Capitol Hill Business Opportunity

RETAIL FOR LEASE

Capitol Hill, Seattle WA 98122

THE OPPORTUNITY

Ready for your concept! Turnkey restaurant space on a prime high-visibility corner on Capitol Hill. Great opportunity for a chef-owner operation or strong management team, this modestly-sized restaurant keeps rents low. Floor to ceiling windows for excellent visibility from the most heavily trafficked street in the neighborhood, customers can eat inside, outside on the patio or pickup from the takeout window. Brand new build out completed in 2016, this restaurant location holds a high volume of daytime patrons from surrounding businesses and schools, and in the evening from local residents. With 686 newly completed residential units in the area, and an additional 1,191 permitted residential units coming, on top of the existing 40,000+ local population, this location and rent are hard to beat.

Keenan Van Gaver

(206) 283-5212

www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

Retail Commercial Specialists

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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HIGHLIGHTS

- 790 square feet
- Current monthly rent $2446, $395 NNN
- Initial lease term ending in August 2025 plus one five (5) year option to renew
- Indoor seating capacity 24 plus outdoor patio for an additional 20
- Separate pick-up window for take-out orders
- Room for upside by adding weekends, a full bar, catering
- $541K in sales in 2018
- Type 1 Hood (10' hood)

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Be surrounded by a dynamic mix of national and local retailers in one of the West Coast's most densely populated neighborhoods

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SELECT RESIDENTIAL DEVELOPMENTS

1. 12th Avenue Arts Bldg
2. Excelsior Apartments
3. The Point (planned)
4. Ava
5. Cove
6. Pike Motorworks / Cue / Pike Flats
7. Evolve
8. Solis Apartments
9. Vox Apartments
10. The Pearl Apartments
11. Mad Flats
12. 14th & Madison (under construction)
13. Chloe
14. 8th & Columbia (planned)
15. Frye Towers (under construction)
16. Broadstone Lexington (planned)
17. Broadstone Saxon & 500 Terry (planned)
18. Monticello Apartments
19. Decibel Apartments
20. 915 E Spruce Street (planned)
21. Batik Seattle
22. Cypress Apartments (under construction)
23. First Central Station (planned)

HUGE RESIDENTIAL GROWTH

686 newly completed residential units

1,191 permitted residential units coming to market

CBA ICSC CoStar GROUP

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DEMOGRAPHICS WITHIN A 5-MINUTE DRIVE

- Total Population: 40,107
- Employees: 99,077
- Average Household Income: $81,066
- Population Median Age: 34
- Average Household Size: 1.36
- Daily Traffic Volume: 14,300+

98
Walk Score
"Walker's Paradise"

90
Bike Score
"Biker's Paradise"

78
Transit Score
"Excellent Transit"

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