

FOR LEASE
BUILT-OUT RESTAURANT/BAR
323 Occidental Ave S, Seattle, WA 98104

For more information please contact:

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 **GIBRALTAR**
INVESTMENT PROPERTY SOLUTIONS

323 OCCIDENTAL AVE S, SEATTLE, WA 98104

BUILT-OUT RESTAURANT SPACE



NEIGHBORHOOD OVERVIEW

Pioneer Square is a vibrant neighborhood and highly sought after destination for some of the city's hottest restaurants, sidewalk cafes, retail establishments, and high occupancy office buildings catering to Seattle's creative firms. It sits within 2 blocks of Stadium Place, which consists of 496 luxury apartment homes, and steps away from Lumen Field and T-Mobile Park, King Street Station, mass transit, and all of the best employers and amenities Pioneer Square has to offer. The Longest Established Art Walk in the Nation: Since the early 1960's, Pioneer Square is the center of Seattle's art scene, exhibiting the depth and range of the vibrant Pacific Northwest arts community, all within one square mile. Surrounding neighborhood businesses include The London Plane, Weyerhaeuser headquarters, Taylor Shellfish, Caffè Umbria and Zeitgeist Coffee.

BUSINESS HIGHLIGHTS

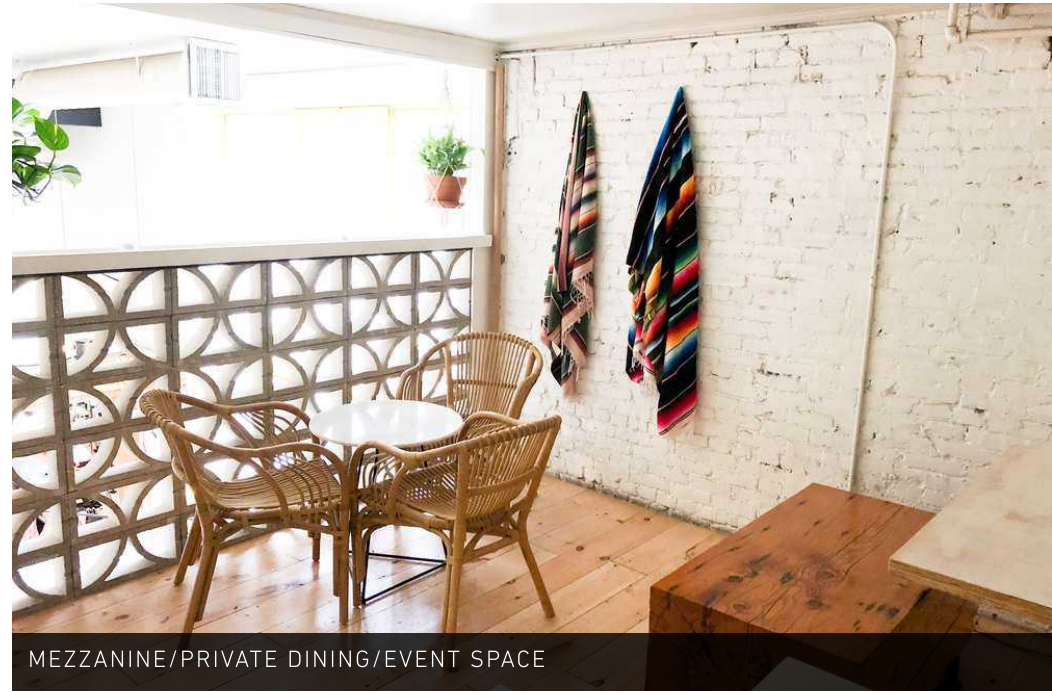
- One-of-a-kind restaurant/bar opportunity in The Scientific Building with a PRIME corner location on Occidental Mall pedestrian plaza in the heart of Pioneer Square's revitalized restaurant scene and the epicenter of 1st Thursday's Art Walk
- Character filled classic brick building features a vibrant light-filled space with expansive windows, crisp white painted walls, reclaimed wood accents, soaring exposed ceilings and HVAC
- New build-out in 2012 features exhibition kitchen with wood fired oven and type 1 hood
- Electrical: 100amps, 3 phase 120/208v power (ability to add 50 additional amps)
- 3,268 square feet comprised of 2,256 SF main floor and 1,012 SF mezzanine
- Rental Rate \$20.00/SF plus est. 2023 NNN (\$9.67/SF) = \$7,265 per month. NNN charged on main floor sq ft only.

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WOOD FIRED OVEN

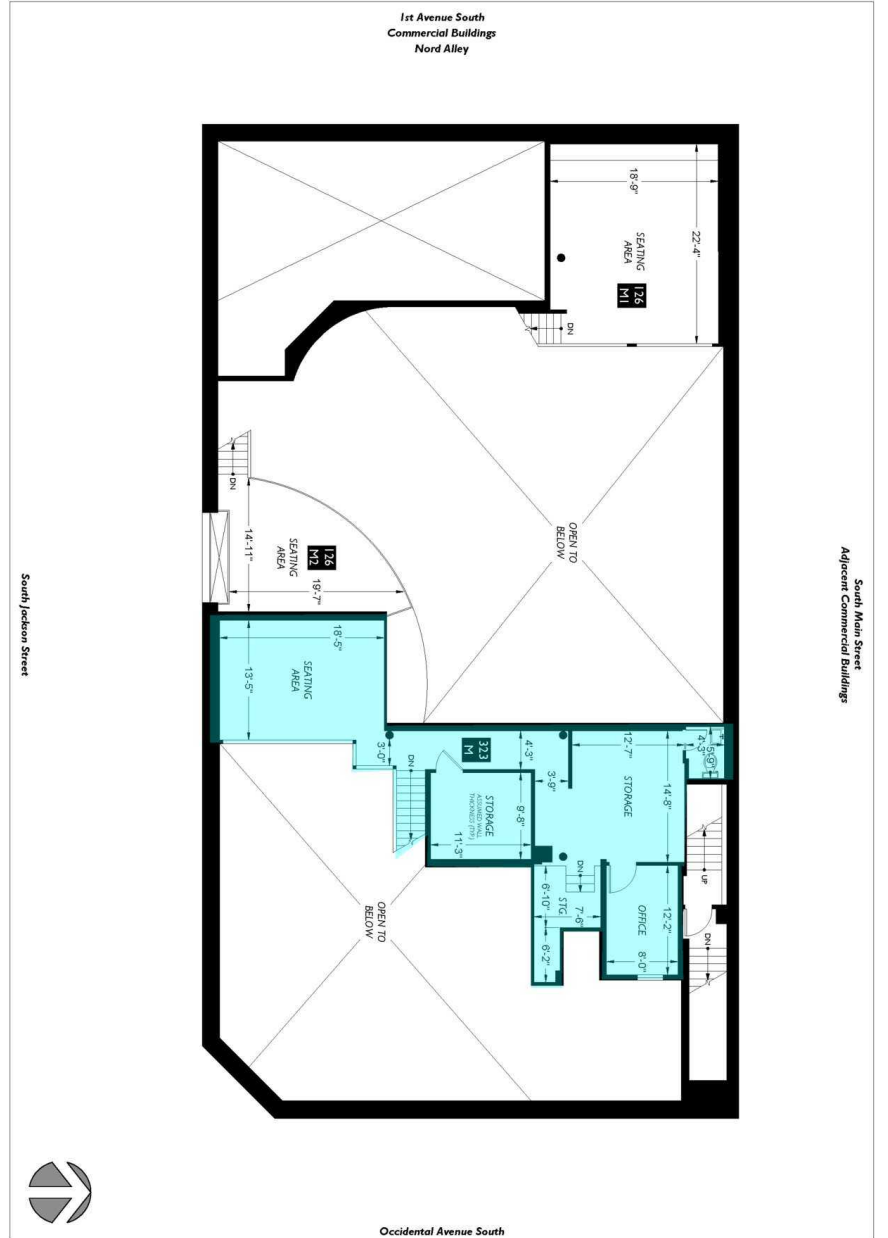


MEZZANINE/PRIVATE DINING/EVENT SPACE



FULL BAR

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BUILT-OUT RESTAURANT SPACE



100

TRANSIT SCORE



97

WALK SCORE



91

BIKE SCORE



162,219

POPULATION



90,769

HOUSEHOLDS



\$126,531

HOUSEHOLD INCOME

* 2023 Demographics based on a 2 mile radius

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