

DELIVERY  
Q3 2024

# Grand Street

COMMONS

1765 22<sup>nd</sup> Avenue South Seattle, WA 98144



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# URBAN VILLAGE PROJECT ANCHOR, RETAIL & RESTAURANT NOW LEASING

State Street Lofts NORTH | Restaurant (Class I) or Retail  
Grand Street Commons WEST | Anchor Retail & Restaurant  
Grand Street Commons EAST | Retail, Restaurant & Office

- New, mixed-use four city block community located just steps from a future Judkins Park Light Rail Station (Opening 2025).
- 927 apartment units in four buildings, activated plaza with water feature and major street + sidewalks improvements.
- Anchor, Grocer, Restaurant and Retail For Lease totaling over 50,000 sf retail space For Lease in GSC East, West and State Street Lofts.
- Judkins East Link Rail Station, 5-minute walk.
- Over 8,800 new housing units, under development or planned for development within 12 block radius. Adjacent the Seattle Girls School campus, Hamlin Robinson School, and near the new to-be-built French American School. [Link to Housing Starts Summary](#)



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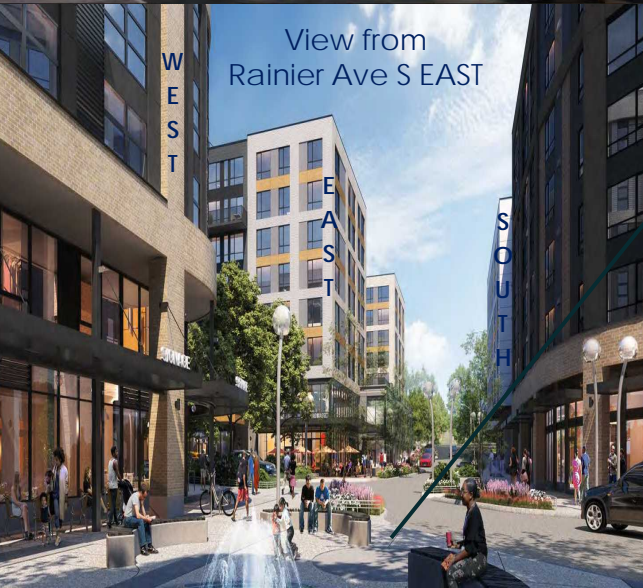




View from Rainier Ave SOUTH



View from Rainier Ave S EAST



# Grand Street Commons Four Block Collective



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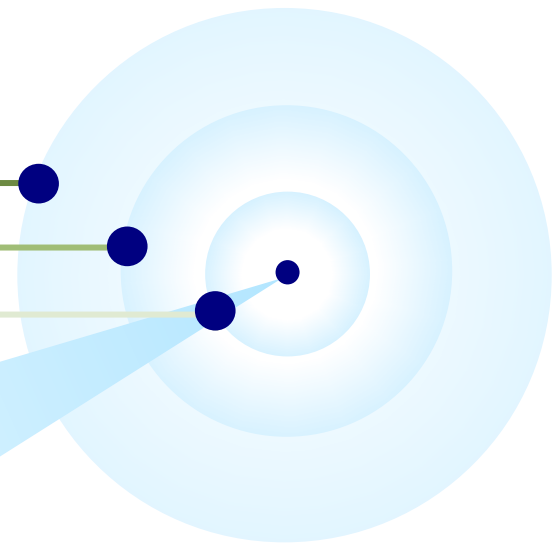
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5	443,648	679,628	\$173,733	68.8%
3	212,361	408,262	\$160,088	68.7%
1	29,102	27,054	\$150,819	62.4%
Mile	Population	Daytime Population	Average HH Income	Education (4+ years college)



## PRE-LEASING NOW

NNN (estimated)	
NORTH	\$8.50 sf
WEST	\$8.50 sf
EAST	\$8.50 sf
Tenant Allowance	Negotiable
Retail Parking	
NORTH (Street)	28
WEST (Structure)	74
EAST (Structure)	59
<b>Total Parking</b>	<b>161</b>

### STATE STREET LOFTS | NORTH

Delivery Date	June 2024
Retail Total	3,405 rsf
Asking Rent	\$40.00 psf
Suite Size Range	1,593 – 3,405 rsf

### GRAND STREET COMMONS | WEST

Delivery Date	August 2024
Anchor, Retail & Restaurant Total	27,616 rsf
Asking Rent	\$35.00 psf
Suite Size Range	1,950 – 25,666 rsf

### GRAND STREET COMMONS | EAST

Delivery Date	August 2024
Retail & Office Total	20,752 rsf
Asking Rent	\$38.00 psf
Suite Size Range	1,190 – 9,032 rsf

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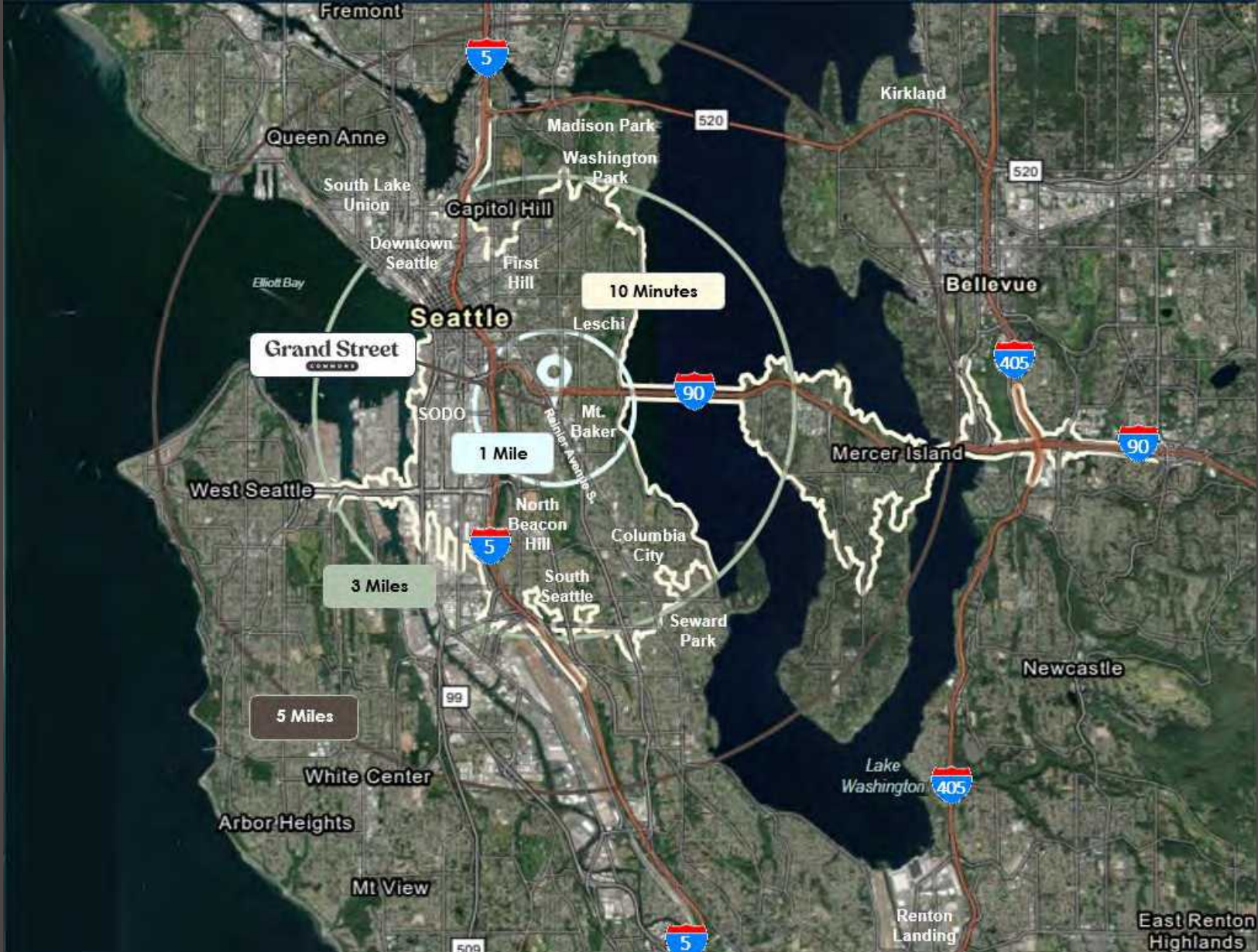
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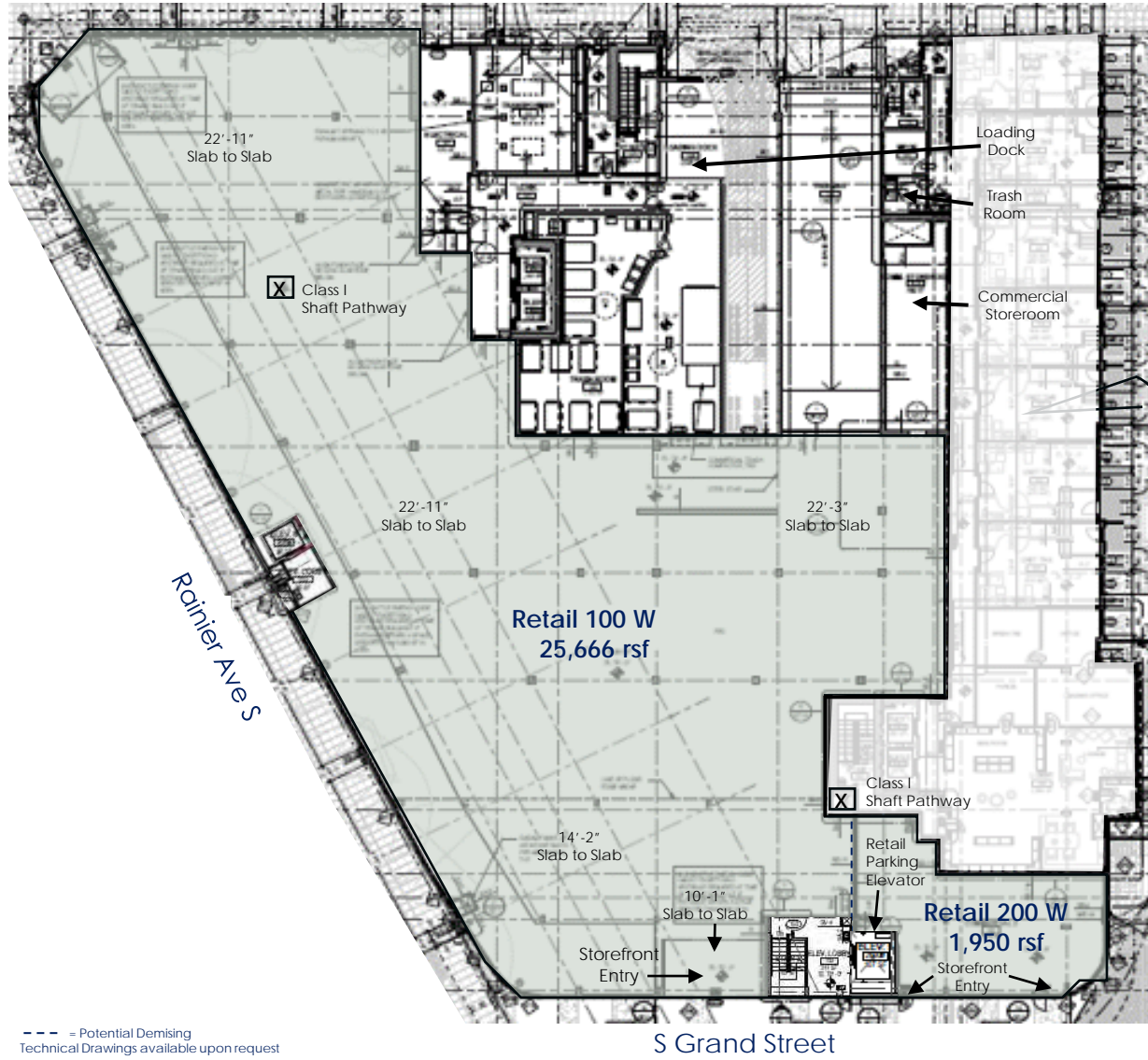




S State Street



Retail Parking Entrance



## Grand Street Commons WEST

Suite 100 W Anchor | Grocer

- 25,666 – 27,616 rsf
- Class I Shaft Pathway
- Direct Elevator Parking & Street Retail
- At grade entrance on S Grand Street

Suite 200 W Retail

- 1,950 rsf
- Class I Shaft Pathway
- At grade entrance on S Grand Street

--- = Potential Demising  
Technical Drawings available upon request



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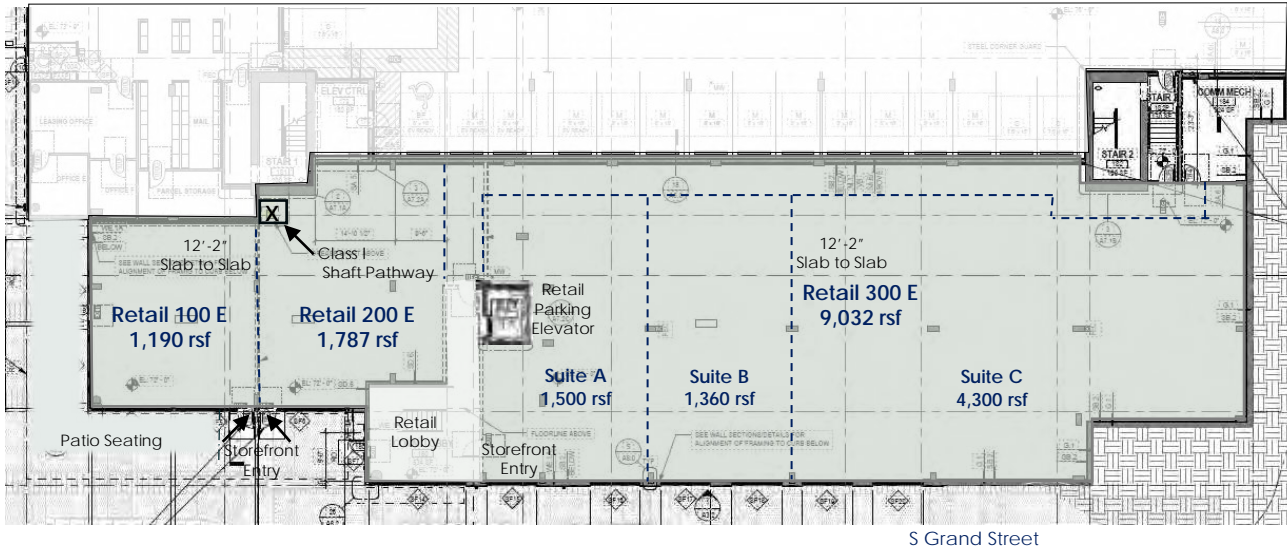
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## Level 1 - At grade entrance at S Grand Street

**P** Retail Parking Entrance at S State Street



## Grand Street Commons EAST Level 1 At Grade

### Suite 100 E & 200 E Retail

- 1,190 – 2,997 rsf
- Class I Shaft Pathway
- At grade on West Side of East Bldg.

### Suite 300 E Retail

- 9,032 rsf
- Demisable 1,360 to 9,032 rsf
- At grade entrance on S Grand Street

--- = Potential Demising  
Technical Drawings available upon request



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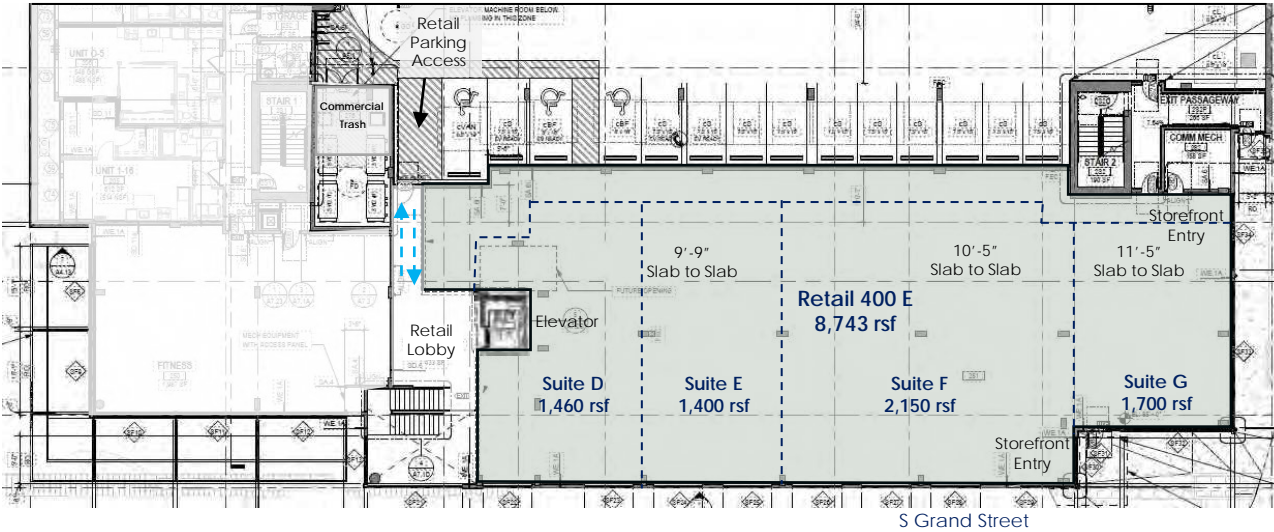
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Level 2 – At grade storefront entrance at S Grand Street facing 23<sup>rd</sup> Avenue S

**P** Retail Parking Entrance at North Alley



Grand Street Commons EAST  
Level 2 At Grade

- Suite 400 E Retail
- 8,743 rsf
  - Demisable 1,400 to 8,743 rsf
  - At grade entrance on east side of the Bldg. on Grand Street off 23<sup>rd</sup> Avenue S

--- = Potential Demising  
Technical Drawings available upon request



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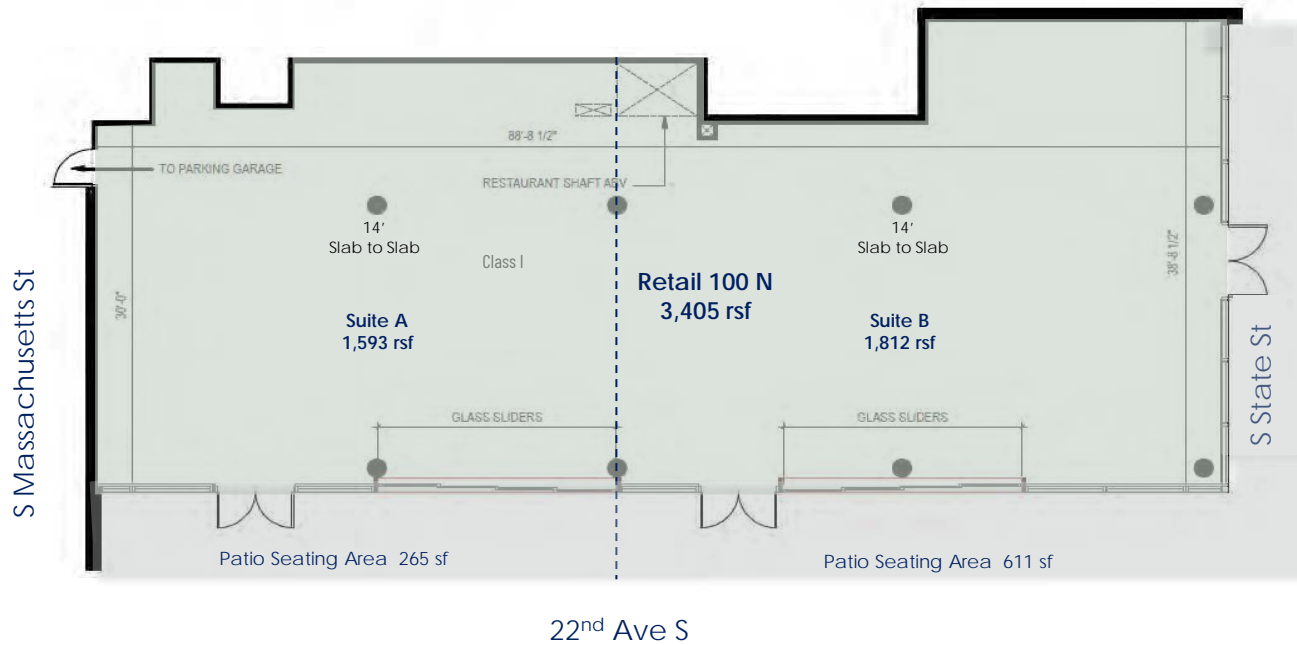
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# State Streets Lofts NORTH



## State Street Lofts NORTH

Suite 100 N Restaurant | Retail

- 3,405 rsf
- Class I Shaft Pathway
- Demisable 1,593 – 1,812 rsf
- Premises are front loaded
- Patio Seating Area

TR = Trash & Recycling  
 - - - = Potential Demising  
 Technical Drawings available upon request



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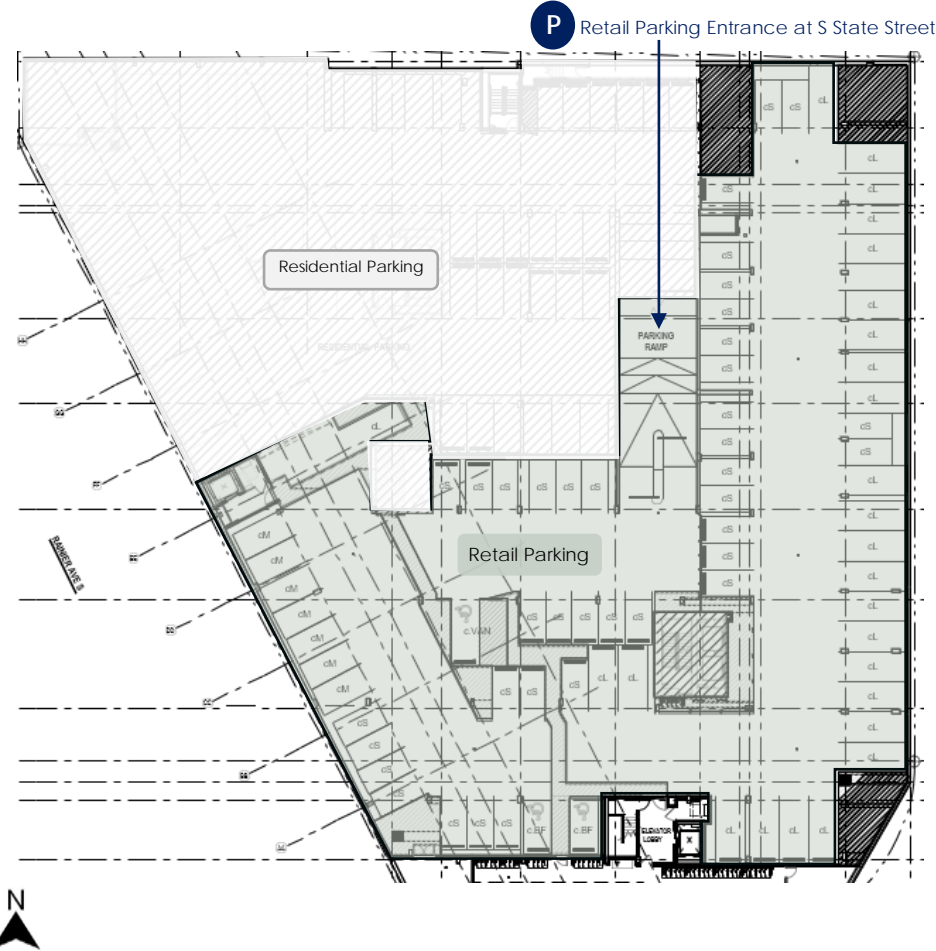
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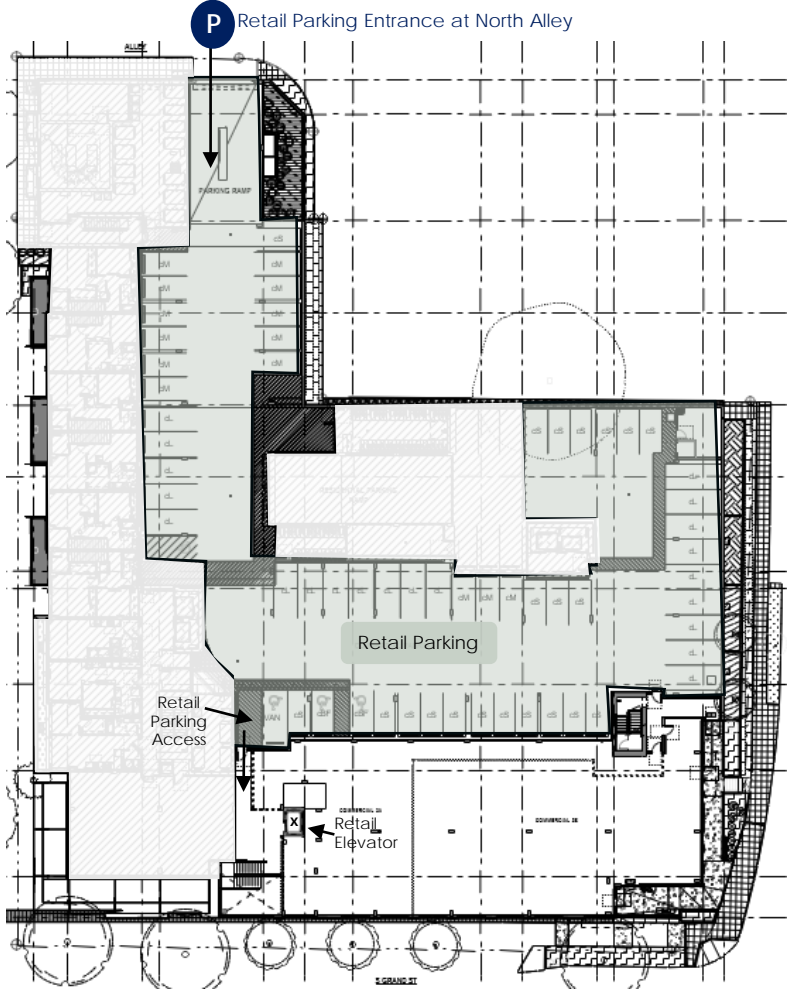


# Parking Plan | Grand Street Commons WEST & EAST

WEST Parking | 74 Retail spaces



EAST Parking | 59 Retail spaces

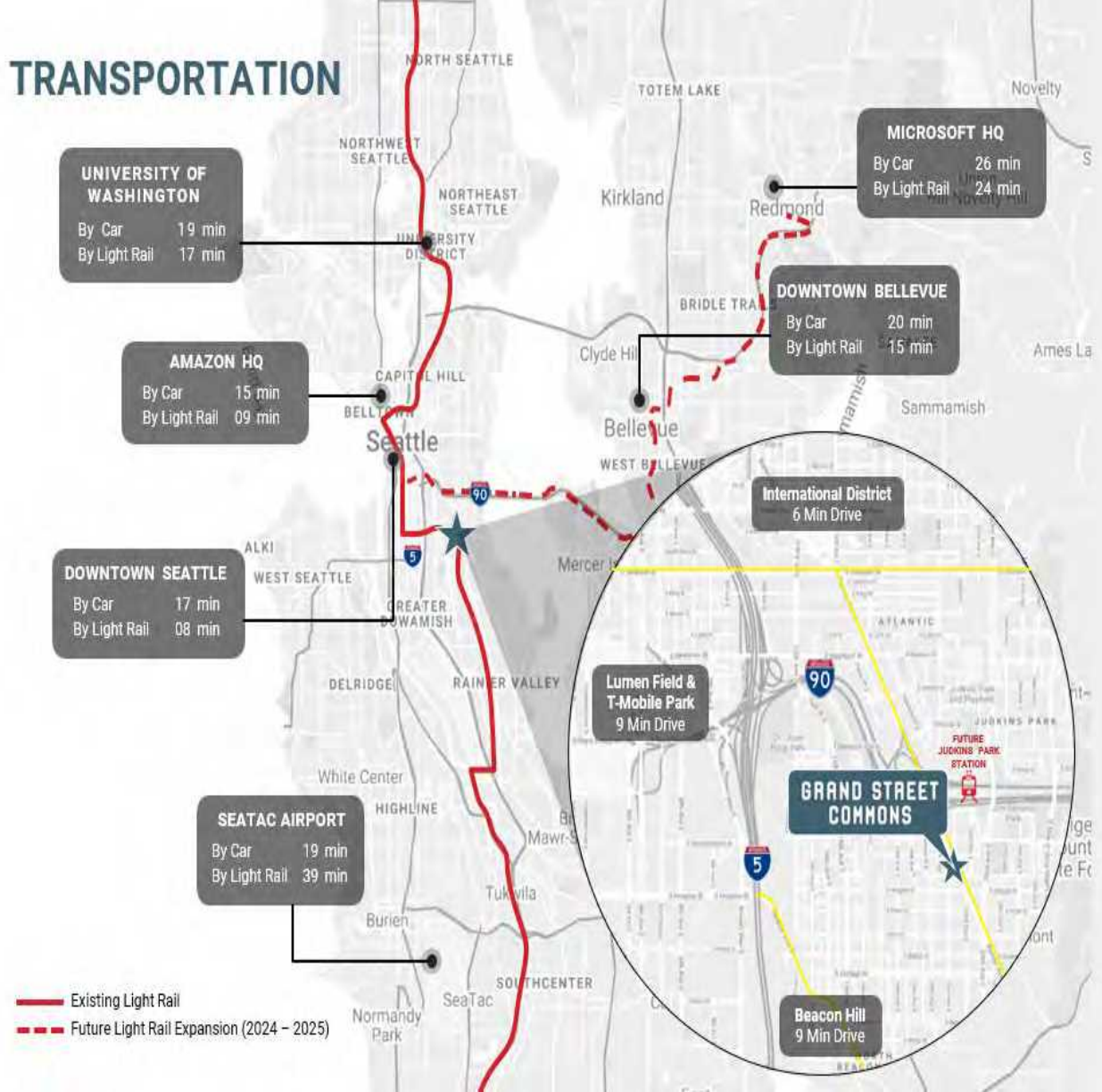


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# TRANSPORTATION



## JUDKINS PARK LIGHT RAIL STATION OPENS SPRING 2025

Grand Street Commons Retail allows for an easy hop-on, hop-off of the Judkins Park Sound Transit Light Rail stop, with a predictable 9-minute commute to & from Downtown Seattle and 24-minute commute to & from Overlake Village in Bellevue. STLR projects 3,000 daily station boardings connecting all the neighborhoods on the line & serve as employment expansion opportunity for the Operators in the project!

With time saved, this restaurant & retail platform with unparalleled access is a perfect place to start your day with coffee & baked goods and finish the day with grocery shopping for dinner with friends & family.

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WEST

EAST

SOUTH

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# Seattle World Headquartered Companies

amazon



Microsoft

COSTCO  
WHOLESALE

FILSON  
SINCE 1897

CUTTER & BUCK

zulily

Expedia

Sur la table  
THE ART & SOUL OF COOKING

OR OUTDOOR  
RESEARCH

NORDSTROM

REI  
CO-OP

T-Mobile

JONES  
SODA CO.

metropolitanmarket.



BOEING

BROOKS

Tommy Bahama

blue nile.

zumiez

Alaska  
AIRLINES

BARTELL DRUGS

K2

Eddie Bauer EST. 1920

## RETAIL LEASING

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UP LAKE UNION PARTNERS



RAINIER PACIFIC  
PROPERTIES

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# Grand Street Commons Four Block Collective



Construction Status	Status	Address	Type	Units	Parking	Retail	Permit Issued Date	Owner	Architect
Under Construction	Approved	<a href="#">1000 E Yesler Way</a>	Wayfarer- Apartments	261	130		10/6/2020	Vulcan	Encore Architects
Proposed	Applied	<a href="#">1005 S King St</a>	Seattle Opportunity Development Site, Mixed use	100	76			King Property Holdings LLC	
Final Planning	Final Planning	<a href="#">1009 Alder St</a>	Cascara, Apartments	350	0			Vulcan	
Under Construction	Approved	<a href="#">1019 Sturgus Ave S</a>	Town Homes	8	8		2/22/2021	David Woo	Novion Group Inc
Under Construction	Approved	<a href="#">1020 S Main St</a>	Apartments	215	110		9/20/2019	Seattle Tenth, LLC	Ankrom
Existing	Completed last 12 months	<a href="#">1029 S Jackson St</a>	Mixed Use	321	177			Intracorp	Tiscareno Associates
Proposed	Applied	<a href="#">1032 S Jackson St</a>	Apts + retail + 120 hotels + day care, theater for 3!	258	416	87,600		Chinn Investments LLC	HEWITT
Under Construction	Approved	<a href="#">104 12th Ave</a>	Tapestry, Apartments	279	135		11/8/2019	Trent Development	Clark Berns
Under Construction	Approved	<a href="#">110 10th Ave S</a>	Hinoki Apartments	136	63		4/23/2020	Andersen Construction	Hewitt
Proposed	Applied	<a href="#">1111 20th Ave S</a>	Town Homes	7	2				JWA Seattle
Proposed	Applied	<a href="#">119 19th Ave</a>	Cadence 19th/Fir, Apartments	68	0			Cadence Real Estate	
Proposed	Applied	<a href="#">1200 12th Ave S</a>	PHPDA Housing	325	0			SCIDpda	Barrientos Ryan
Under Construction	Approved	<a href="#">1203 E Spruce St</a>	First Central Station	369	310	8,772	5/10/2018	America's Choice Real Estate	B9 Architects
Under Construction	Approved	<a href="#">1215 E Fir St</a>	13th & Fir Family Housing	156	39	10,720		SCIDpda	Mithun
Proposed	Applied	<a href="#">1221 S Main St</a>	Mixed Use	160	75	2,880		12M LLC	Studio 19 Architects
Proposed	Applied	<a href="#">1224 12th Ave S</a>	Apartments- Mixed income with daycare, adult ca	275	74	32,000	4/20/2022	Barrientos RYAN	Weber Thompson
Proposed	Applied	<a href="#">1237 S Jackson St</a>	Apartments	84	34				JW Architects
Under Construction	Approved	<a href="#">125 15th Ave</a>	125 Studios	42	0		6/15/2020	Brocade Investment Group LLC	Studio 77
Proposed	Applied	<a href="#">1320 26th Ave S</a>	Modular Apartments	5	0			R&D Modular LLC - Marco Zangari	Atelier Jones LLC
Under Construction	Approved	<a href="#">1326 Yakima Ave S</a>	Town Homes	10	4		5/20/2020		
Under Construction	Approved	<a href="#">1342 14th Ave S</a>	Town Homes	3	3				JWA Seattle Architects
Existing	Completed last 12 months	<a href="#">1405 S Bayview St</a>	Mixed Use	80	21		11/8/2019	Tim Abell	Weinstein A+U
Under Construction	Approved	<a href="#">1523 17th Ave S</a>	Town Homes	6	6				SHW
Under Construction	Approved	<a href="#">157 12th Ave</a>	Sound 12th Avenue, SEDUs and Apartments	92	0		10/6/2020	Calhoun Property Management, Inc	Workshop AD, LLC
Proposed	Applied	<a href="#">1601 E Yesler Way</a>	Mixed Use TOD	285	170			Shelter Holdings	Weinstein AU Architects
Proposed	Applied	<a href="#">1605 S Jackson St</a>	Mixed Use and SEDUs	37	15	3,000	7/22/2022	Corbet's Property LLC	Public47 Architects
Under Construction	Approved	<a href="#">1613 S Lane St</a>	Apartments	13			3/10/2017		Mark Travers Architect
Under Construction	Approved	<a href="#">1626 S King St</a>	King Street Flats	30			2/25/2021	AJP Properties	Build LLC
Under Construction	Approved	<a href="#">1626 S Lane St</a>	Jabooda Lane Garden, Apartments	11			9/23/2020		
Under Construction	Approved	<a href="#">1700 21st Ave S</a>	State Street Lofts	158	66		7/12/2021	Lake Union Partners	
Under Construction	Approved	<a href="#">1751-1755 Valentine Pl S</a>	Valentine Lofts- SEDUs	46	0		7/24/2020	Lily Lee	JW Architects
Under Construction	Approved	<a href="#">1800 ML King Jr Way S</a>	Apartments	14	5		6/4/2021	Xlynn Su	IHB Architects
Proposed	Applied	<a href="#">1801 E Yesler Way</a>	Affordable Apartments, retail	244	67			Compass Construction Inc	
Under Construction	Approved	<a href="#">1801 Rainier Ave S</a>	Apartments	186	69	12,384	5/28/2019	Jabooda Homes / Nghia Pham	MAS Architecture LLC
Existing	Completed last 12 months	<a href="#">1807 13th Ave S</a>	SEDUs and Apartments	43	0				
Existing	Completed last 12 months	<a href="#">1814 15th Ave S</a>	Rowhouse	8	8				
Under Construction	Approved	<a href="#">1900 23rd Avenue S</a>	SEDUs and Apartments, MHA	38	0				JWA Seattle
Proposed	Applied	<a href="#">1906 20th Ave s</a>	The Fir, Mixed Use	204	80			Kamiak Real Estate LLC	Public47 Architects
Existing	Completed last 12 months	<a href="#">1911 22nd Ave S</a>	Apartments (subsidized rent)	177	0			DESC - Jessica Adams	Runberg Architect Group
Proposed	Applied	<a href="#">1923 22nd Ave S</a>	Mixed Use	23	0	1,120		Alexey Sokolov	Gregory Peter Maxwell Architects
Under Construction	Approved	<a href="#">2003 25th Ave S</a>	Joya, Townhomes/Condos	6	0				
Proposed	Applied	<a href="#">2007 S State St</a>	Jabooda Harmony, Mixed Use	60	10	4,750		Jabooda Homes - Nghia Pham	MAS Architecture LLC
Proposed	Applied	<a href="#">2011 15th Ave S</a>	Town Homes	6	6			Delen Construction Services, Inc.	S+H Works LLC
Under Construction	Approved	<a href="#">2012 24th Ave S &amp; 2009 25th Ave S</a>	Town Homes	30	26		9/1/2020	IS Property Investments LLC	Johnston Architects LLC
Under Construction	Approved	<a href="#">2016 23rd Ave S</a>	Apartments	95	41	5,054	10/8/2018	Joana Chong	Caron Architecture
Under Construction	Approved	<a href="#">2019 24th Ave S</a>	SEDUs	66	0		11/30/2018	Columbia City Condos, LLC	JW Architects
Proposed	Applied	<a href="#">2029 24th Ave S</a>	SEDUs	66	0			Columbia City Condos, LLC	JWA Seattle
Under Construction	Approved	<a href="#">206 5th Ave S</a>	Apartments	66				Edge Developers LLC	Hewitt
Proposed	Applied	<a href="#">2101 22nd Ave S</a>	Mixed Use	128	0			Community Roots	Weinstein A+U
Proposed	Applied	<a href="#">2116 13th Ave S</a>	Town Homes	6	5			Green Canopy	SHW LLC
Existing	Completed last 12 months	<a href="#">2119 13th Ave S</a>	SEDUs and Apartments	15	0				
Proposed	Applied	<a href="#">216 10th Ave</a>	10th Ave Flats, Apartments	112	0			Sam & Jenny, Inc.	Pondera Architecture PC
Under Construction	Approved	<a href="#">2201 S Grand St</a>	Grand Street Commons, mixed use	550	457	54,000		Lake Union Partners	Runberg Architect Group
Proposed	Applied	<a href="#">2203 23rd Ave S</a>	Mixed Use	272	106	8,372		Gary Bodenstab	Caron Architecture
Existing	Completed last 12 months	<a href="#">2216 S Jackson St</a>	Apartments	53	39	4,543			
Existing	Completed last 12 months	<a href="#">2305 S Plum St</a>	APODMENTS/congregate housing	133	0		10/22/2019	Calhoun Properties	HYBRID
Under Construction	Approved	<a href="#">2361 Beacon Ave S</a>	Rowhouse	4	0		8/12/2020	Nate Allen	H+Dit Collaborative, LLC
Under Construction	Approved	<a href="#">2505 Beacon Ave S</a>	Beacon Crossing, Mixed Use	106	0	4,807	5/4/2019	Scott McDonald	Lemons Architecture



Under Construction	Approved	<a href="#">2513 13th Ave S</a>	Town Homes	7	0	6/28/2019	DEP Homes	CONE Architecture
Under Construction	Approved	<a href="#">2521 29th Ave S</a>	Town Homes	21	14	1/22/2021	Blueprint 2521, LLC	CONE Architecture
Under Construction	Approved	<a href="#">2531 16th Ave S</a>	Apartments	84	0	2/24/2021		Caron Architecture
Under Construction	Approved	<a href="#">2537 15th Ave S</a>	SEDUs	37	0	10/23/2020	AcS Llc	CONE Architecture
Final Planning	Final Planning	<a href="#">2541 15th Ave S</a>	Mixed Use	80				Studio 19 Architects
Under Construction	Approved	<a href="#">2713 S Norman St</a>	Town Homes	6	5	n/a		JWA Seattle Architects
Under Construction	Approved	<a href="#">2800 ML King Jr Way S</a>	Affordable Apartments	102	0	3,560	7/1/2020	Mt Baker
Under Construction	Approved	<a href="#">2802 S McClellan St</a>	Apartments	90	18	5,210		Mt Baker
Under Construction	Approved	<a href="#">2814 15th Ave S</a>	Town Homes	8	6		8/18/2021	JWA Seattle Architects
Under Construction	Approved	<a href="#">2912 Beacon Ave S</a>	Apartments	66	12	1,700		Landmark Property Holdings
Proposed	Applied	<a href="#">500 S Jackson St</a>	Fujimatsu Village, Apartments	343	211	24,000		DA LI Development USA
Proposed	Applied	<a href="#">614 Maynard Ave S</a>	Jasmine Tower, Apartments	200	0			Vibrant Cities
Under Construction	Approved	<a href="#">622 Rainier Ave S</a>	Mixed Use	205	112	6,159	6/9/2021	Rainier's consulting
Proposed	Applied	<a href="#">701 S Jackson St</a>	Mixed Use	238	0			Neiman Taber Architects
Proposed	Applied	<a href="#">725 Yesler</a>	Yesler Terrace Towers - Tower II, Mixed Use	365	248		9/26/2019	Su Development
Under Construction	Approved	<a href="#">800 23rd Ave S</a>	Apartments	11				Bohlin Cywinski Jackson
Under Construction	Approved	<a href="#">901 28th Ave S</a>	Town Homes	8	9		12/9/2020	H+Dit Collaborative, LLC
Under Construction	Approved	<a href="#">911 28th Ave S</a>	Town Homes	7	3		9/22/2020	Caron Architecture
Proposed	Applied	<a href="#">915 Hiawatha Pl S</a>	Apartments	20	5			Foundation Development
								Metrica Architects, LLP

<b>Total New Neighborhood Units</b>				<b>8799</b>				
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SUMMARY

	Project Count	Unit Count	Retail Sqft
Under Construction	41	3,648	112,366
Proposed	26	3,891	136,209
Final Planning	2	430	-
Existing	8	830	54,000
<b>Total</b>	<b>77</b>	<b>8,799</b>	<b>302,575</b>

