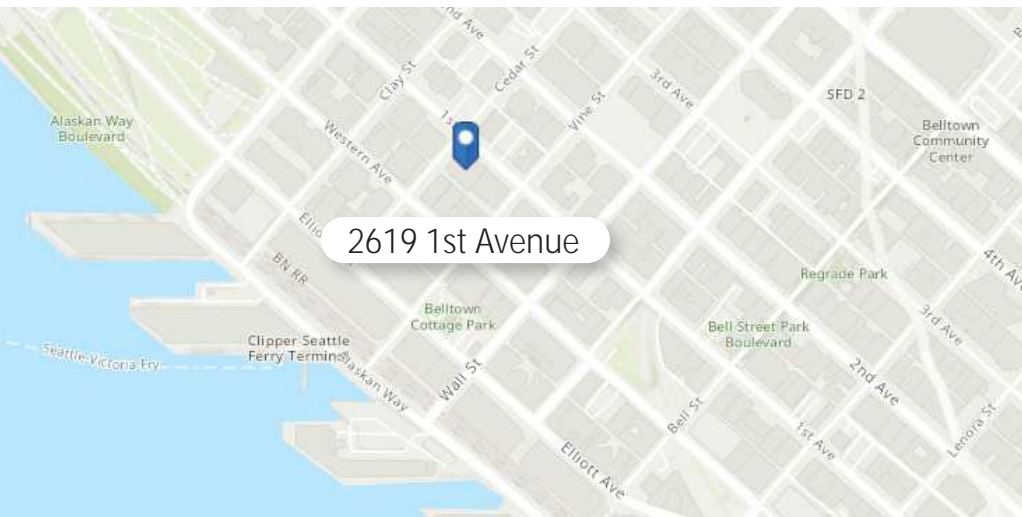
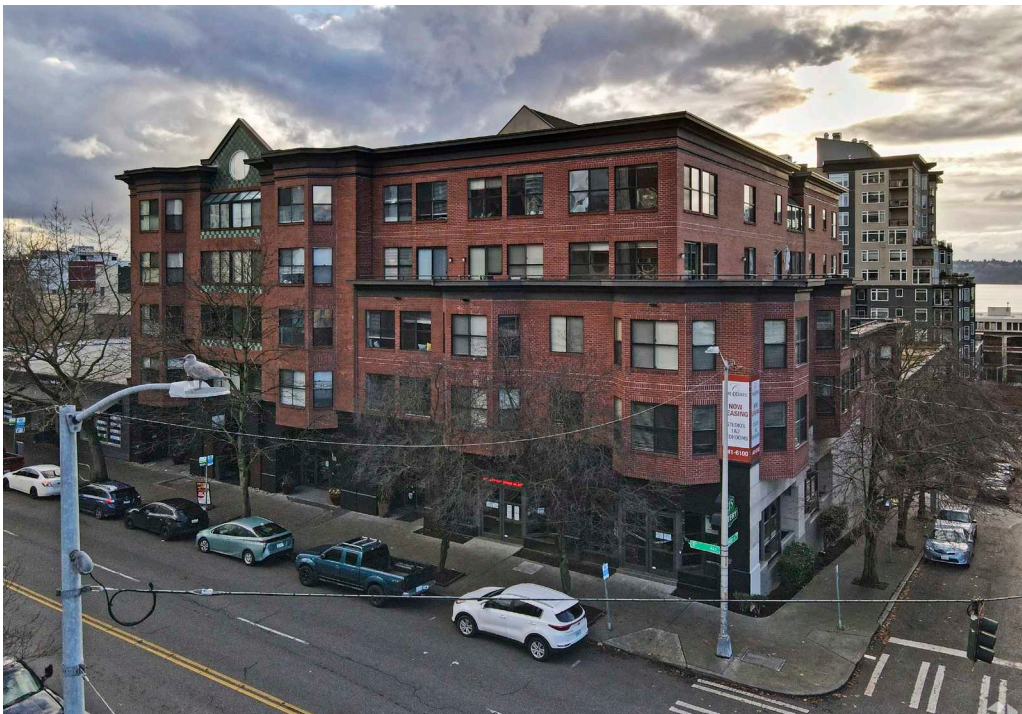


FOR LEASE

RESTAURANT SPACE

2619 1ST AVENUE, SEATTLE | 98121



PROPERTY FEATURES

- Average daily Traffic Count on 1st Ave at Cedar St: 15,986 in 2020
- Restaurant space in Belltown with Type 1 hood.
- First time available in the last 25 years
- Strategic location between the Pike Place Market, Seattle Center and the Olympic Sculpture Park.
- 3,843rsf
- \$28/sf/yr + NNN (NNN=\$4.84/sf/yr)



RICHARD RILEY

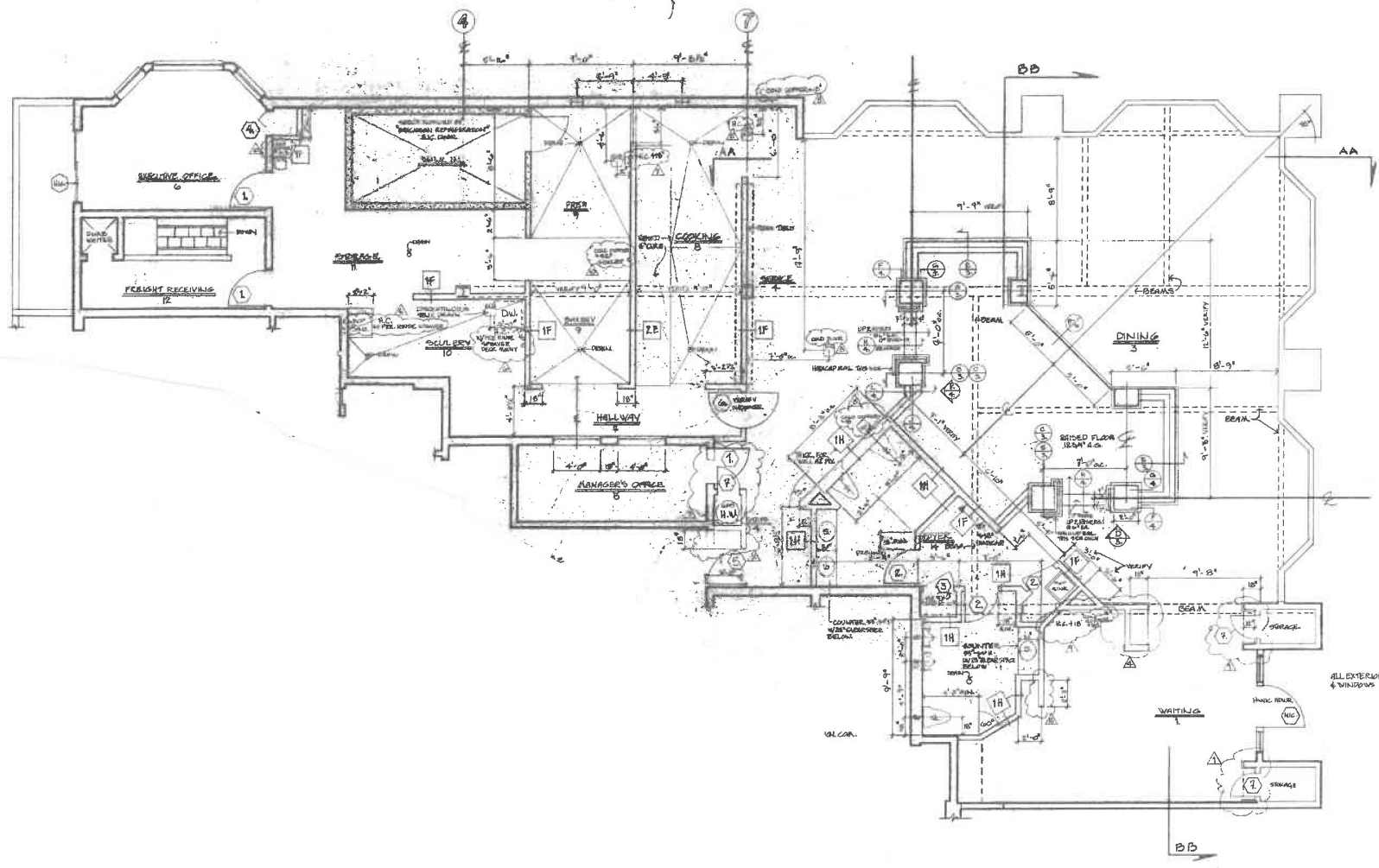
206.499.9627
rriley@ewingandclark.com

TOM GRAFF

206.441.7900
tomgraff@ewingandclark.com

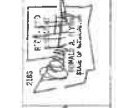
FLOOR PLAN

RESTAURANT SPACE
2619 1ST AVENUE, SEATTLE | 98121



A. Jays Eatery Floor Plan
CONST. DIMENSIONS & PLUMBING
SCALE 1/4" = 1'-0"

REVISIONS	
1	SELECTED E.A.
2	PREP I.S.A.
3	SERVICE 6.A.
4	FINISH GRAB
5	ICE MACHINE PREP 3.D.S. ROT
6	PAINTRY 1.A.



RUGOFF DESIGN
ARCHITECTURE & INTERIORS
1000 1st Avenue, Suite 1000
Seattle, WA 98101
TEL: 206.461.1111
WWW.RUGOFFDESIGN.COM

THE CEDARS II
2619 1st Avenue
Seattle, WA
Tecton Development Corporation

GROUND FLOOR PLAN
A. JAYS EATERY
ARCHITECT: RUGOFF DESIGN
DATE: 11/14/11

1	DATE	11/14/11
2	BY	RD
3	BY	RD
4	BY	RD
5	BY	RD
6	BY	RD
7	BY	RD
8	BY	RD
9	BY	RD
10	BY	RD

DEMOGRAPHICS

RESTAURANT SPACE

2619 1ST AVENUE, SEATTLE | 98121

Two Mile Radius

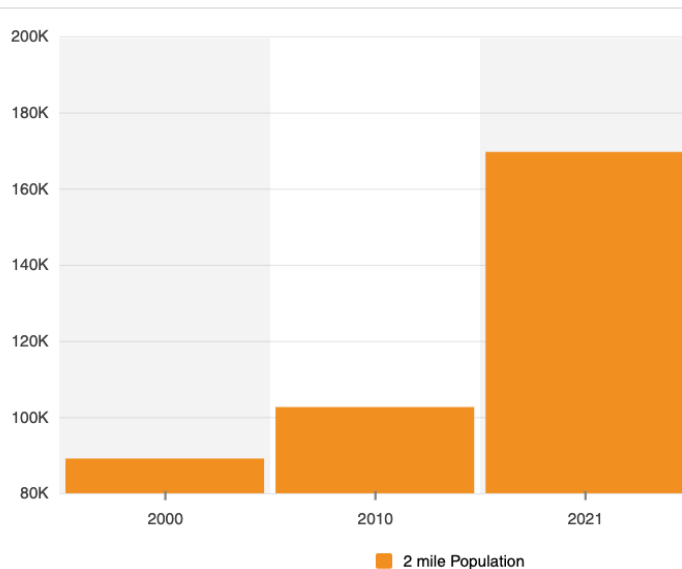
Households

	2 mile
2010 Households	62,757
2021 Households	97,198
2026 Household Projection	105,667
Annual Growth 2010-2021	4.2%
Annual Growth 2021-2026	1.7%
Owner Occupied Households	24,104
Renter Occupied Households	81,563
Avg Household Size	1.5
Avg Household Vehicles	1
Total Specified Consumer Spending (\$)	\$3.2B

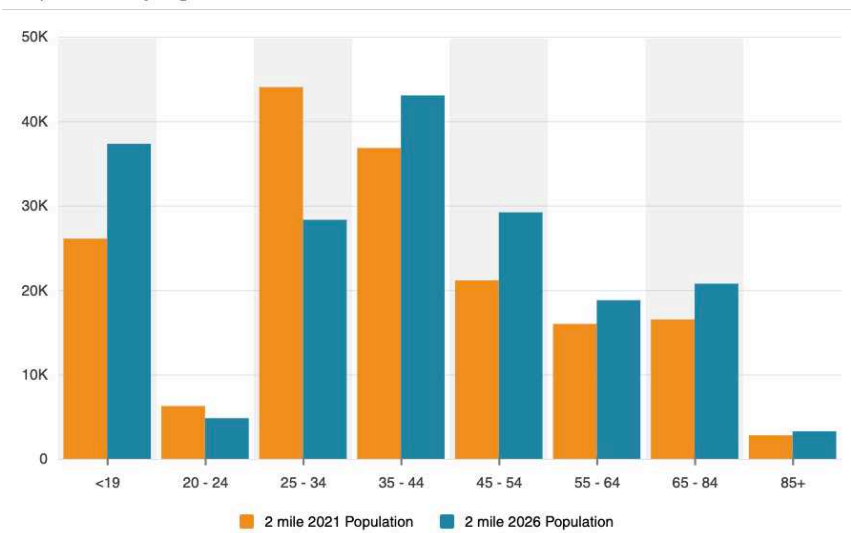
Income

	2 mile
Avg Household Income	\$132,436
Median Household Income	\$103,569
< \$25,000	13,757
\$25,000 - 50,000	11,806
\$50,000 - 75,000	11,733
\$75,000 - 100,000	9,816
\$100,000 - 125,000	10,417
\$125,000 - 150,000	7,883
\$150,000 - 200,000	10,657
\$200,000+	21,129

Population

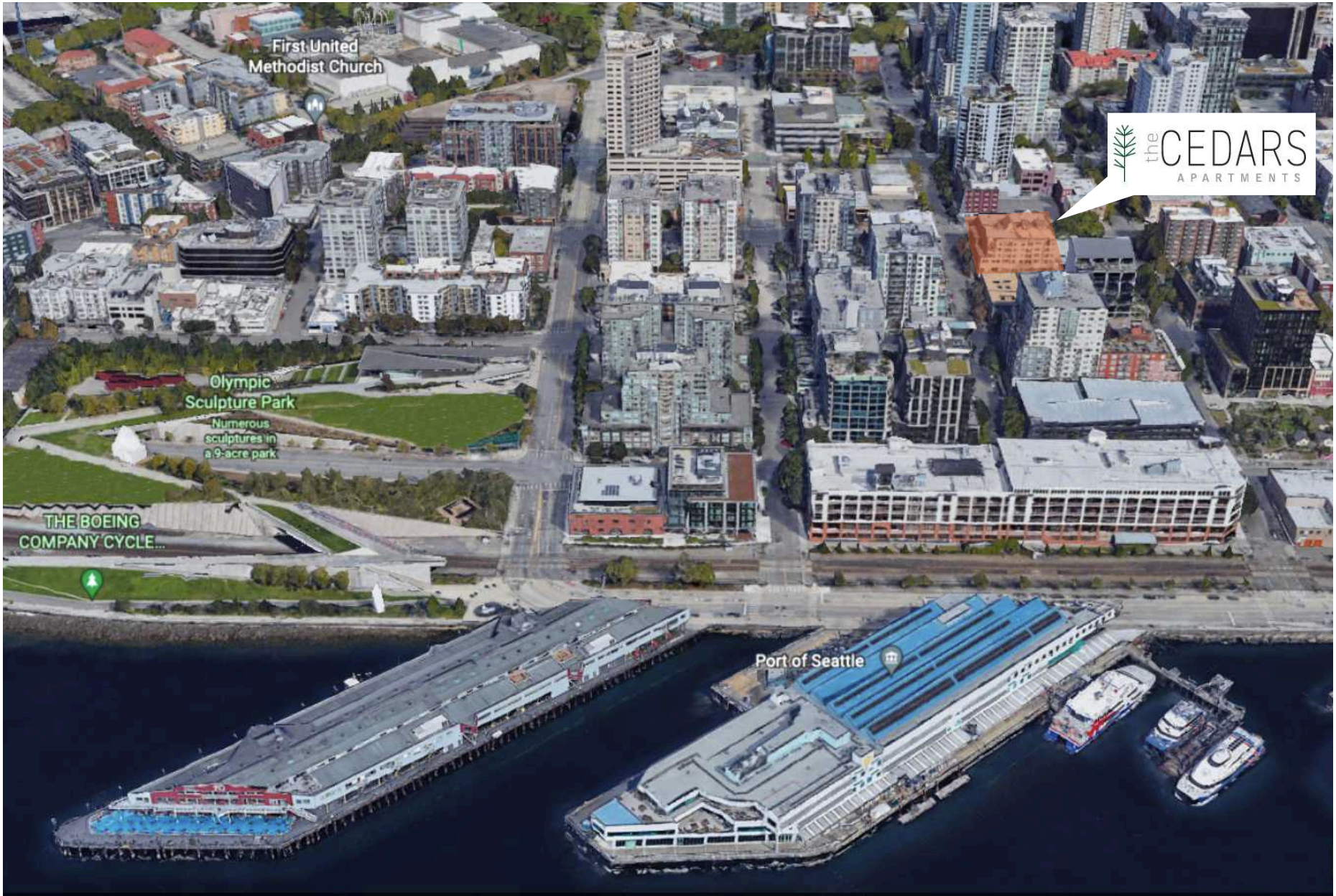


Population By Age



AERIAL MAP

RESTAURANT SPACE
2619 1ST AVENUE, SEATTLE | 98121



the CEDARS
APARTMENTS

EWING & CLARK
INCORPORATED

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