

# The Securities Building

RETAIL FOR LEASE

1904 3rd Ave, Seattle, WA 98101

## PRIME DOWNTOWN SEATTLE RETAIL OPPORTUNITY IN HISTORICAL SECURITIES BUILDING



The Securities Building is located in downtown Seattle on an iconic corner bridging Westlake and Belltown, surrounded by a strong retail district with various hotels, boutiques and restaurants. The building is conveniently located with great street visibility and community recognition. This site is across the street from the Macy's building with newly acquired Amazon offices, and walking distance from Westlake Mall, Pike Place Market, and the renovated Pacific Place Mall. This historic building blends a beautiful mix of classical architecture and Art Deco design and offers retailers ground floor space with large windows and sought-after Fourth Avenue and Stewart Street exposure.



Tiffini Connell  
Susanna Tran  
Julie Shizukuishi

(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



# The Securities Building

RETAIL FOR LEASE

1904 3rd Ave, Seattle, WA 98101



Tiffini Connell  
Susanna Tran  
Julie Shizukuishi

(206) 283-5212  
www.wccommercialrealty.com

**WCCR**  
West Coast Commercial Realty

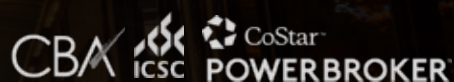
DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject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



# The Securities Building

RETAIL FOR LEASE

1904 3rd Ave, Seattle, WA 98101



Tiffini Connell  
Susanna Tran  
Julie Shizukuishi

(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



# The Securities Building

RETAIL FOR LEASE

1904 3rd Ave, Seattle, WA 98101



## STRONG DEMOGRAPHICS

### TOTAL POPULATION

1-Mile: 62,491

3-Mile: 222,735

5-Mile: 456,337

### TOTAL EMPLOYEES

1-Mile: 196,265

3-Mile: 329,881

5-Mile: 470,903

### POPULATION DENSITY

1-Mile: 19,826.58 / sq. mile

3-Mile: 7,851.97 / sq. mile

5-Mile: 5,791.32 / sq. mile

### AVERAGE HOUSEHOLD INCOME

1-Mile: \$117,321

3-Mile: \$131,677

5-Mile: \$133,325



Tiffini Connell  
Susanna Tran  
Julie Shizukuishi

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

**WCCR**  
West Coast Commercial Realty

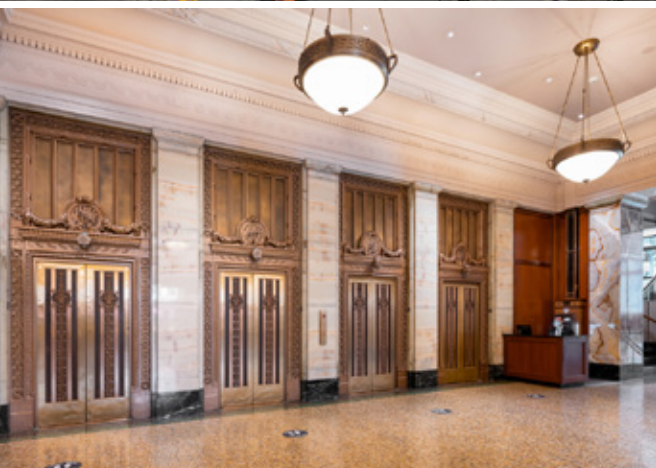
DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject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



# The Securities Building

RETAIL FOR LEASE

1904 3rd Ave, Seattle, WA 98101



Tiffini Connell  
Susanna Tran  
Julie Shizukuishi

(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



# The Securities Building

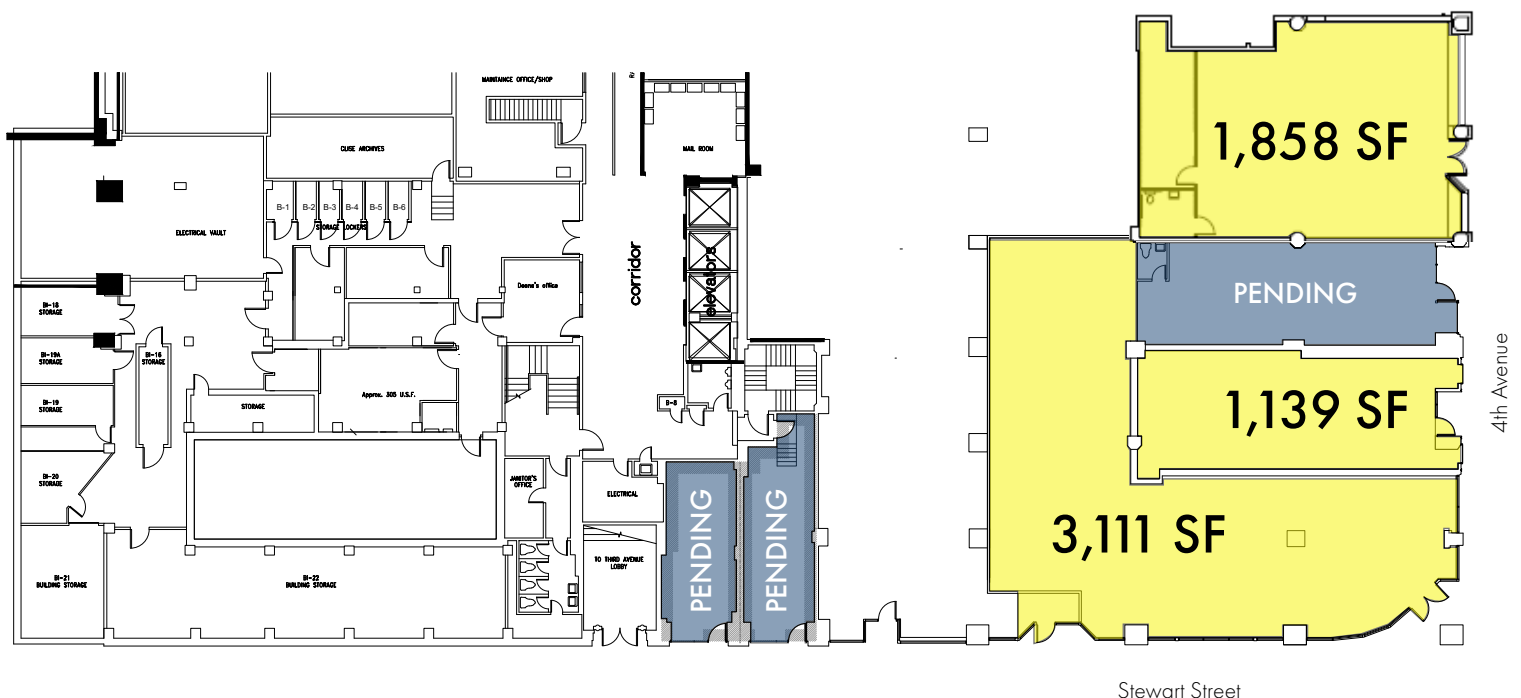
RETAIL FOR LEASE

1904 3rd Ave, Seattle, WA 98101

## FLOOR PLAN



AVAILABLE SPACE



NORTH



Tiffini Connell  
Susanna Tran  
Julie Shizukuishi

(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