



Beer & Wine Coffee



# FOR LEASE

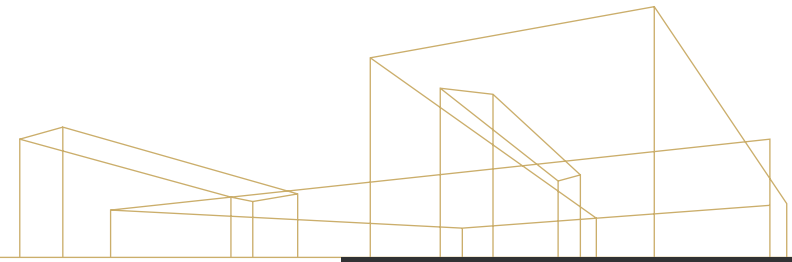
Turnkey Café with Type 2 Hood

2312 3RD AVENUE | SEATTLE, WA

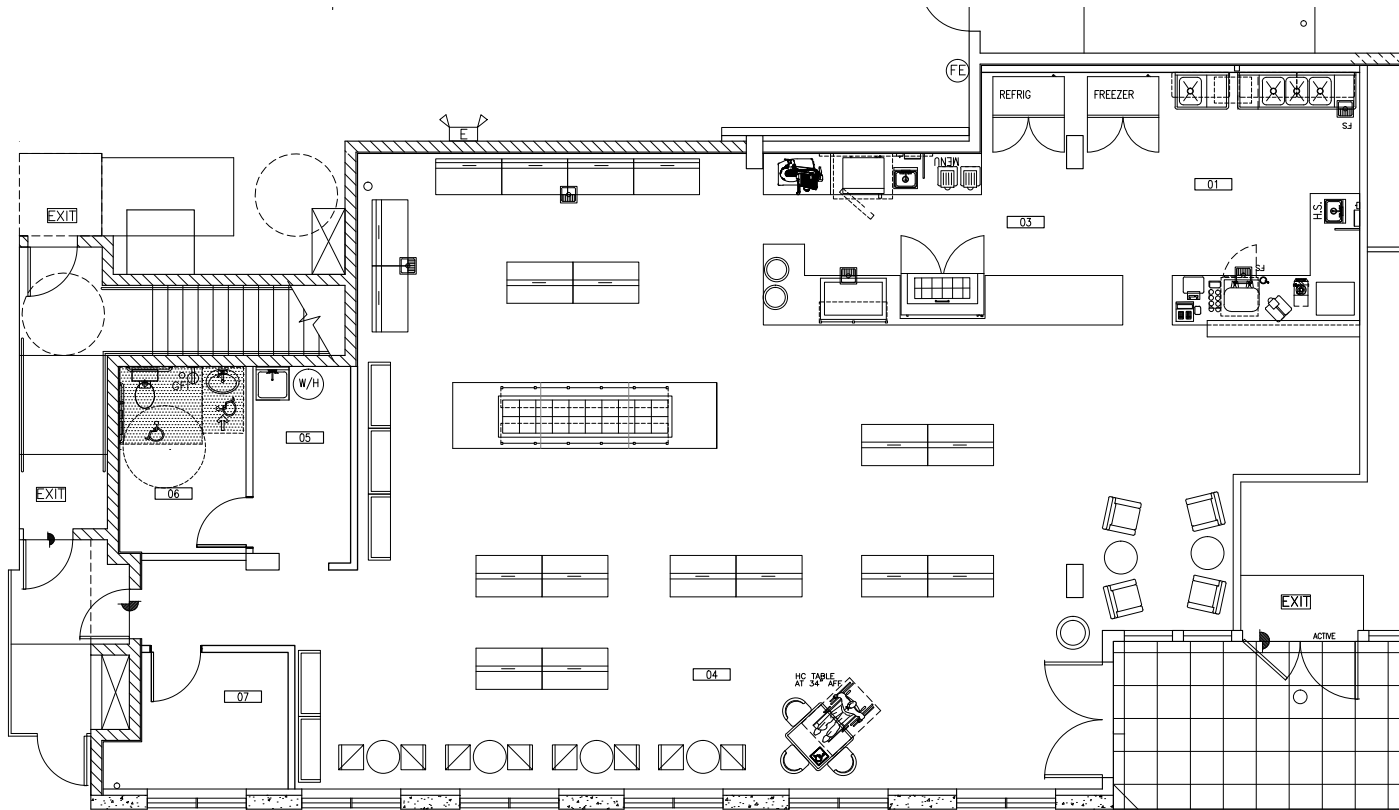
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# TURNKEY CAFÉ WITH TYPE 2 HOOD

2312 3RD AVENUE | SEATTLE, WA



## Former Metropolitan Deli at Moda Apartments



**1,800 SF**

AVAILABLE

**98**

WALK SCORE

**100**

TRANSIT SCORE

**43,270**

DAILY TRAFFIC COUNT

**TURNKEY**

READY RETAIL SPACE

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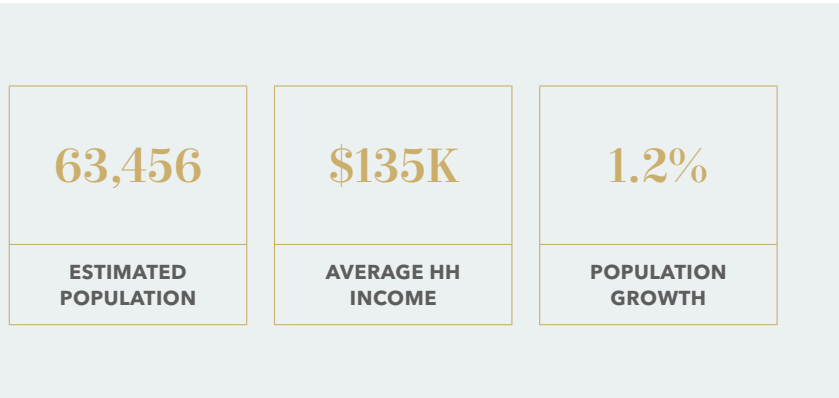
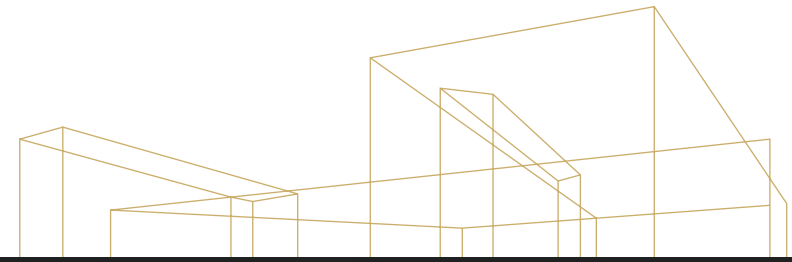
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## DEMOGRAPHICS

	1/4 Mile	1/2 Mile	1 Mile
<b>POPULATION</b>			
Estimated Population (2022)	10,663	25,482	63,456
Projected Population (2027)	11,266	27,000	67,335
Census Population (2020)	10,459	25,292	63,883
Projected Annual Growth (2022 - 2027)	603 (1.1%)	1,518 (1.2%)	3,879 (1.2%)
Historical Annual Growth (2020 - 2022)	204	190 (0.4%)	-427 (-0.3%)

## HOUSEHOLDS

Estimated Households (2022)	7,928	18,098	43,760
Projected Households (2027)	8,488	19,465	47,162
Projected Annual Growth (2022 - 2027)	560 (1.4%)	28 (0.3%)	189 (0.6%)
Historical Annual Change (2010 - 2022)	2,890 (4.8%)	6,840 (5.1%)	15,852(4.7%)
Estimated Average HH Income (2021)	\$142,215	\$157,904	\$134,879
Projected Average HH Income (2026)	\$159,991	\$182,867	\$154,348

## DAYTIME DEMOGRAPHICS

Total Businesses	1,080	3,780	11,119
Total Employees	14,242	56,468	179,202

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## PROPERTY OVERVIEW

Suite Available	Former Metropolitan Deli
Size	1,800 SF
Rent	Call for Rates
Availability	Available Immediately
Amenities	Type 2 hood system in place
Location	Located in the vibrant Belltown neighborhood of Seattle

For leasing  
information  
contact

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