ADDISON
ON FOURTH

RETAIL FOR LEASE

308 4th Avenue South,
Seattle, WA 98104

Blake Taylor | Kara Farley

WCCR
West Coast Commercial Realty

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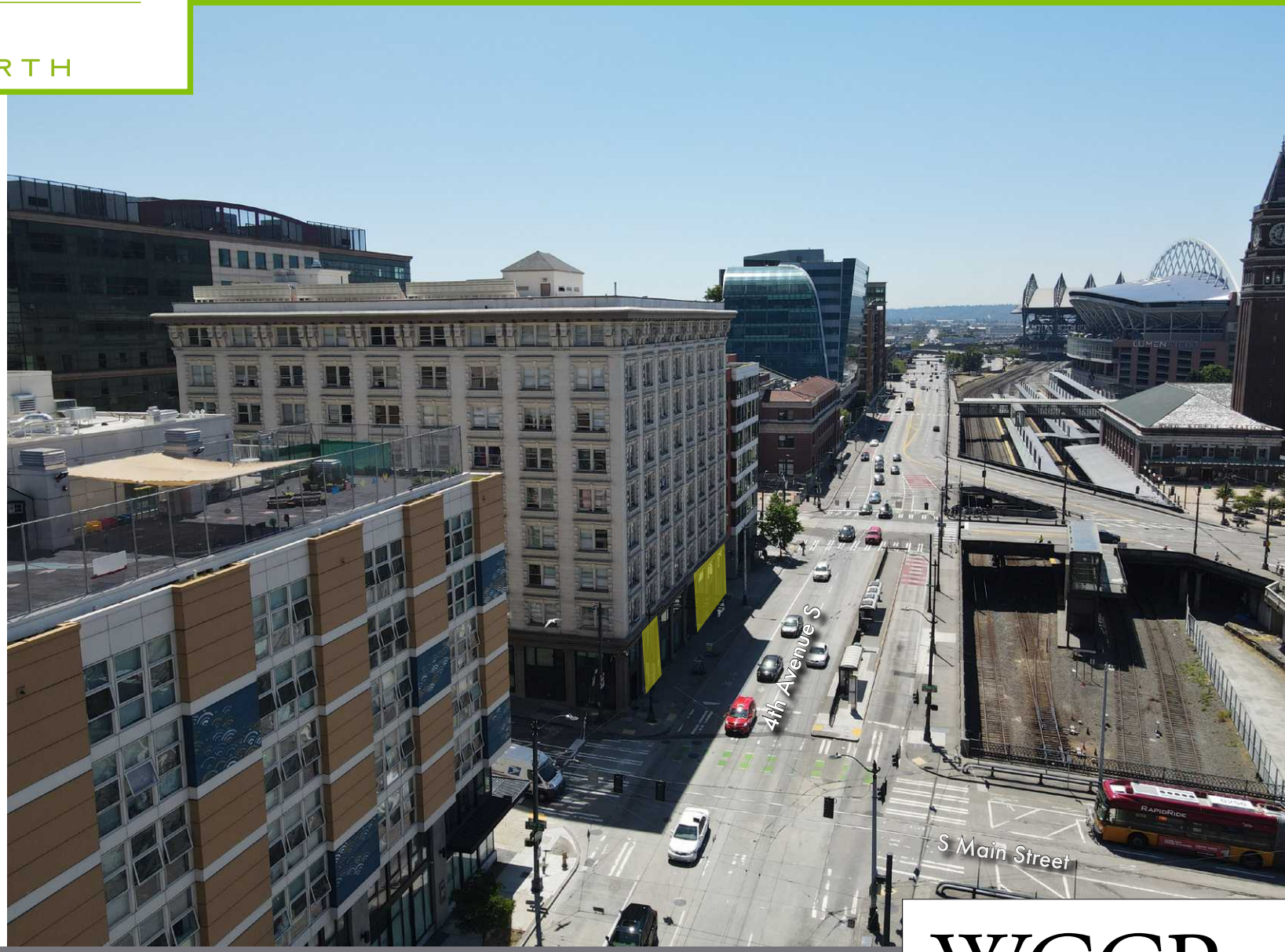
Introducing Addison on 4th,

a prime retail opportunity with 2 suites available. Nestled between Pioneer Square, Yesler Terrace, and the International District, these sites offer strategic position on the main arterial through Downtown Seattle. Additionally, being just blocks away from the Light Rail, Lumen Field, and T-Mobile Park, these sites have the advantage of convenient transportation and high foot traffic. Joining this bustling community of businesses and residents presents an exciting opportunity to be part of the thriving pedestrian experience on 4th Avenue. Embrace the location, convenience, and potential for growth that this area offers.



CBA ICSC CoStar™

Blake Taylor | Kara Farley
(206) 283-5212
www.wccommercialrealty.com

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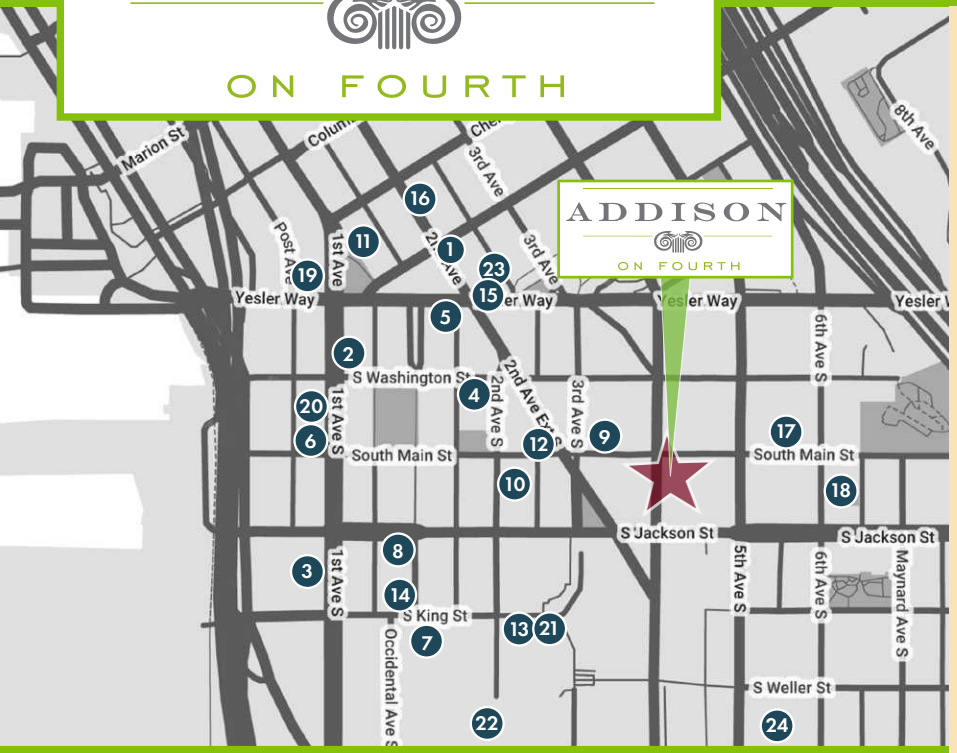

Pioneer Square Neighborhood

1. Collins Pub
2. Damn the Weather
3. Il Terrazzo Carmine
4. McCoy's Firehouse Bar & Grill
5. Tat's Deli
6. Ohsun
7. Cone & Steiner
8. Stonington Gallery
9. Foster/White Gallery
10. The Marble Room
11. Bill Speidels Underground Tour
12. Flatstick Pub
13. 13 Coins
14. Quality Athletics
15. Smith Tower Observatory
16. Courtyard by Marriott
17. Fuji Sushi
18. Maneki Restaurant
19. 84 Yesler Seafood
20. Central Saloon
21. Embassy Suites by Hilton
22. LUMEN Field
23. Shawn O'Donnell's
24. Uwajimaya Seattle

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DEMOGRAPHICS

TOTAL EMPLOYEES

2-Mile: 268,097

5-Mile: 439,851

10-Mile: 776,086

TOTAL POPULATION

2-Mile: 165,553

5-Mile: 464,060

10-Mile: 1,179,724

TRAFFIC COUNT

13,727
vehicles per day at
4th Ave S and S Jackson St

13,727
vehicles per day at
4th Ave S and Transit
Tunnel Acrd

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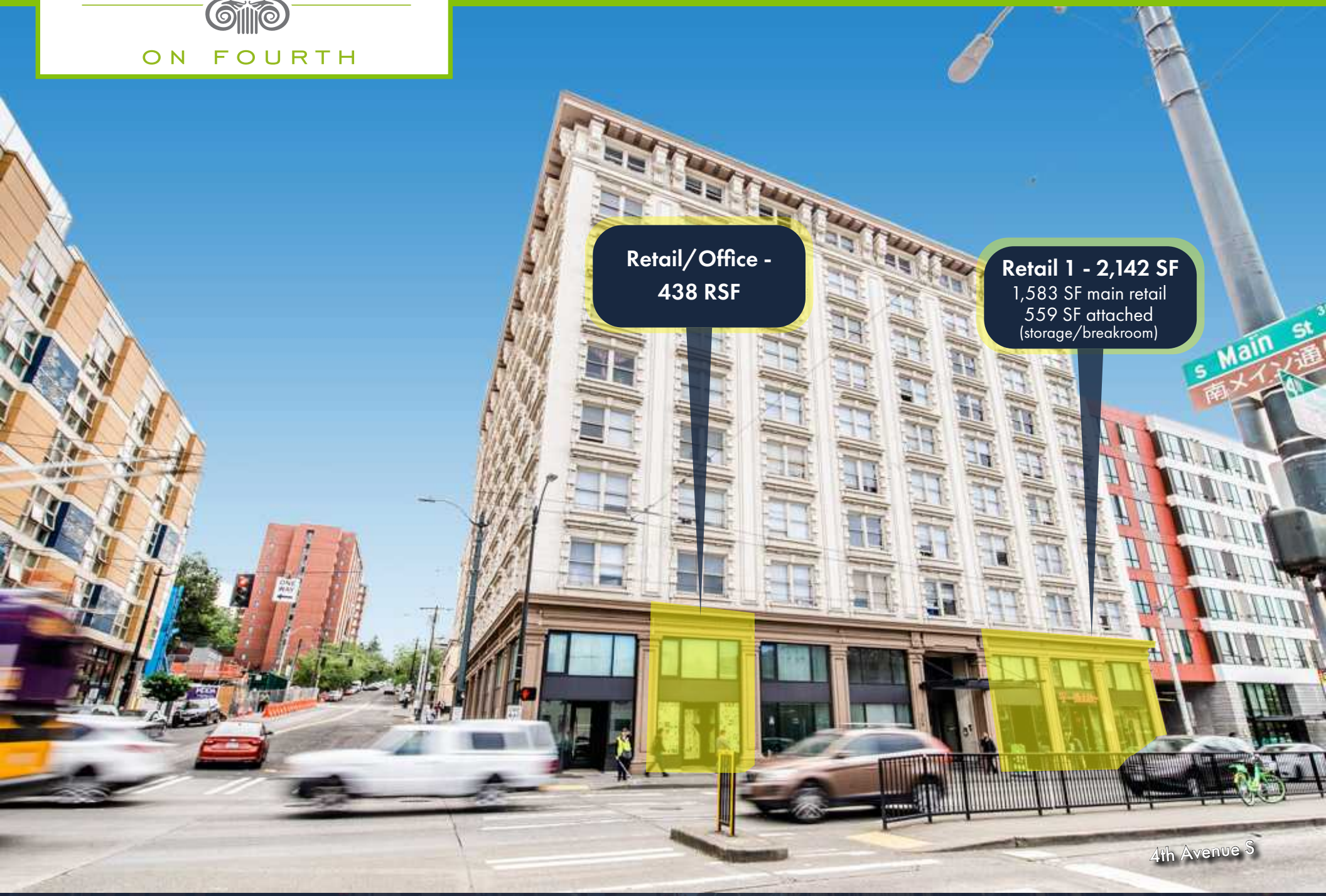

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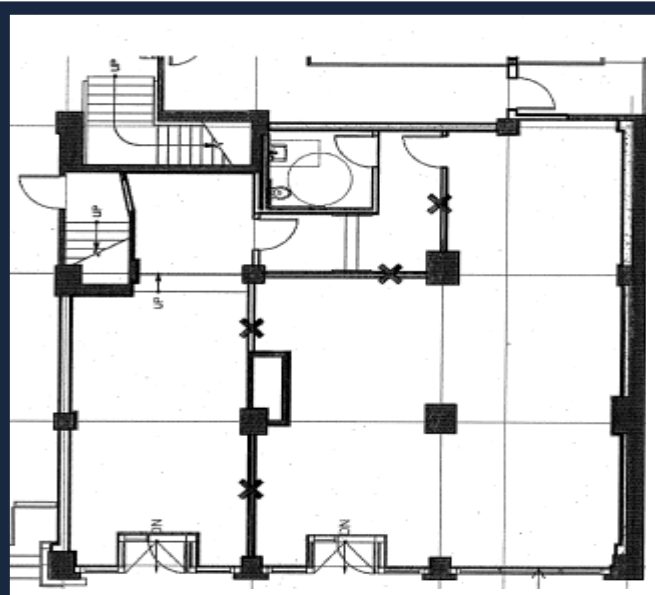
Retail 1 - 2,142 SF

1,583 SF main retail

559 SF attached (storage/breakroom)



4th Avenue S

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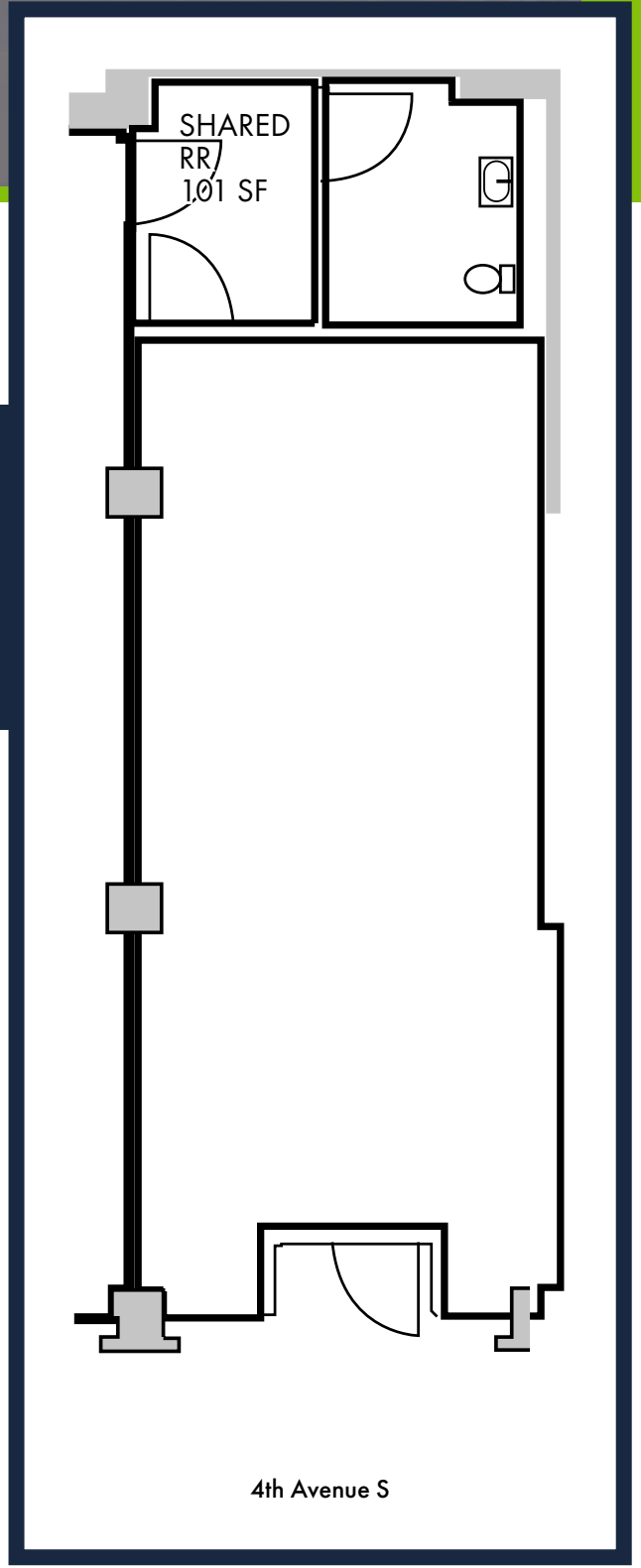
Retail/Office - 438 RSF

- open layout
- dedicated HVAC
- shared restroom
- newer flooring and painting