

# VINE COURT RETAIL

## RETAIL/OFFICE FOR LEASE

2512 1st Avenue, Seattle, WA 98121

### 1,800 SF AVAILABLE

Belltown retail or office space with parking and great visibility on 1st and Vine. Ideal for clinic, fitness, office, or beauty services (no hair salon).



Tiffini Connell | Susanna Tran

(206) 283-5212  
[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

# WCCR

West Coast Commercial Realty



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



# VINE COURT RETAIL

## RETAIL/OFFICE FOR LEASE

2512 1st Avenue, Seattle, WA 98121



I  
N  
T  
E  
R  
I  
O  
R  
  
P  
H  
O  
T  
O  
S



Tiffini Connell | Susanna Tran

(206) 283-5212  
[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

# WCCR

West Coast Commercial Realty



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



# VINE COURT RETAIL

## RETAIL/OFFICE FOR LEASE

2512 1st Avenue, Seattle, WA 98121



### DEMOGRAPHICS

#### TOTAL POPULATION

1-Mile: 50,107  
2-Mile: 234,956  
5-Mile: 469,781

#### TOTAL EMPLOYEES

1-Mile: 147,409  
2-Mile: 315,676  
5-Mile: 434,706

#### AVERAGE HOUSEHOLD INCOME

1-Mile: \$136,139  
2-Mile: \$140,025  
5-Mile: \$142,366

#### TRANSIT SCORE

100

"Rider's Paradise"

#### BIKE SCORE

81

"Very Bikeable"

#### WALK SCORE

99

"Walker's Paradise"

VINE COURT RETAIL  
2512 1st Avenue,  
Seattle, WA 98121



Tiffini Connell | Susanna Tran

(206) 283-5212  
www.wccommercialrealty.com

# WCCR

West Coast Commercial Realty



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

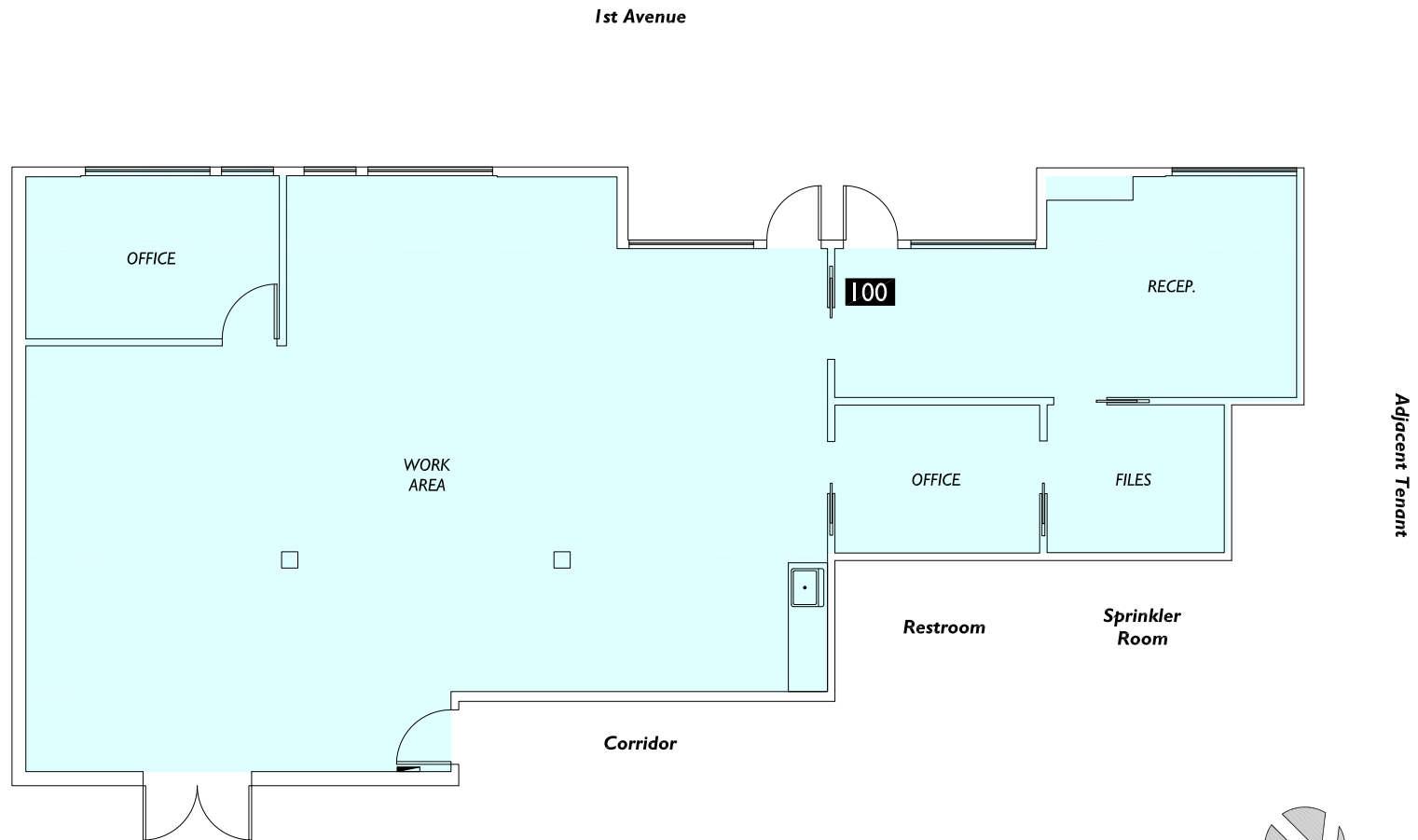


# VINE COURT RETAIL

## RETAIL/OFFICE FOR LEASE

2512 1st Avenue, Seattle, WA 98121

Retail or Office Space: 1,800 SF AVAILABLE



Tiffini Connell | Susanna Tran

(206) 283-5212  
[www.wccommercialrealty.com](http://www.wccommercialrealty.com)



# WCCR

West Coast Commercial Realty



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