

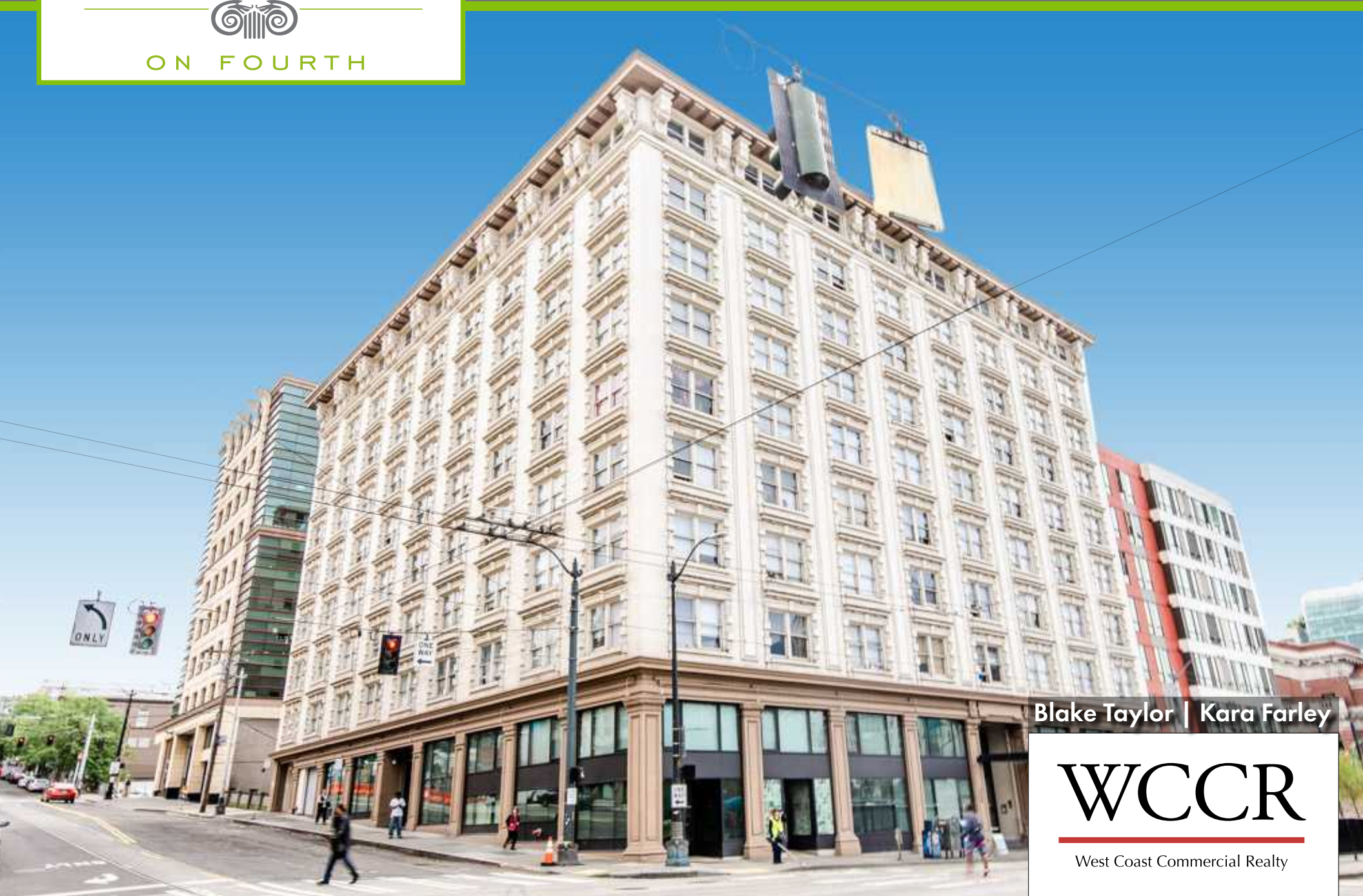
ADDISON



ON FOURTH

RETAIL FOR LEASE

308 4th Avenue South,  
Seattle, WA 98104



Blake Taylor | Kara Farley

WCCR

West Coast Commercial Realty



# ADDISON



ON FOURTH

## 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.



## RETAIL FOR LEASE

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Seattle, WA 98104



Blake Taylor | Kara Farley

(206) 283-5212  
[www.wcccommercialrealty.com](http://www.wcccommercialrealty.com)

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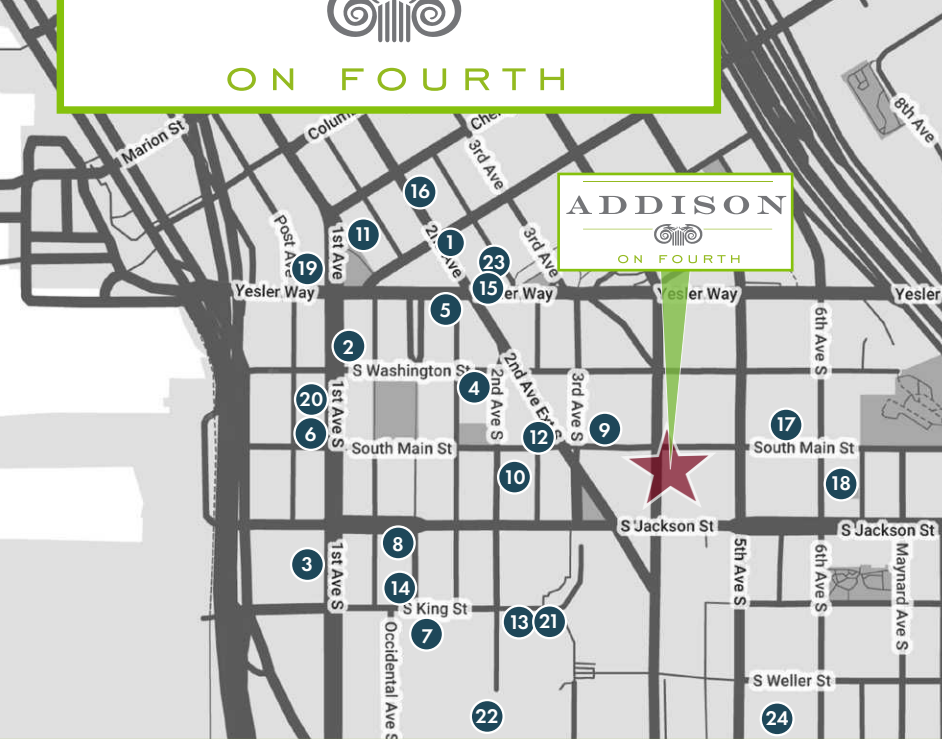
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# ADDISON



ON FOURTH



ADDISON  
ON FOURTH

## Pioneer Square Neighborhood

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



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ON FOURTH



98

Walk Score  
"Walker's Paradise"



100

Transit Score  
"Rider's Paradise"



91

Bike Score  
"Biker's Paradise"

## RETAIL FOR LEASE

308 4th Avenue South,  
Seattle, WA 98104

### 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



CoStar™

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# ADDISON



ON FOURTH

RETAIL FOR LEASE

308 4th Avenue South,  
Seattle, WA 98104

Retail/Office -  
438 RSF

Retail 1 - 2,142 SF  
1,583 SF main retail  
559 SF attached  
(storage/breakroom)

4th Avenue S



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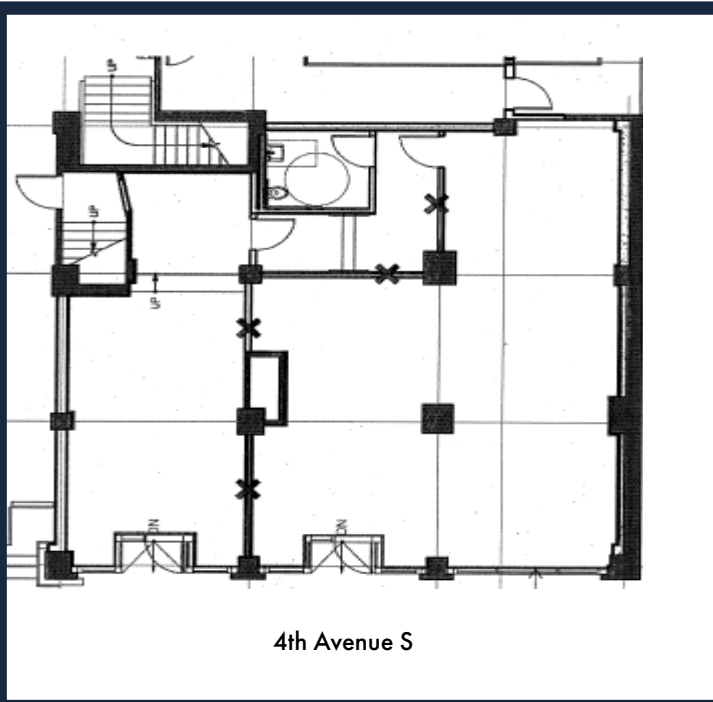


ON FOURTH

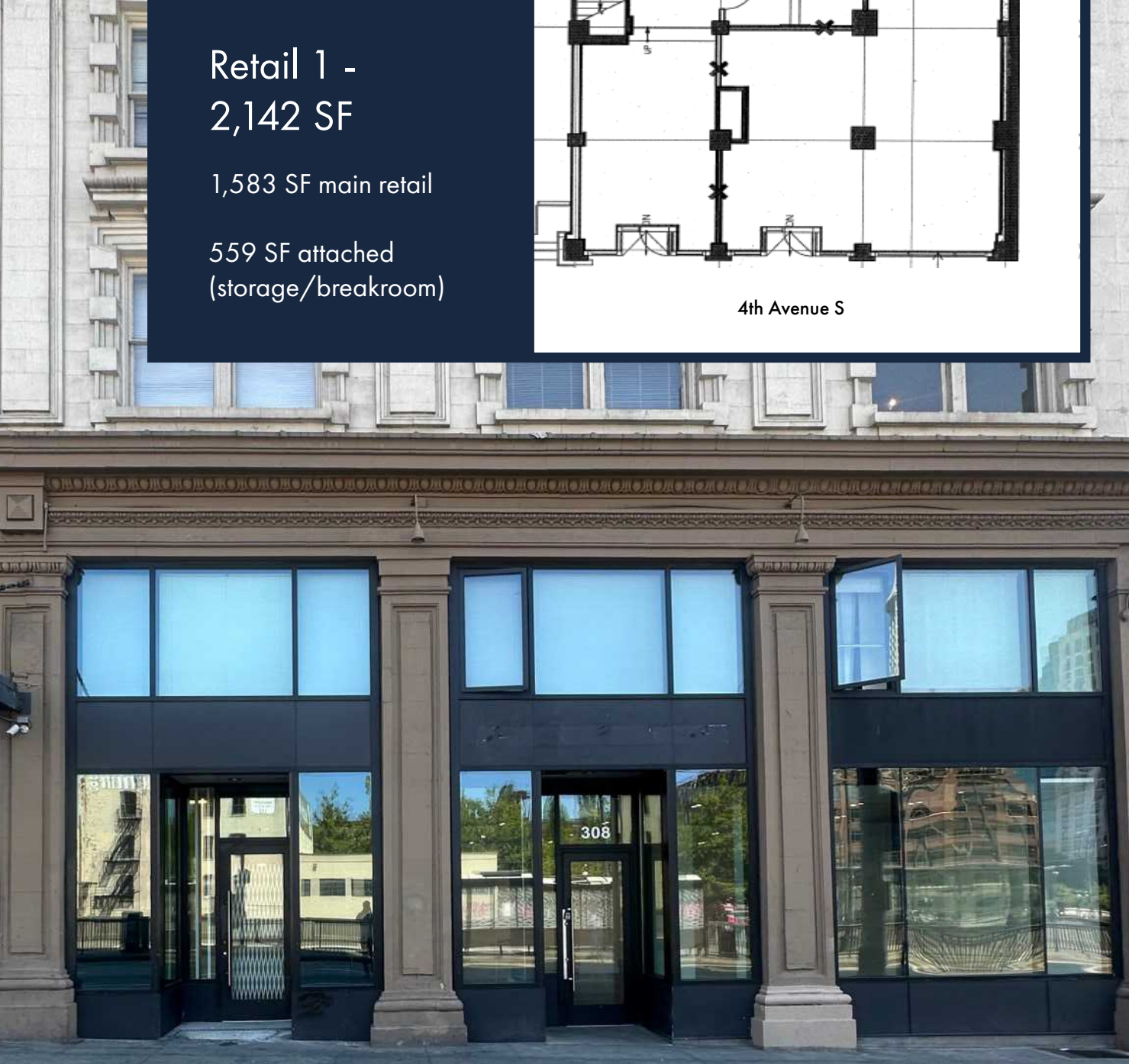
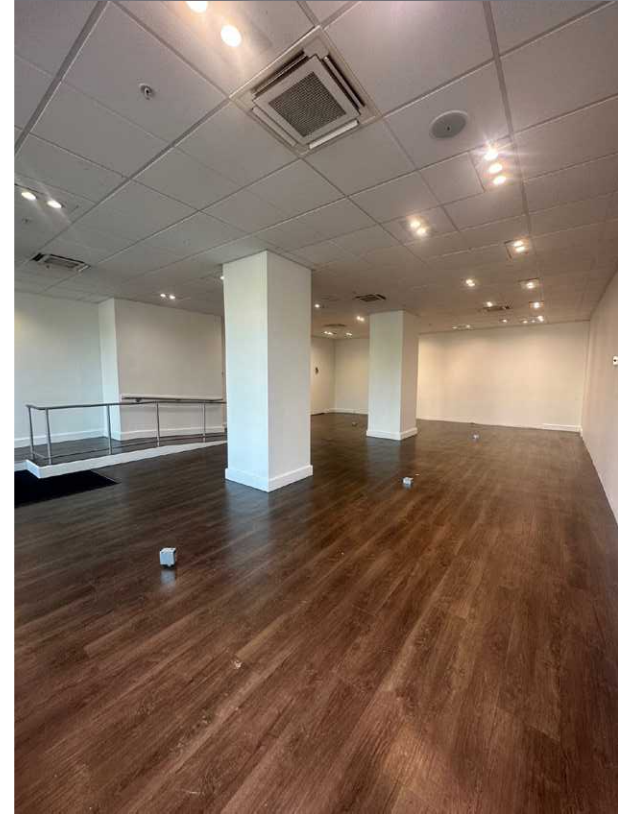
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4th Avenue S



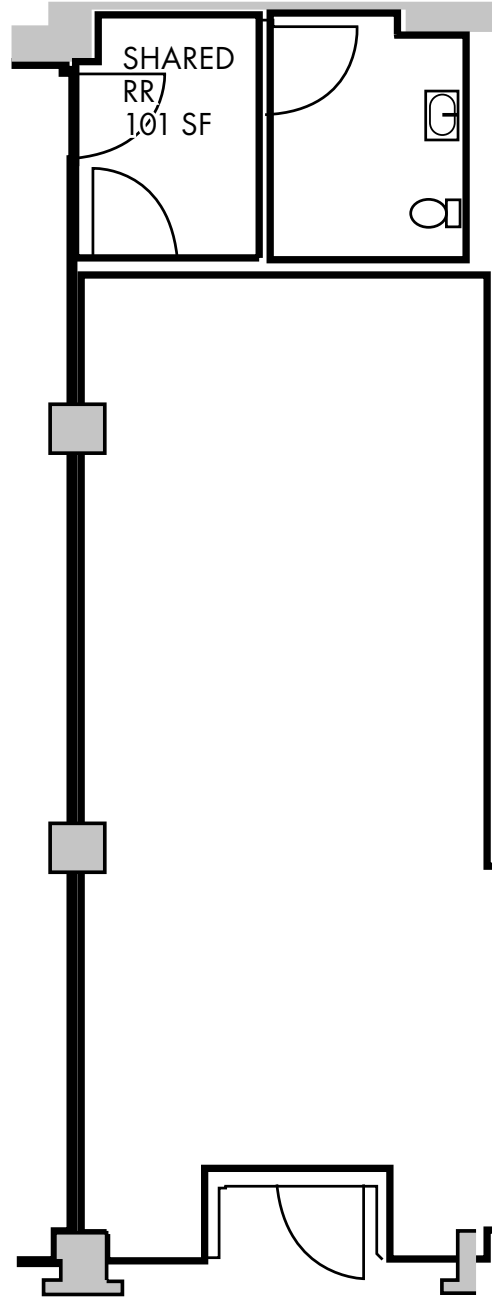
# ADDISON



ON FOURTH

Retail/Office -  
438 RSF

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



4th Avenue S

