

CHLOE ON MADISON

Restaurant / Retail space with high visibility
in the heart of Capitol Hill

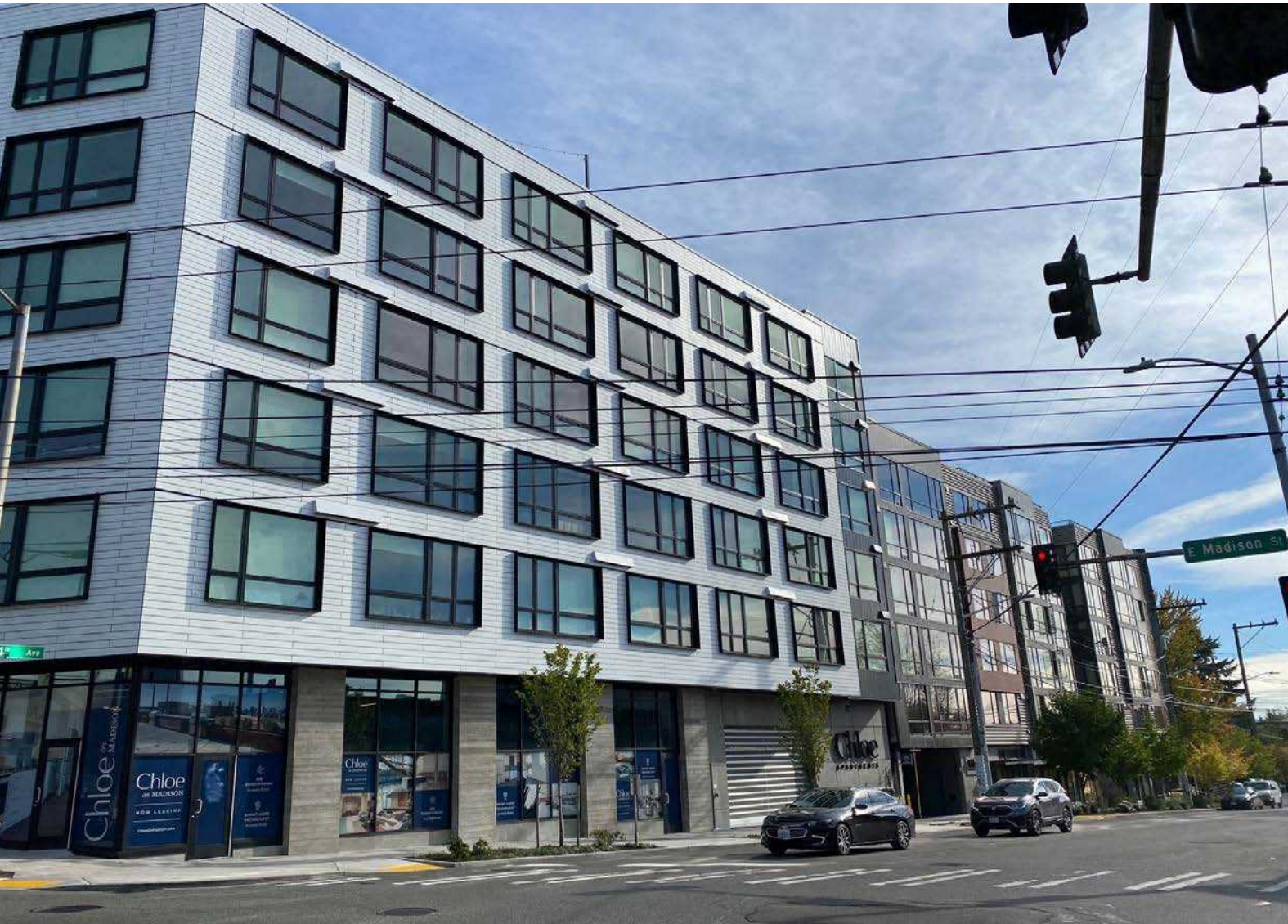
14TH & MADISON | SEATTLE, WA



FOR LEASE

CHLOE ON MADISON

RESTAURANT SPACE AVAILABLE | SEATTLE, WA



HIGHLIGHTS

±3,550 RSF restaurant space
with type 1 shaft

Space can be demised

137 high-end
residential units

Perfectly situated on the
highest traffic count street
at the center of Seattle's
most densely populated
neighborhood

Traffic count of 22,000+
vehicles per day

Call broker for rates and
details

±2,898 RSF former Gym
space

JASON MILLER
Vice President

206.296.9649

jason.miller@kidderm.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FOR LEASE

CHLOE ON MADISON

RETAIL SPACE AVAILABLE | SEATTLE, WA



HIGHLIGHTS

TURN KEY former Mode Fitness Space

±2,898 RSF retail space available

Next door to Skillet Diner

Call broker for rates and details

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

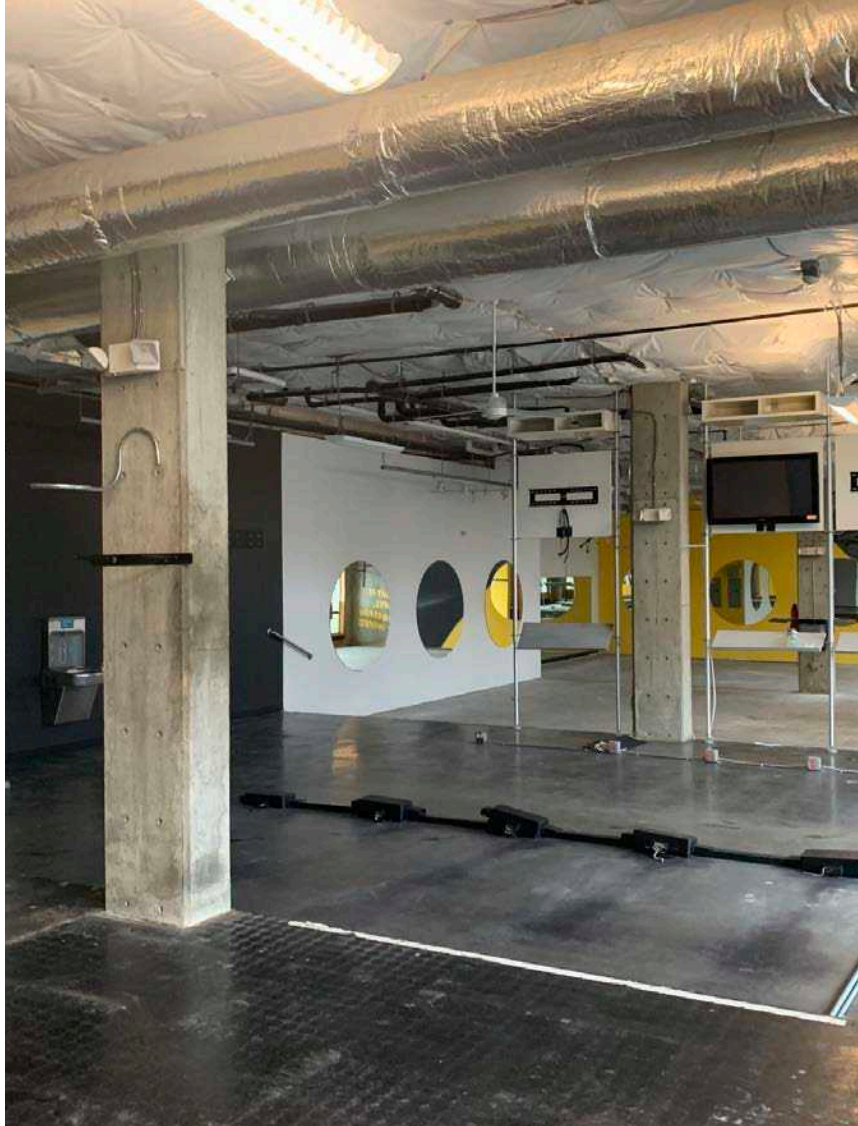
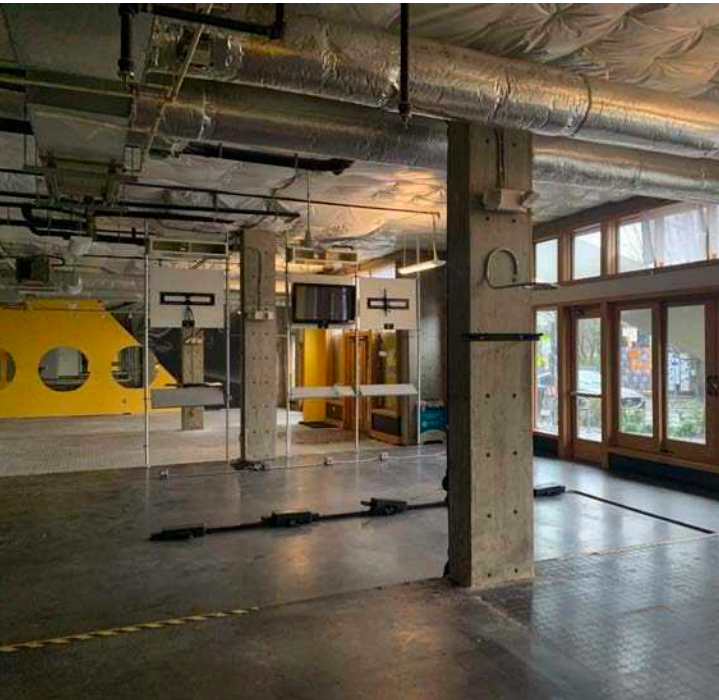
 **Kidder Mathews**

JASON MILLER
Vice President
206.296.9649
jason.miller@kidder.com

FOR LEASE

CHLOE ON MADISON

RESTAURANT SPACE AVAILABLE | SEATTLE, WA



HIGHLIGHTS

±3,550 RSF restaurant space
with type 1 shaft

Space can be demised

137 high-end
residential units

Perfectly situated on the
highest traffic count street
at the center of Seattle's
most densely populated
neighborhood

Traffic count of 22,000+
vehicles per day

Call broker for rates and
details

±2,898 RSF former Gym
space

JASON MILLER

Vice President

206.296.9649

jason.miller@kidder.com

KIDDER.COM

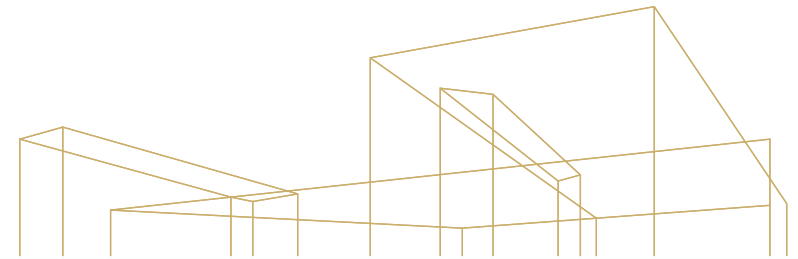
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder
Mathews

FOR LEASE

CHLOE ON MADISON

RESTAURANT SPACE AVAILABLE | SEATTLE, WA



DEMOGRAPHICS

	1/4 Mile	1/2 Mile	1 Mile
POPULATION			
Estimated Population (2017)	5,293	16,307	71,591
Projected Population (2022)	5,769	17,771	78,012
Census Population (2010)	4,100	12,853	59,394
Projected Annual Growth (2017 - 2022)	476 (1.8%)	1,464 (1.8%)	6,421 (1.8%)
Historical Annual Growth (2010 - 2017)	1,193 (4.8%)	3,454 (4.5%)	12,197 (3.4%)

HOUSEHOLDS

Estimated Households (2017)	3,165	9,586	40,982
Projected Households (2022)	3,424	10,359	44,451
Projected Annual Growth (2017 - 2022)	258 (1.6%)	773 (1.6%)	3,469 (1.7%)
Historical Annual Change (2000 - 2017)	1,237 (4.0%)	3,195 (3.1%)	10,817 (2.2%)
Estimated Average HH Income (2017)	\$82,075	\$78,882	\$83,745
Projected Average HH Income (2022)	\$97,496	\$93,569	\$99,693

DAYTIME DEMOGRAPHICS

Total Businesses	483	1,491	7,540
Total Employees	3,674	10,467	81,923

71,591	\$83,745	1.6%
ESTIMATED POPULATION	AVERAGE HH INCOME	POPULATION GROWTH



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

FOR LEASE

CHLOE ON MADISON

RESTAURANT SPACE AVAILABLE | SEATTLE, WA

±3,550

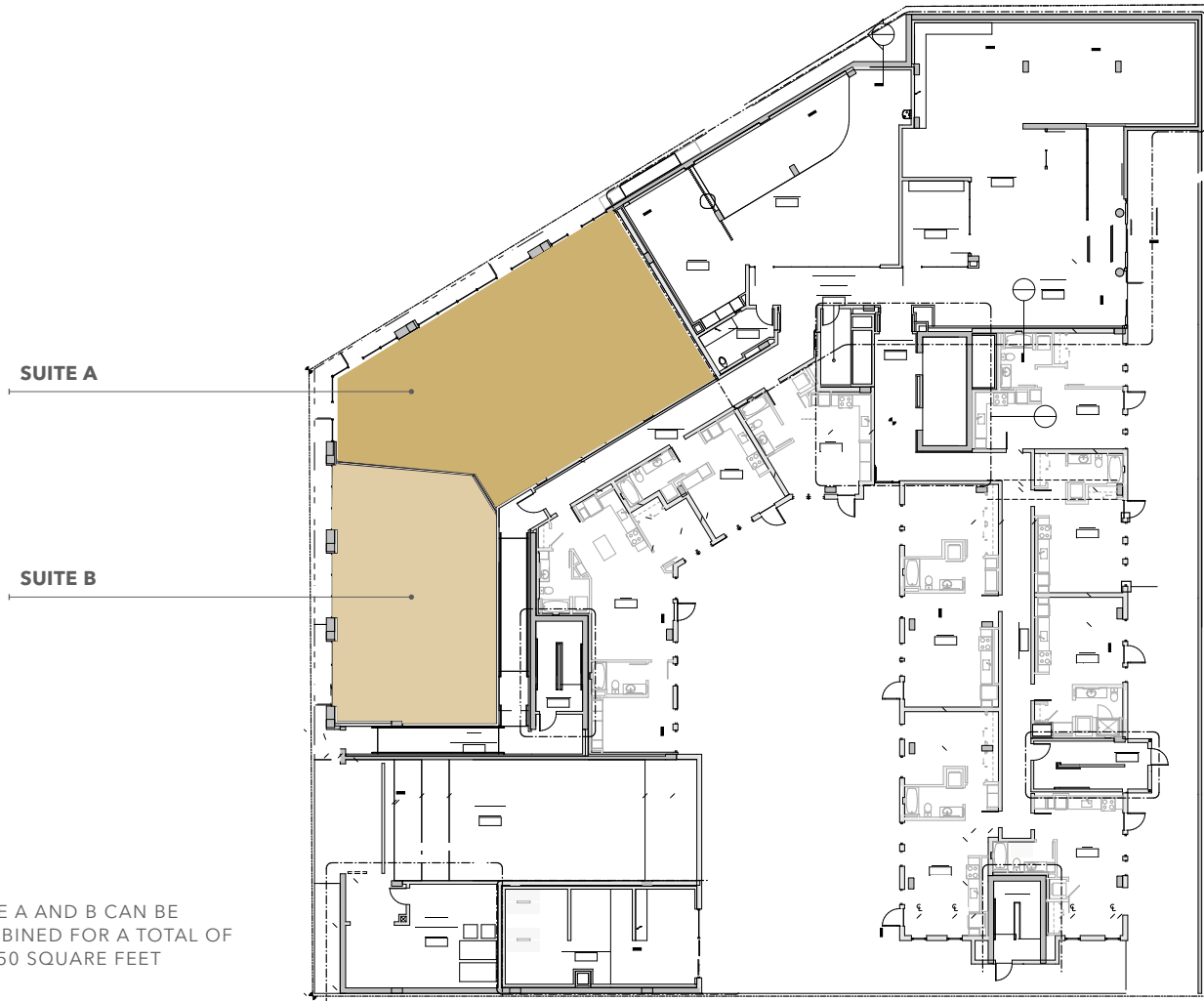
TOTAL RSF

±2,145

SUITE A

±1,405

SUITE B



SUITE A

SUITE B

SUITE A AND B CAN BE
COMBINED FOR A TOTAL OF
±3,550 SQUARE FEET

JASON MILLER

Vice President

206.296.9649

jason.miller@kidder.com

KIDDER.COM

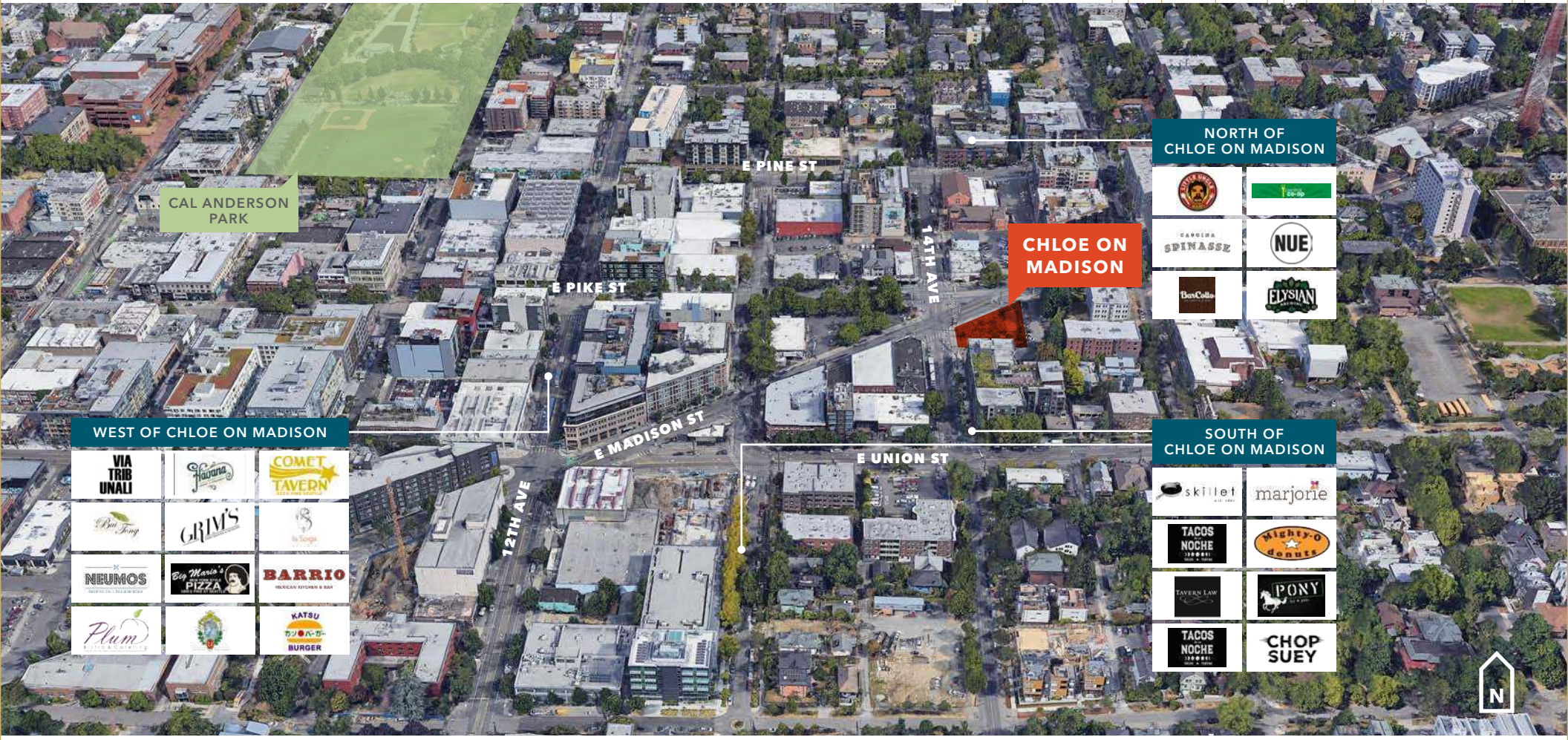
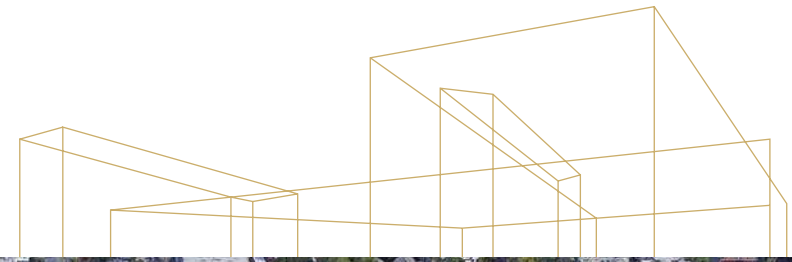
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder
Mathews

FOR LEASE

CHLOE ON MADISON

NEARBY AMENITIES | SEATTLE, WA



CAL ANDERSON PARK

- NORTH OF CHLOE ON MADISON**
- Logo: [Logo]
 - Logo: [Logo]
 - Logo: SPINASSE
 - Logo: NUE
 - Logo: [Logo]
 - Logo: ELYSIAN

- WEST OF CHLOE ON MADISON**
- Logo: VIA TRIB UNALI
 - Logo: [Logo]
 - Logo: COMET TAVERN
 - Logo: [Logo]
 - Logo: GRIM'S
 - Logo: [Logo]
 - Logo: NEUMOS
 - Logo: Big Maria's PIZZA
 - Logo: BARRIO
 - Logo: Plum
 - Logo: [Logo]
 - Logo: KATSU BURGER

- SOUTH OF CHLOE ON MADISON**
- Logo: skillet
 - Logo: marjorie
 - Logo: TACOS NOCHE
 - Logo: MICHIGAN DONUTS
 - Logo: TAVERN LAW
 - Logo: PONY
 - Logo: TACOS NOCHE
 - Logo: CHOP SUEY

FOR LEASING INFORMATION CONTACT

JASON MILLER
Vice President
206.296.9649
jason.miller@kidder.com

OWNED BY



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

