

CASCADE DISTRICT  
SOUTH LAKE UNION RETAIL

624 Yale Ave N, Seattle, WA 98109

AVAILABLE  
NOW



For more information please contact:

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624 YALE AVE N, SEATTLE, WA 98109

# RETAIL FOR LEASE



## THE NEIGHBORHOOD

624 YALE is the newest addition to YALE Campus, a mixed-use development comprised of four neighboring properties: 617 Eastlake, 1260 Mercer, 1275 Mercer and 624 Yale. The properties house retailers Bright Horizons Child Care, PlayDate SEA, as well as office tenants Amazon.com, Nanostring Technologies and Seattle Care Alliance.

## HIGHLIGHTS

- Rare opportunity to lease a corner retail space in South Lake Union's Cascade District, located at the base of a 206-unit mixed use apartment project
- Vanilla shell delivery, large storefront windows, 16' ceilings, and garage roll-up door leading to patio bar area
- Ideal for retail, non-vented food use, medi-spa, dentist, PT, fitness
- Within a few blocks of Google's 600,000 SF campus, and walking distance to Facebook's 335,000 SF campus
- 2,581 usable and rentable SF
- Rental Rate \$29.00/SF plus NNN (est. \$9.00/SF) = \$8,173.17 per month



81

TRANSIT SCORE



94

WALK SCORE



83

BIKE SCORE



83,972

TOTAL POPULATION



50,868

TOTAL HOUSEHOLDS



\$109,488

MEDIAN INCOME

\* 2022 Demographics based on a 1 mile radius

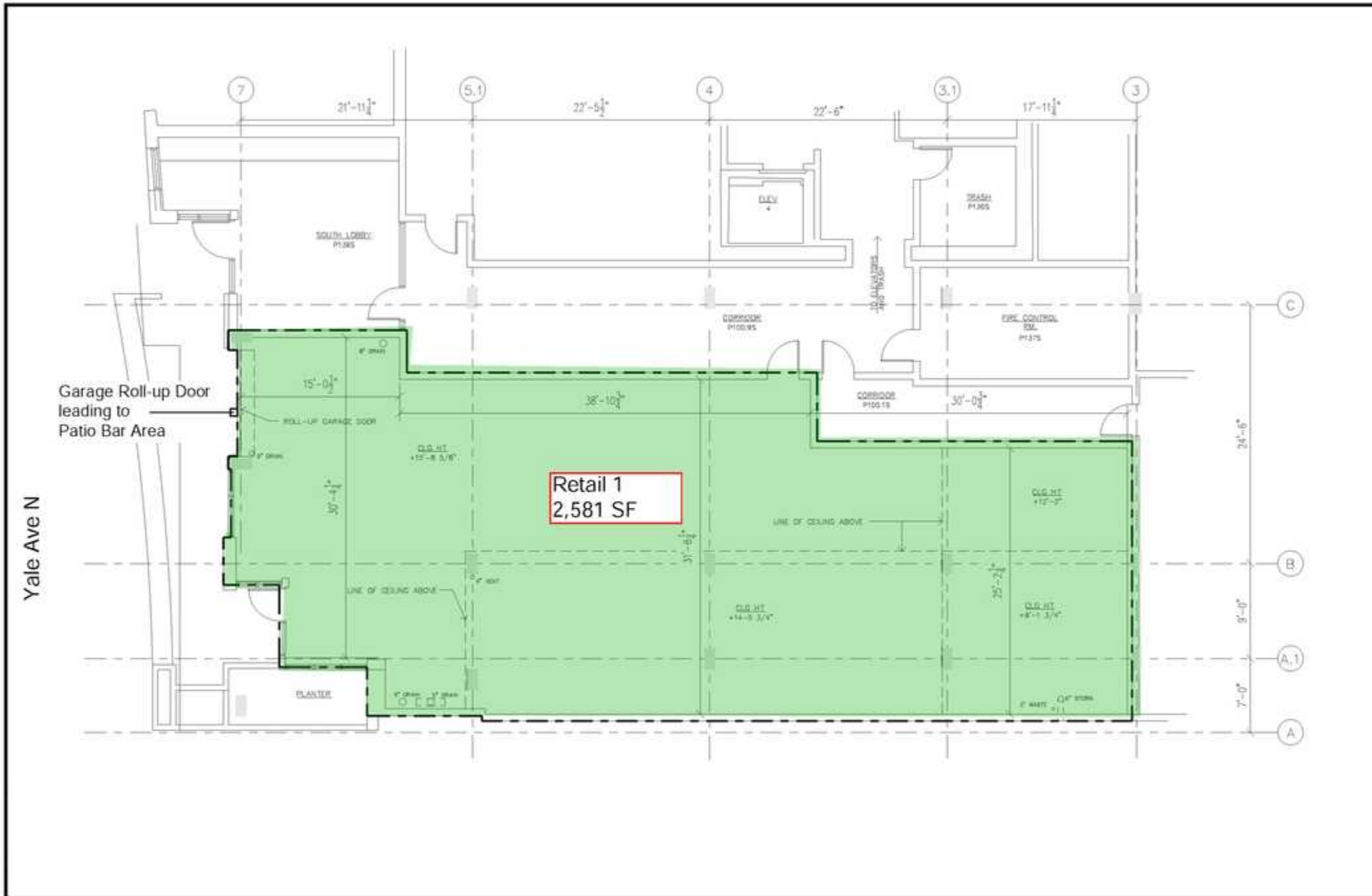
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# AREA BUSINESSES

