

ALEXAN™

RETAIL FOR LEASE

100 Denny Way, Seattle WA 98109

THE OPPORTUNITY

Join the rapid transformation of this iconic Seattle neighborhood by anchoring the district on the NE corner of 1st Avenue and Denny Way. This is the main southern entrance to Lower Queen Anne, with a direct line up the street to Key Arena, now undergoing an historic redevelopment to attract world class sporting events and entertainment, including being the home for the newest Seattle sports franchise - a professional hockey team - starting in 2021! With a dynamic mix of residential, office and event traffic, this is the type of site where a restaurant operator can truly “place make”, drawing from all over the City and beyond.



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

Tiffini Connell | Keenan Van Gaver

(206) 283-5212
www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

Retail
Commercial
Specialists

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CBA ICSC CoStar POWERBROKER 2018 Top Broker Award

Tiffini Connell | Keenan Van Gaver

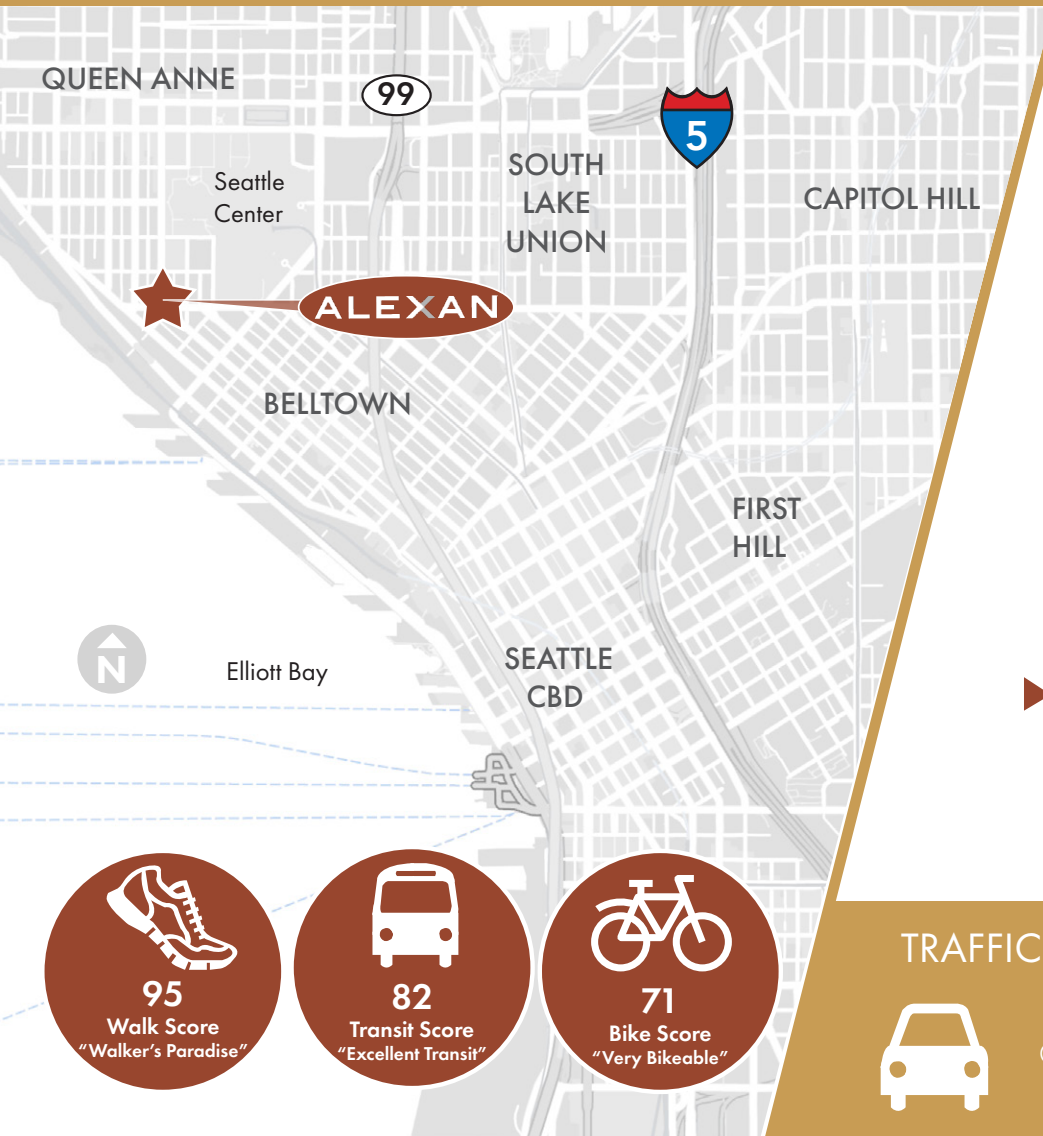
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STRONG DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

1-Mile: \$121,656

3-Mile: \$121,108

5-Mile: \$125,764

TOTAL POPULATION

1-Mile: 39,632

3-Mile: 215,946

5-Mile: 438,989

TOTAL DAYTIME EMPLOYEES

1-Mile: 92,121

3-Mile: 330,846

5-Mile: 471,266

TRAFFIC COUNTS



@ Denny Way: 34,100 + vehicles per day

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"Seattle has a once-in-a-lifetime opportunity to embark on a transformational project that will revitalize a historic landmark for future generations, build a world-class sports and entertainment venue unlike any other in the world, and enhance the urban experience at Seattle Center and its surrounding neighborhoods – all at no risk to the City or to taxpayers."

- Tim Leiweke,
Oak View Group CEO

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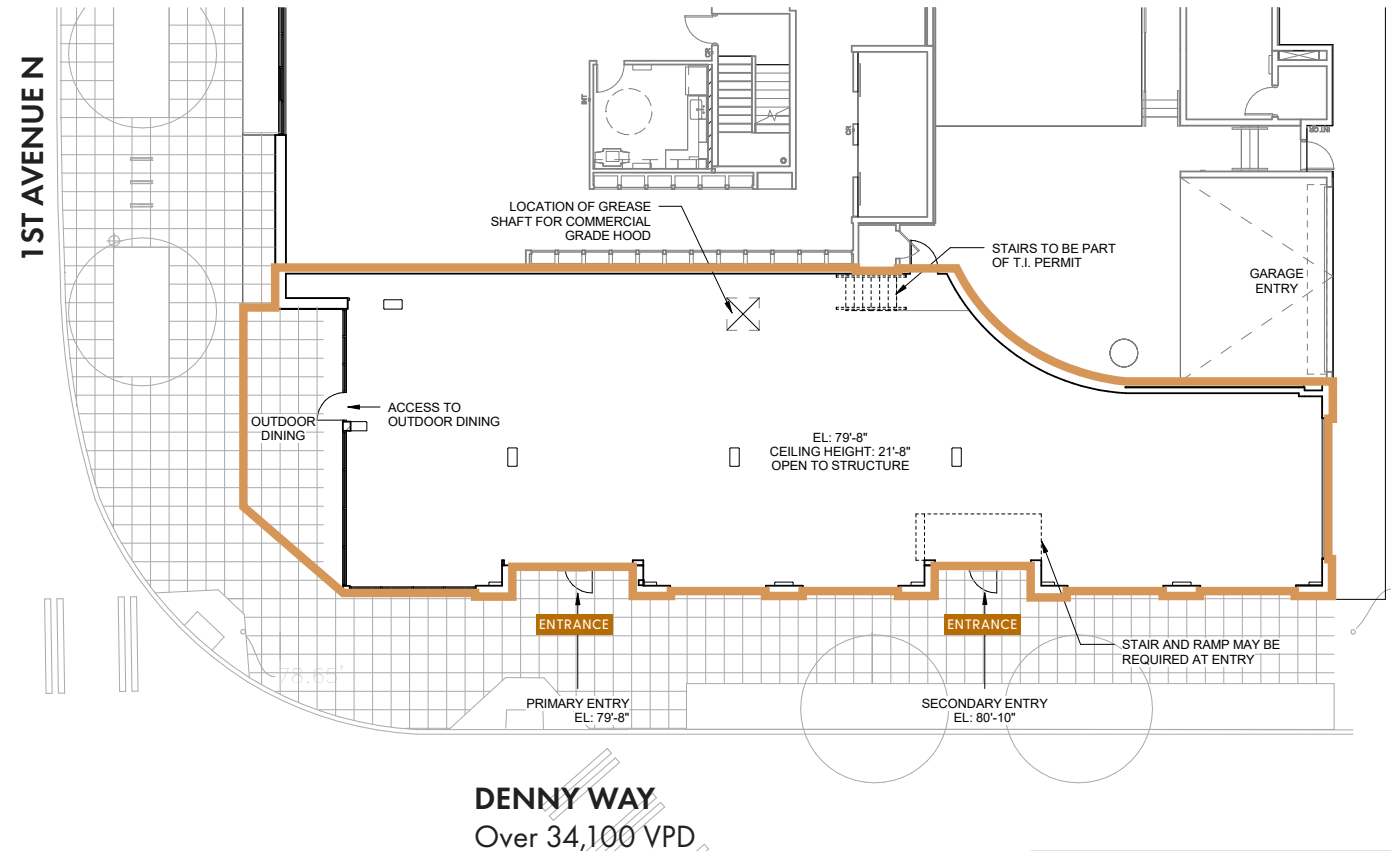
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3,293 SF Available

- Will Demise to 2,380 SF and 913 SF
- Soaring Ceilings with Tall Windows (Possible Mezzanine in 2,380 SF Space)
- Dedicated Outdoor Seating with Western Exposure
- Prime Location on the Corner of 1st & Denny with Over 34,100 VPD
- 164 Luxury Units Above
- Site Attracts Residents, Commuters, Surrounding Office Workers and Event Traffic - Dynamic Mix of Potential Customers!

SITE PLAN



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