



# PARK VIEW BUILDING

601 NORTH 34TH STREET, SEATTLE, WA 98103

**CBRE**

# FLOORPLAN

3,525 SF



- ◆ RARE 3,525 SF retail ground floor availability
- ◆ Located at the heart of “The Center of the Universe”\*
- ◆ Highly visible signage available
- ◆ Extensive window line with ample natural light
- ◆ Outdoor seating possible
- ◆ Nearby retailers include PCC, Starbucks, MOD Pizza, Theo Chocolates an more!
- ◆ Direct visibility to North 34th Street and the Fremont Bridge
- ◆ Ideal for a taproom not requiring a Type 1 Hood, fitness, medical or creative office
- ◆ Dense and growing neighborhood with a 97 Walk Score\*\*\*
- ◆ **Motivated Landlord**

\*Source Fremont.com

\*\*Source: Walkscore.com





# NEARBY ANEMITIES

## RETAIL

1. 7-Eleven
2. FedEx Office
3. HomeStreet Bank
4. Jive Time Records
5. Parkside Dental
6. PCC Natural Markets
7. The UPS Store
8. Theo Chocolate
9. Zoomcare
10. Anytime Fitness
11. Wonderland Gear Exchange
12. Canvas! Paint & Sip
13. UW Medicine Primary Care

## RESTAURANT AND FOOD

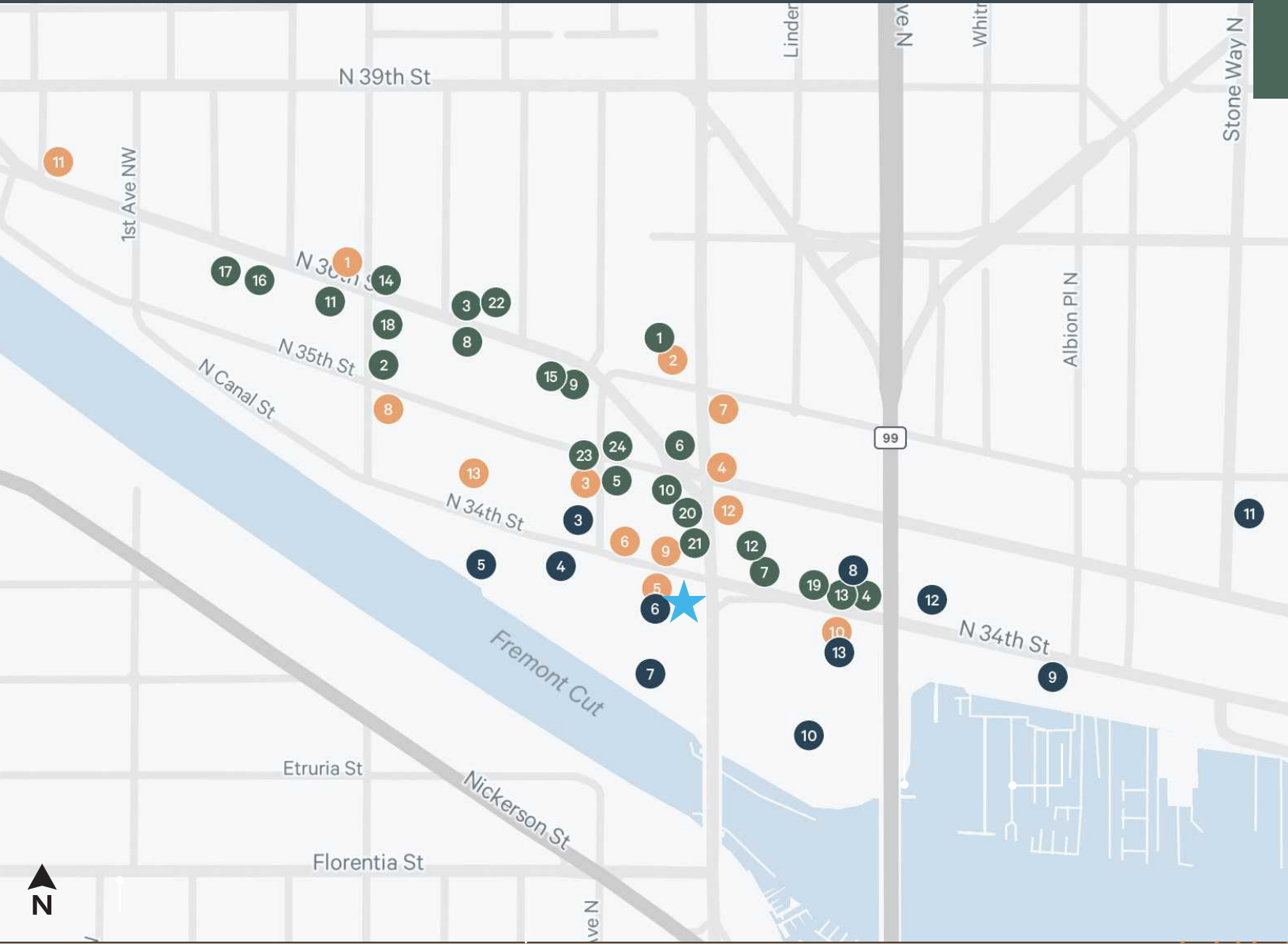
1. 19 GOLD
2. Brouwer's Cafe
3. Caffè Ladro
4. Cafe Turko
5. El Camino
6. Espresso To Go
7. Eve Fremont
8. Fremont Coffee Company
9. High Dive
10. Jai Thai
11. LTD Bar & Grill
12. Lucky's Pho
13. Milstead & Co
14. Nectar Lounge
15. Nuna Ramen
16. Outlander Brewery & Pub
17. Salsa Con Todo
18. Revel
19. Schilling Cider House
20. Simply Desserts
21. Starbucks
22. The BackDoor
23. The Barrel Thief
24. Triangle Spirits

## OFFICE TENANTS

1. Schultz Family Foundation
2. Geo Coaching
3. Google
4. Google
5. Google
6. Google
7. Google
8. Salesforce/Tableau
9. OctoML
10. Adobe
11. Brooks Sports (06/01/2024)
12. Take Two Interactive
13. Lumen Bioscience Care
14. Brooks Sports



# AMENITIES MAP



## AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	35,860	336,811	534,732
# of Households	17,459	175,691	264,379
Avg. Household Income	\$197,674	\$177,968	\$178,383
Businesses	1,921	18,167	27,496

Source: ESRI



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