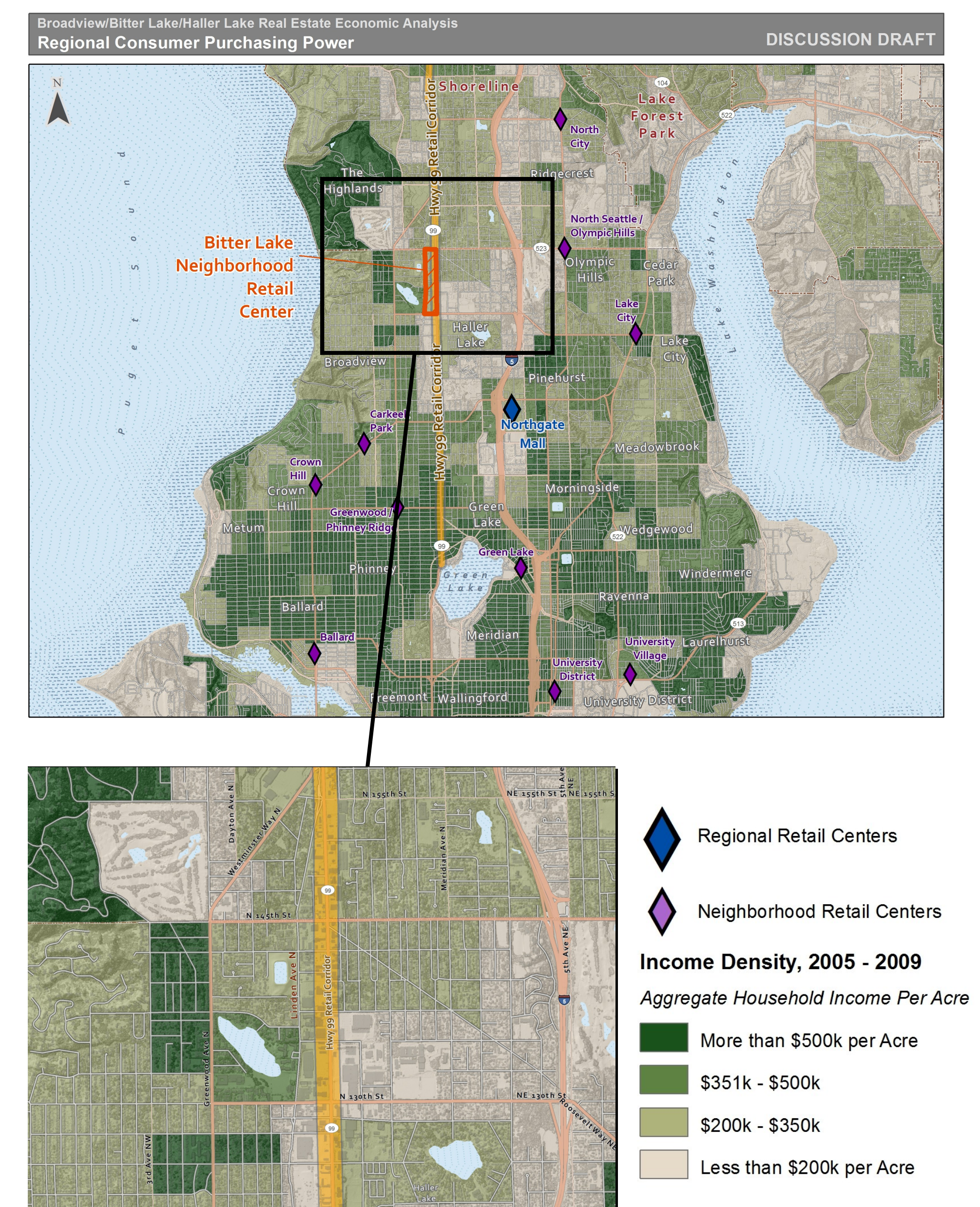
Current Commercial Tenants include:



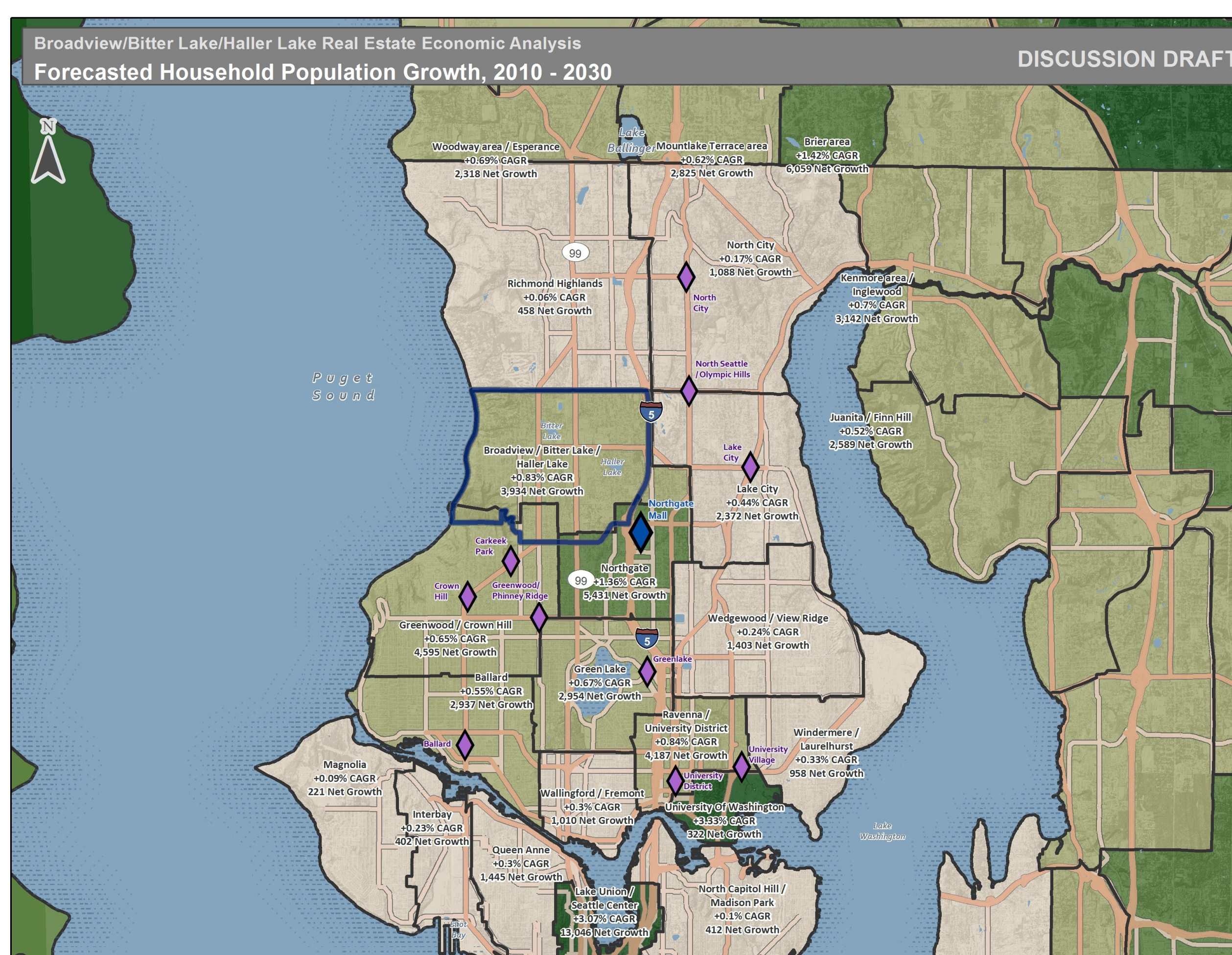
How does Bitter Lake's Trade Area Purchasing Power rank?



- The area in immediate vicinity of the Bitter Lake Neighborhood Retail Center exhibits relatively lower purchasing power, however areas to the south and west show greater concentration of disposable income.
- The spending power of areas to the south and west correlate to moderately higher incomes, as well as greater household density.
- Several neighborhood retail centers are located within the BBH area. The Bitter Lake Neighborhood Retail Center has a particular advantage with its proximity to Aurora Ave and major retail attractors on Aurora Ave. On weekends, this advantage is especially evident.
- Areas located in the immediate vicinity of the Bitter Lake Neighborhood Retail Center have a high concentration of households which is important for neighborhood retail centers.



Population Growth Forecasts



- Regional forecasts suggest that the Broadview/Bitter Lake/Haller Lake area will grow at an annual rate of 0.8% per year from 2010 to 2030, resulting in a total household population increase of 4,000.
- Market demand for housing in this portion of Seattle most likely exceeds these forecasts. In other words, long-term demand for housing in Northwest Seattle likely exceeds City land use policies.