Specialty's

Seattle WA 98101



6,906 SF

Restaurant space available at a highly visible corner location in the heart of downtown Seattle







Seattle WA 98101

THE OPPORTUNITY:



Former Specialty's Bakery space for lease in the heart of Downtown Seattle's Central Business District.



Open to short-term and pop-up deals. Space offers a plethora of well-maintained equipment ready for the next tenant's use.



Conveniently located just half a block from the 5th Avenue Theatre, and adjacent to the Rainer Square Tower, this is the dot on the map for retailers to be as you are surrounded by office towers, hotels, and residents.

café 🌢 bakery







I400 5th Avenue Seattle WA 98101



New data released earlier this year, shows that there are now more people living in Downtown Seattle than in 2019, — topping 100,000+ residents!

DEMOGRAPHICS

TOTAL POPULATION

1-Mile: 99,660 2-Mile: 195,485 3-Mile: 262,637 5-Mile: 377,118 1-Mile: 191,817

2-Mile: 261,042

3-Mile: 299,498

5-Mile: 435,056



AVERAGE) HOUSEHOLD INCOME

1-Mile:	\$123,278
2-Mile:	\$128,617
3-Mile:	\$136,289
5-Mile:	\$136,680

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Surrounded by the region's top employers, nearly 200,000 employees are located within a 1-mile radius. Seattle has added over 48,000 tech jobs in the past 5 years, making it the fastest growing tech market in the United States.

Average household incomes within a 1-mile radius exceed \$123,000, supporting nearly 170 new streetlevel businesses that opened downtown in the past 12 months.



Specialty

DENNY TRIANGLE

SEATTLE RETAIL DISTRICT

WESTEDGE

PIKE PLACE

MARKET

15M onnual visitors



 Nordstrom (Flagship) Eileen Fisher Fidelity Investments Old Navy **Regal Theaters** BECU Ben Bridge GameWorks Mario's • Nike The North Face

Cedar Hall

METROTRACI

Sushi Kudasai

Monorail Espresso

See Eyewear •

Elephant & Castle

Men's

Wearhouse

HYATT HOTEL / MOTIF

Urban Outfitters • WESTLAKE PARK

Nordstrom Rack

All Saints

Anthropologie •

Vans •

PINEST

Walgreens

Kuhl

IRST

HILL

Sak's

Off Fifth

Arc'teryx • Yard House

Bourbon Steak

Amazon Go

Joseph Jewelry

Monorail Espresso

Pacific Premier Bank Mendocino Farms

Kudedon Sushi

Visions Northwest

Keybank • Gelatiamo

Wild Ginger Seattle Vision

The Triple Door Theater

Benaroya Hall Performing Arts Theater 430,000 annual visitors

The Capital Grille ● Purple Cafe & Wine Bar ●

Caffe Migliore

Bank of America

US Bank **SHERATON GRAND SEATTLE** Jimmy John's

CONVENTIOR

• Simone David Barber Cortina

Charles Schwab

INN AT THE WAC

Ben Bridge WAC Oska

> Mephisto HILTON

5th Avenue Theatre

Turgeon Raine

Suitsupply

Union Bank FAIRMONT OLYMPIC HOTEL

Fox's Jewelry The Founders Luly Yang

Room

Brick + Mortar
The George

• 4th Ave Espresso

Shuckers

Pegasus Coffee Bar

W HOTEL

I400 5th Avenue Seattle

Seattle, WA 98101



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West Coast Commercial Realty

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

INTERIOR PHOTOS

Existing Equipment Includes:

Turbo chef oven Convection ovens Brand new dishwasher Walk in fridge Walk in freezer Warming oven Turbo air 2 drawer oven Type 1 Hood Capability







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