

# Interurban Building

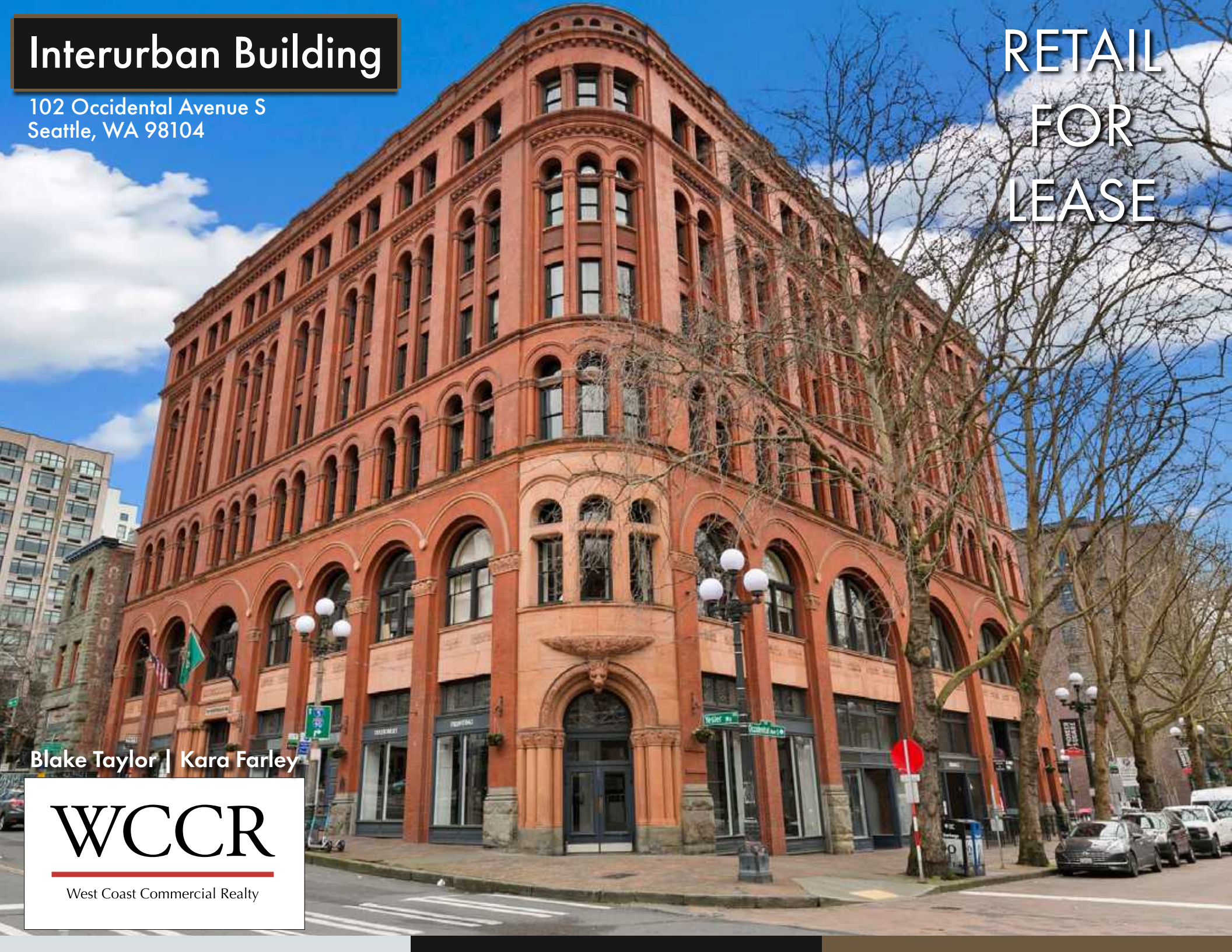
102 Occidental Avenue S  
Seattle, WA 98104

RETAIL  
FOR  
LEASE

Blake Taylor | Kara Farley

**WCCR**

West Coast Commercial Realty



# RETAIL FOR LEASE

Interurban Building  
102 Occidental Ave S  
Seattle, WA 98104

## THE OPPORTUNITY

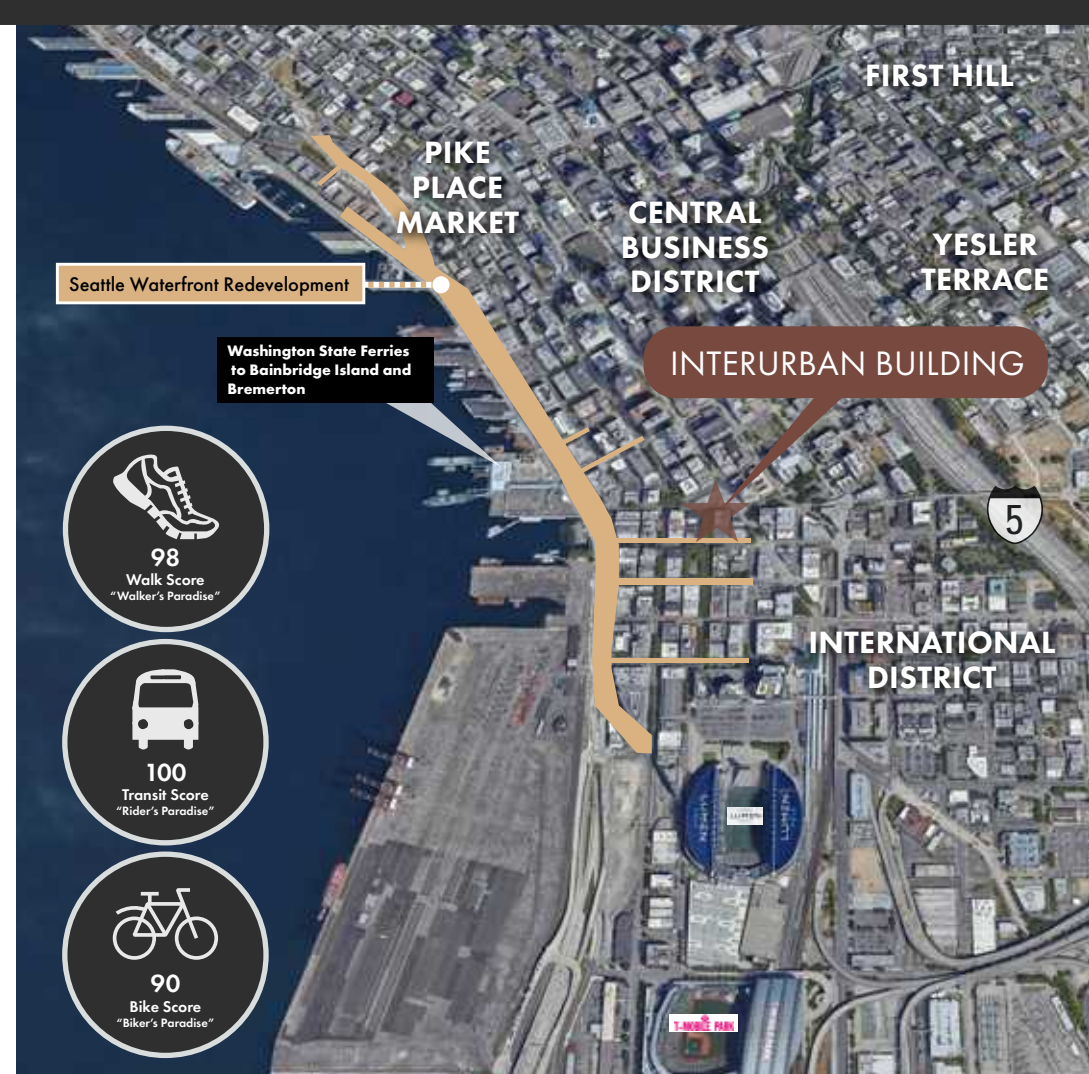
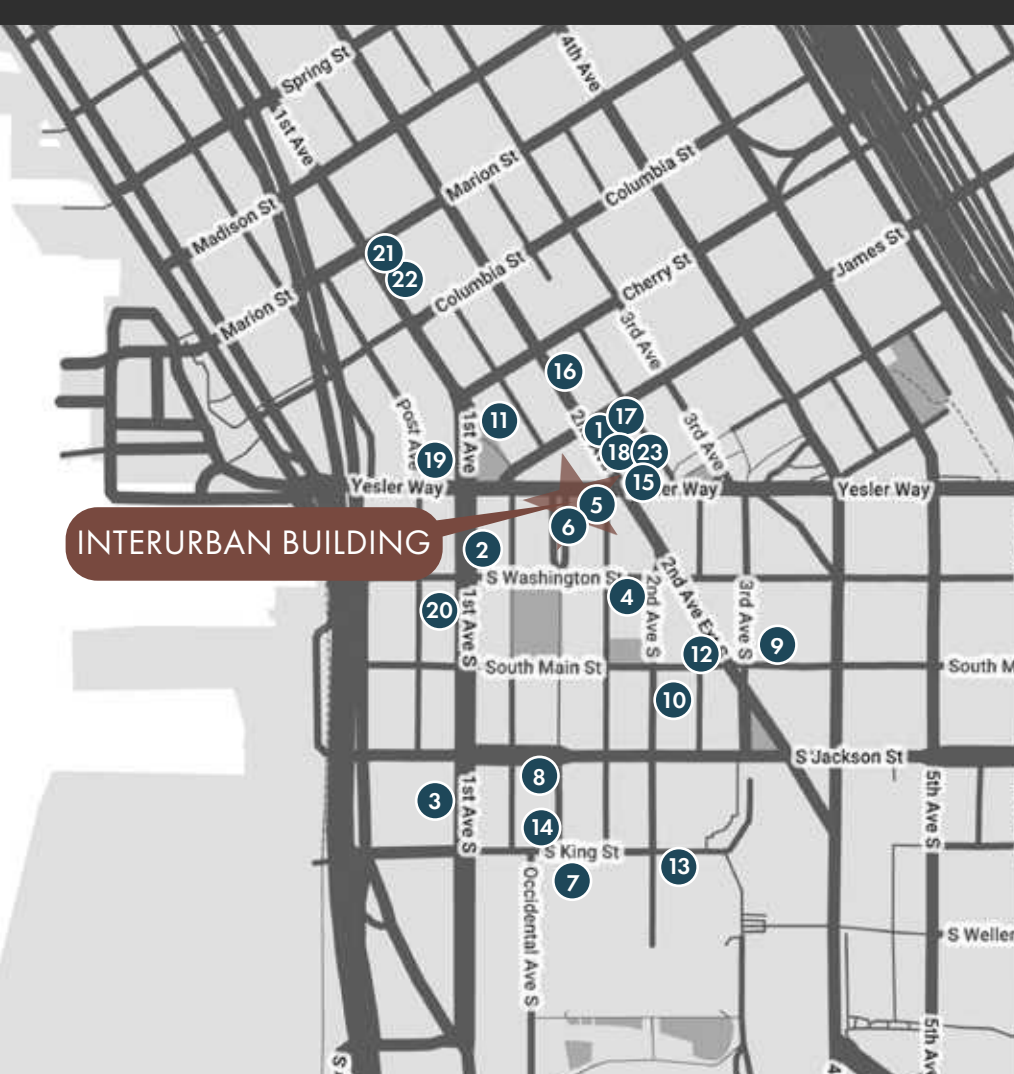
Welcome to the Interurban Building, an iconic landmark nestled in the heart of Seattle's vibrant Pioneer Square. Positioned at the corner of Yesler Way and Occidental Ave N, adjacent to the historic Smith Tower, this historic gem presents a prime opportunity for businesses seeking to make their mark in a dynamic urban landscape.

# WCCR

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### 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. Gary Manuel Salon                            |
| 6. NIRMAL'S                        | 18. The Works                                    |
| 7. Cone & Steiner                  | 19. 84 Yesler Seafood                            |
| 8. Stonington Gallery              | 20. Central Saloon                               |
| 9. Foster/White Gallery            | 21. Bar Solea                                    |
| 10. The Marble Room                | 22. Café Hitchcock                               |
| 11. Bill Speidels Underground Tour | 23. Shawn O'Donnell's American Grill & Irish Pub |
| 12. Flatstick Pub                  |  |

### DEMOGRAPHICS

#### AVERAGE HOUSEHOLD INCOME

1-Mile: \$112,630  
 2-Mile: \$125,580  
 5-Mile: \$135,280

#### TOTAL POPULATION

1-Mile: 50,782  
 2-Mile: 176,970  
 5-Mile: 493,296

#### TOTAL EMPLOYEES

1-Mile: 50,782  
 2-Mile: 176,970  
 5-Mile: 493,296

**IMAGINE YOUR BRAND FLOURISHING NEXT TO NIRMAL'S INDIAN CUISINE AND TAT'S DELI, BOTH DESTINATION SPOTS IN PIONEER SQUARE.**

**TAT'S** EAST COAST STEAKS & SUBS  
**DELICATESSEN**  
159 YESLER WAY SEATTLE, WA 98104

Suite 102  
3,322 SF  
AVAILABLE

Suite 104  
1,100 SF  
AVAILABLE

  
**NIRMAL'S**

# SITE PLAN

Yesler Way



Suite 102 -  
3,322 SF  
AVAILABLE

Suite 104 -  
1,100 SF  
AVAILABLE

**TATS** EAST COAST  
STEAKS & SUBS  
DELICATESSEN  
159 YESLER WAY SEATTLE, WA 98104

**NIRMAL'S**

**DRUNKEN**  
PIZZA & POCHA  
SEATTLE  
KOREAN TAPAS BAR

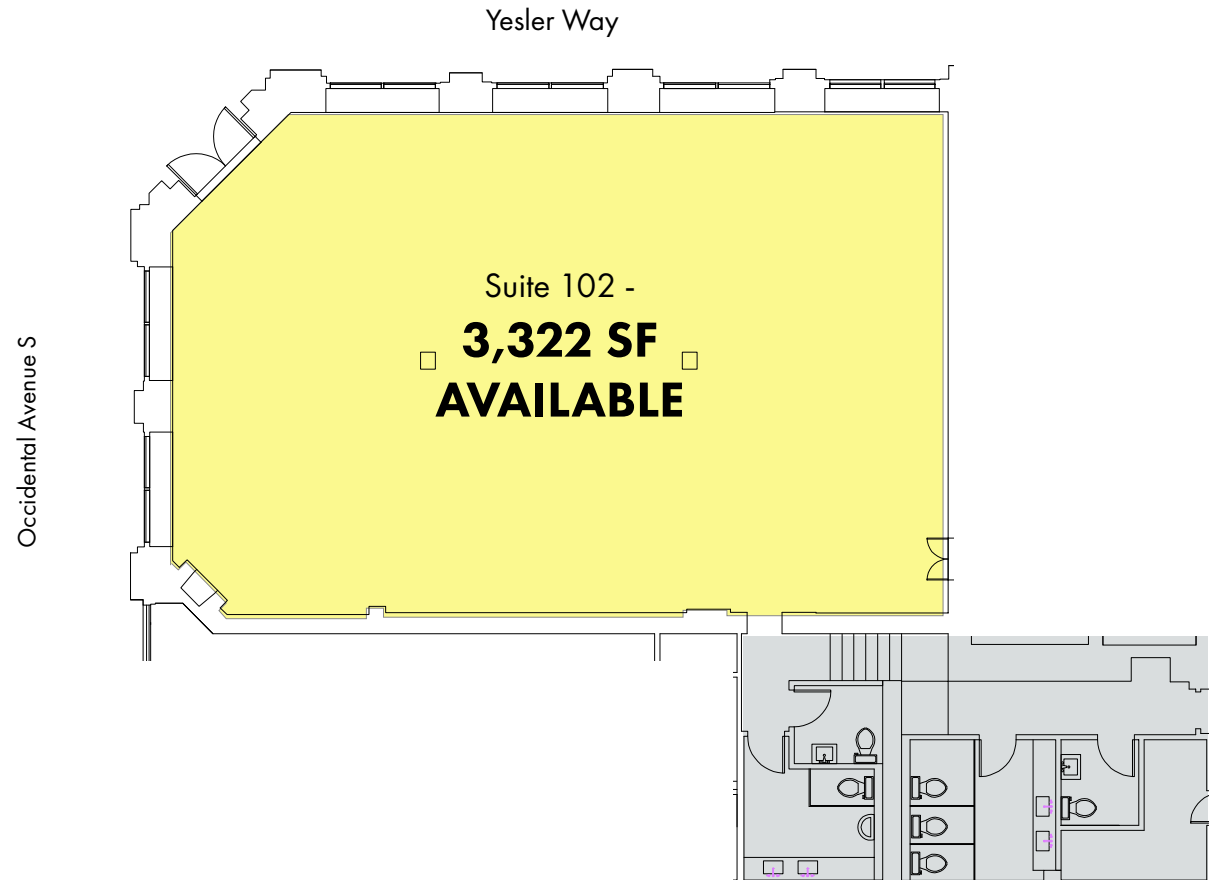
common  
area  
restrooms

Occidental Avenue S



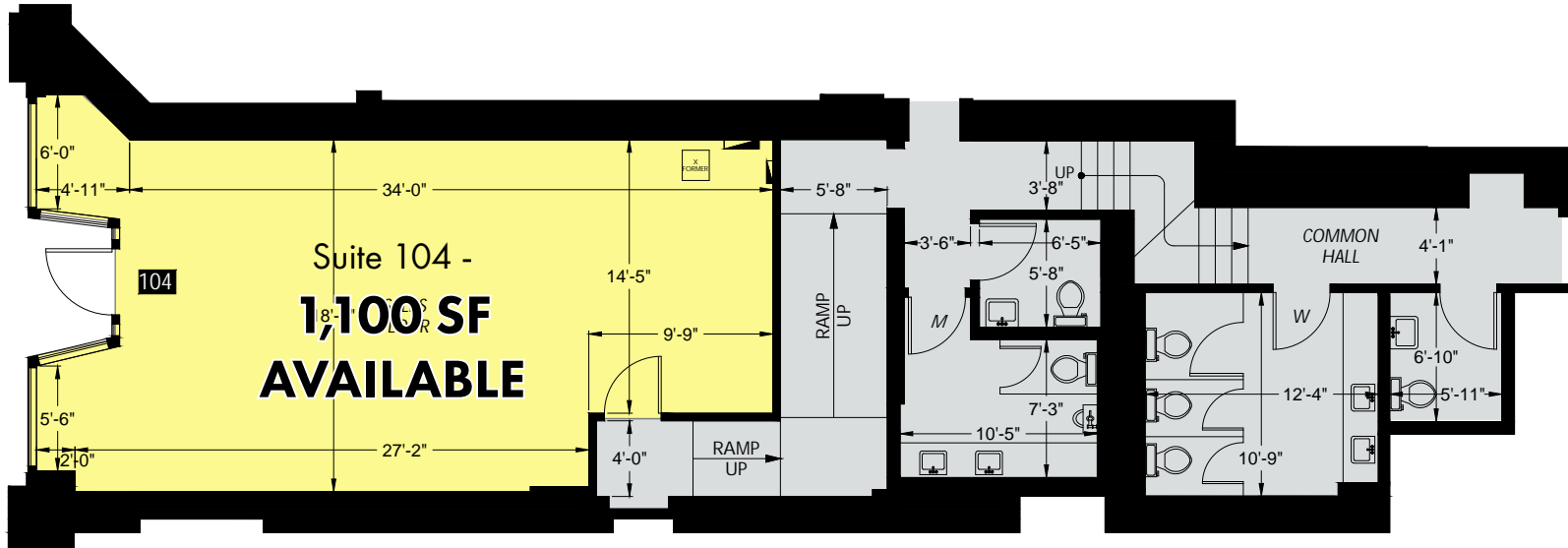
## Suite 102 - **3,322 square feet**

With its historic charm and vibrant atmosphere, Pioneer Square is the ideal location to introduce a new brewery experience. Settle into this spacious 3,322 square foot venue and become the go-to destination for craft beer enthusiasts and locals alike. Capture the essence of the neighborhood's rich heritage while offering a modern twist on classic brews. Perfectly positioned in the path to Lumen Field and T-Mobile Park, your brewery will attract sports fans and adventurers looking for the perfect spot to unwind after a day of exploring the city.



# Suite 104 - 1,100 square feet

With 1,100 square feet, it's an ideal size for a retail or service-based shop. Positioned amidst lively dining establishments, you'll enjoy the advantages of continuous activity day and night.





## The Neighborhood

“The East/West Pedestrian Improvement Project will connect the core of Pioneer Square to the new waterfront by making it easier to walk, roll and cycle between these areas. Design improvements include curbsless streets to help calm traffic, wider sidewalks that accommodate cafes and other activations, and added greenery and native plants to improve the pedestrian experience.”







**PIONEER SQUARE  
SEATTLE'S ORIGINAL NEIGHBORHOOD**

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