

RETAIL LEASING OPPORTUNITY

BEAM

APARTMENTS



BEAM
APARTMENTS

321-units and 11,712 sf of prime retail located at
1029 S. Jackson Street in Seattle's vibrant International District
Now Open!

INTRACORP
Building the Extraordinary

WCCR
West Coast Commercial Realty

CBA ICSC CoStar
POWERBROKER

Tiffini Connell | Susanna Tran

(206) 283-5212
www.wccommercialrealty.com

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

1029 S. Jackson Street, Seattle WA

THE OPPORTUNITY

Location:

- International District - Submarket within the Central Business District of Downtown Seattle
- This Little Saigon location has the **only east/west arterial** with current Street Car service.
- **Minutes away** from major transportation hubs including the Link Light Rail and Amtrak train service.
- **Dense** regular and daytime (employment) demographics.
- A well-established, **close-in authentic** Seattle neighborhood.
- Large number of **new residential projects** planned or under way in the immediate trade area.
- South Jackson Street is a major bus, car and biking street.

design:

- Culturally and functionally vibrant retail design.
- Physical flexibility in the layout of the spaces including a "market passageway" and storefront design details that allow for businesses to open into informal seating areas.
- Design that encourages flow from one business to the next, allowing for some open, informal gathering spaces.

Carefully planned retail aimed to enhance the thriving Little Saigon commercial district.



Increase in
Younger People



Diverse National and
Global Backgrounds



High Educational
Attainment

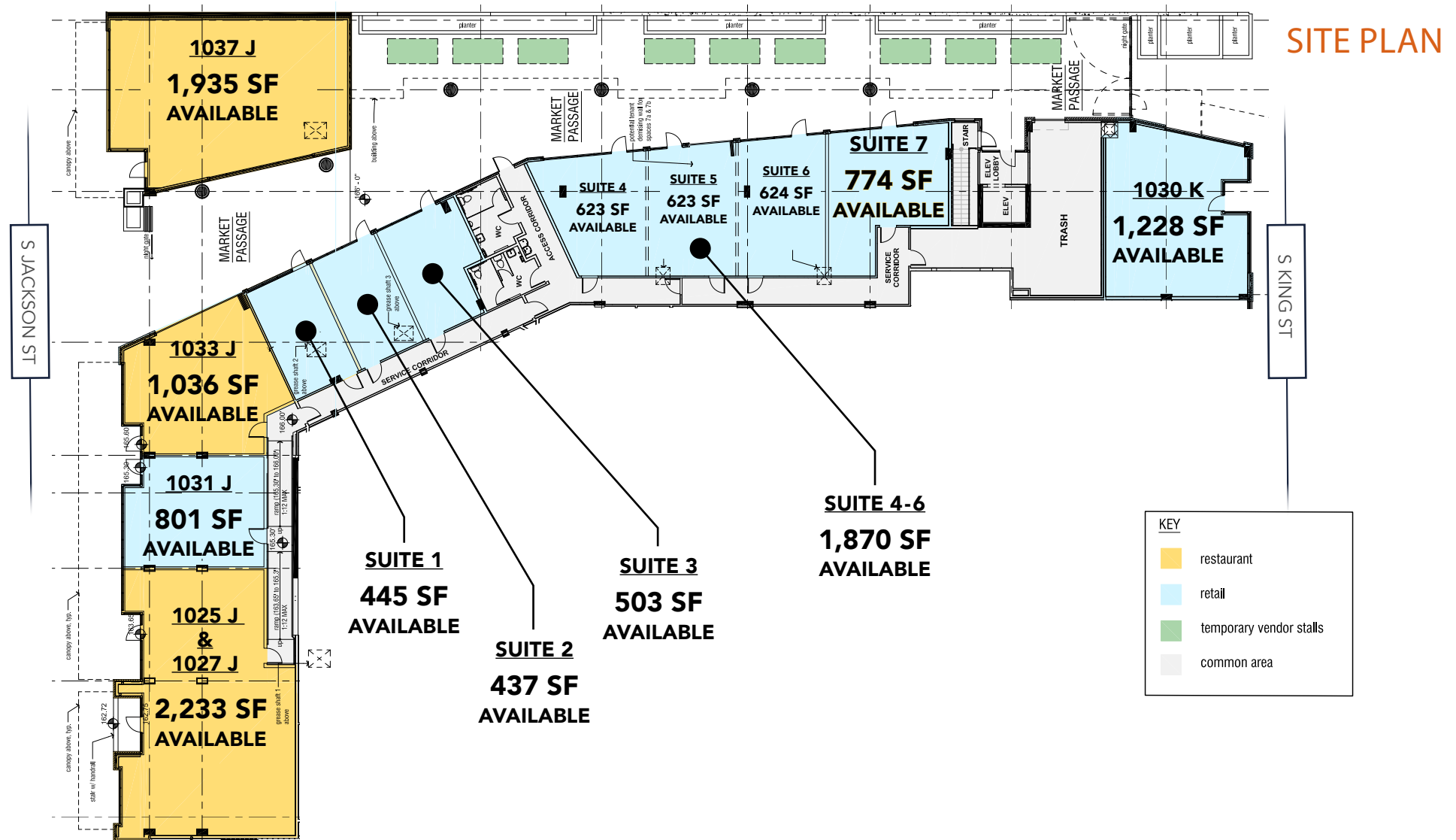


1029 S. Jackson Street, Seattle WA

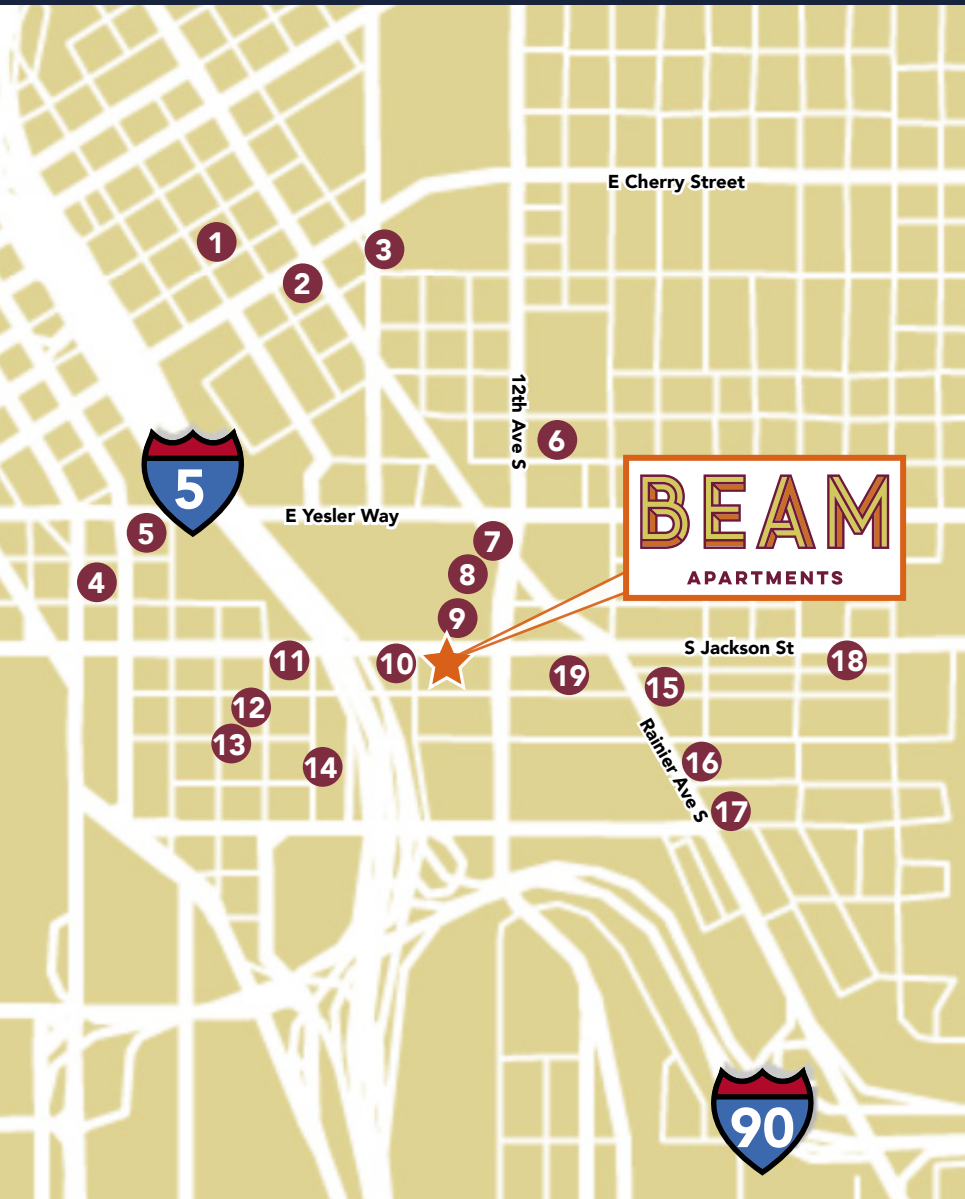
SITE PLAN



1029 S. Jackson Street, Seattle WA



1029 S. Jackson Street, Seattle WA



NEW OR PLANNED NEIGHBORHOOD DEVELOPMENTS

#	Property	Project Details
1	Frye Towers	488 Apartments
2	Broadstone (Saxton & Lexington)	400 Apartments
3	Zig Apartments	170 Apartments
4	Koda Condominiums	204 Condominiums
5	Hana Apts	160 Apartments
6	First Central Station	385 Apartments
7	Yesler Terrace	4,900 Apartments
8	Lowe Enterprises Apartment Towers	544 Apartments
9	Asian Plaza Redevelopment	130 Hotel Rooms +200 Apts
10	Thai Binh Apartments	249 Apartments
11	Uncle Bob's Place	104 Apartments
12	Louisa Hotel	84 Apartments
13	Bush Garden Homes	200 Apartments
14	Springhill Suites	158 Hotel Rooms + 120 Apts
15	Plymouth Housing Group	84 Apartments
16	Rainier Apartments	193 Apartments
17	Muir Apartments	135 Apartments
18	Modera Jackson	160 Apartments
19	LiHi	69 Apartments

1029 S. Jackson Street, Seattle WA

DEMOGRAPHICS



34,000+
Average Annual
Daily Traffic

(12th Ave S & S Jackson St)



98
Walk Score



100
Transit Score



7.22%
Population Growth
2018 - 2023
within 0.5 miles



AVERAGE HOUSEHOLD INCOME

AVERAGE INCOME GROWTH 2018 - 2023

TOTAL POPULATION

NUMBER OF DAYTIME EMPLOYEES

1-Mile: \$83,090

1-Mile: 18.20%

1-Mile: 42,707

1-Mile: 112,171

1.5-Mile: \$100,381

1.5-Mile: 18.19%

1.5-Mile: 88,493

1.5-Mile: 197,436

2-Mile: \$106,628

2-Mile: 17.56%

2-Mile: 135,345

2-Mile: 248,033

ATTENDED COLLEGE:

0.5-Miles: 70.60%

1-Mile: 77.90%

1.5-Mile: 81.40%

2-Mile: 83.00%