

# PRIME CAPITOL HILL RETAIL FOR LEASE



**eVOLVE**

954 E Union | Seattle



For more information please contact:

**Laura Miller**  
(206) 351.3573 | MOBILE  
laura@gibraltarusa.com



**GIBRALTAR**

Gibraltar LLC  
www.gibraltarusa.com



# Retail For Lease

## 954 E Union | Capitol Hill



### Overview

PRIME urban street front retail in the epicenter of Capitol Hill's vibrant Pike/Pine Corridor! Steps from 11th and Pike, one of the busiest pedestrian intersections in Seattle. Forbes Magazine recently identified Capitol Hill as one of the nation's top 10 hippest neighborhoods in the nation. The "Pike/Pine Corridor" is increasingly becoming the home to the most innovating companies in town. With a Walk Score of 99 and over 1,500 new residential units currently under construction, this is the neighborhood to be in!

[www.liveatevolve.com](http://www.liveatevolve.com)

### Highlights

- Prime retail at the base of Evolve Apartments, a mixed-use building with 79 apartment homes above 7,030 SF of retail
- Located on a synergistic block across from new restaurants General Porpoise, Bar Melusine and Bateau by Rene Erickson, adjacent to Neumos and Moe Bar, and within one block of Lark and Bitter Raw Bar
- Within close proximity to Seattle Central Community College and Seattle University
- Features tall storefront windows, concrete floors, exposed ceilings, common area bathrooms, HVAC
- Ideal for boutique retail
- Co-tenants include Gokan Sushi and Betsutenjin Ramen
- 4-5 parking stalls available in secure garage for retail employees
- 2,976 SF (divisible to 1,744 SF and 1,230 SF)
- Available NOW for Tenant Improvements

Available	Size	Rent	NNN	Total Monthly
Entire space	2,976 SF	\$36/SF	\$14.09	\$12,422.32
*Suite 102	1,744 SF	\$36/SF	\$14.09	\$7,279.75
*Suite 104	1,230 SF	\$36/SF	\$14.09	\$5,134.23

\*demising options

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Demographics (2018)	1 mile	2 mile	3 miles
Daytime Population	79,015	156,776	211,544
Total Households	46,314	87,986	113,462
Average Household Income	\$92,814	\$104,311	\$76,726

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