

# First Hill Retail

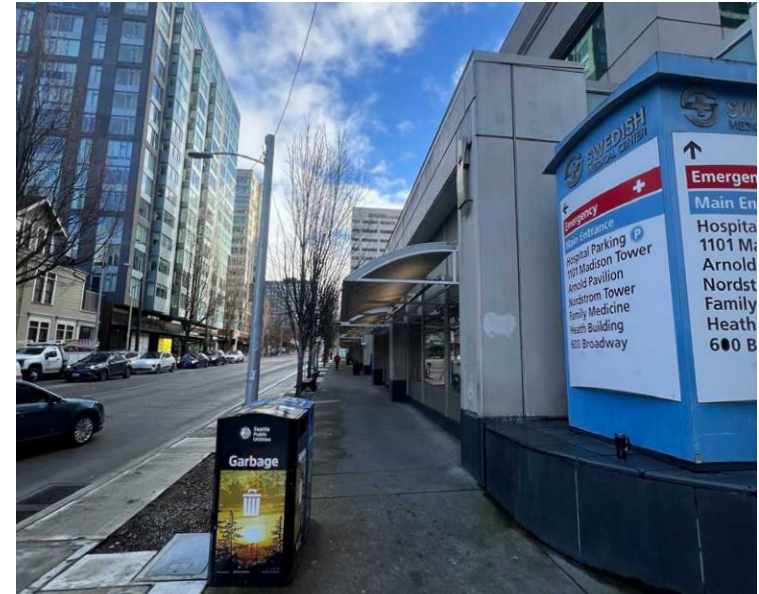
1101 Madison Street

1101 Madison Street  
Seattle, WA 98104



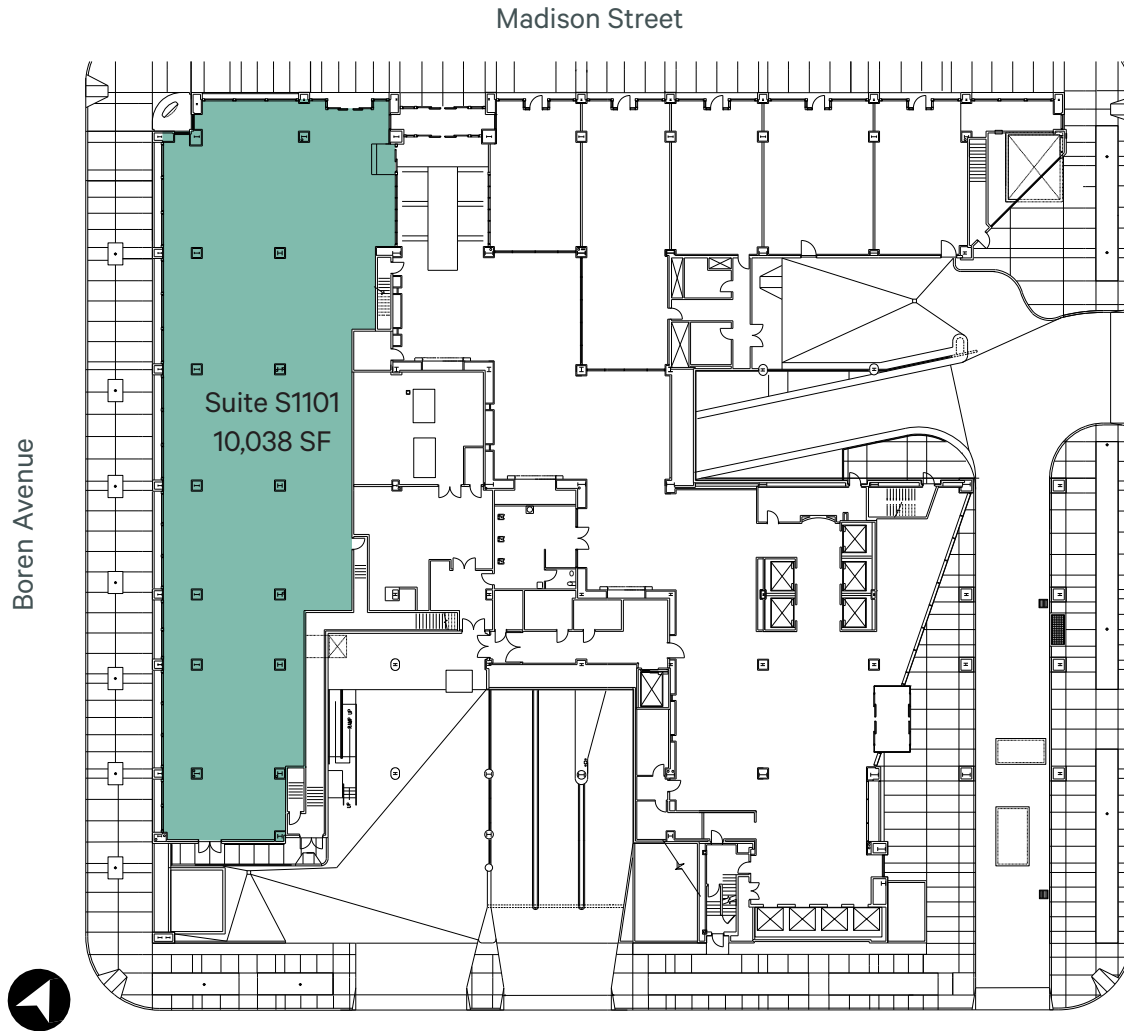
## 1101 Madison Street

1101 Madison Street | Seattle, WA 98104



## Property Highlights

- Suite S1101 - 10,038 SF - \$24.00 NNN
- Prime corner retail in Seattle's First Hill neighborhood with frontage on Madison Street and Boren Avenue
- Co-tenants include Starbucks and Mod Pizza
- Space is accessible from Madison St and Swedish lobby
- Abundant parking in building
- Two Blocks to Seattle University Campus
- Medical-dominated day population (72,000 within half-mile): including Virginia Mason Hospital and Medical Center, Polyclinic, Swedish Medical Center, and Harborview Medical Center
- Traffic counts in excess of 23,000 vehicles per day



	0.5 mile	1 mile	2 mile
Population	26,175	91,201	186,419
Daytime Population	114,029	251,118	384,416
Average Household Income	\$135,903	\$143,395	\$163,776
No. of Employees	83,913	193,705	277,708
2018 Traffic Counts**	20,647 AADT		

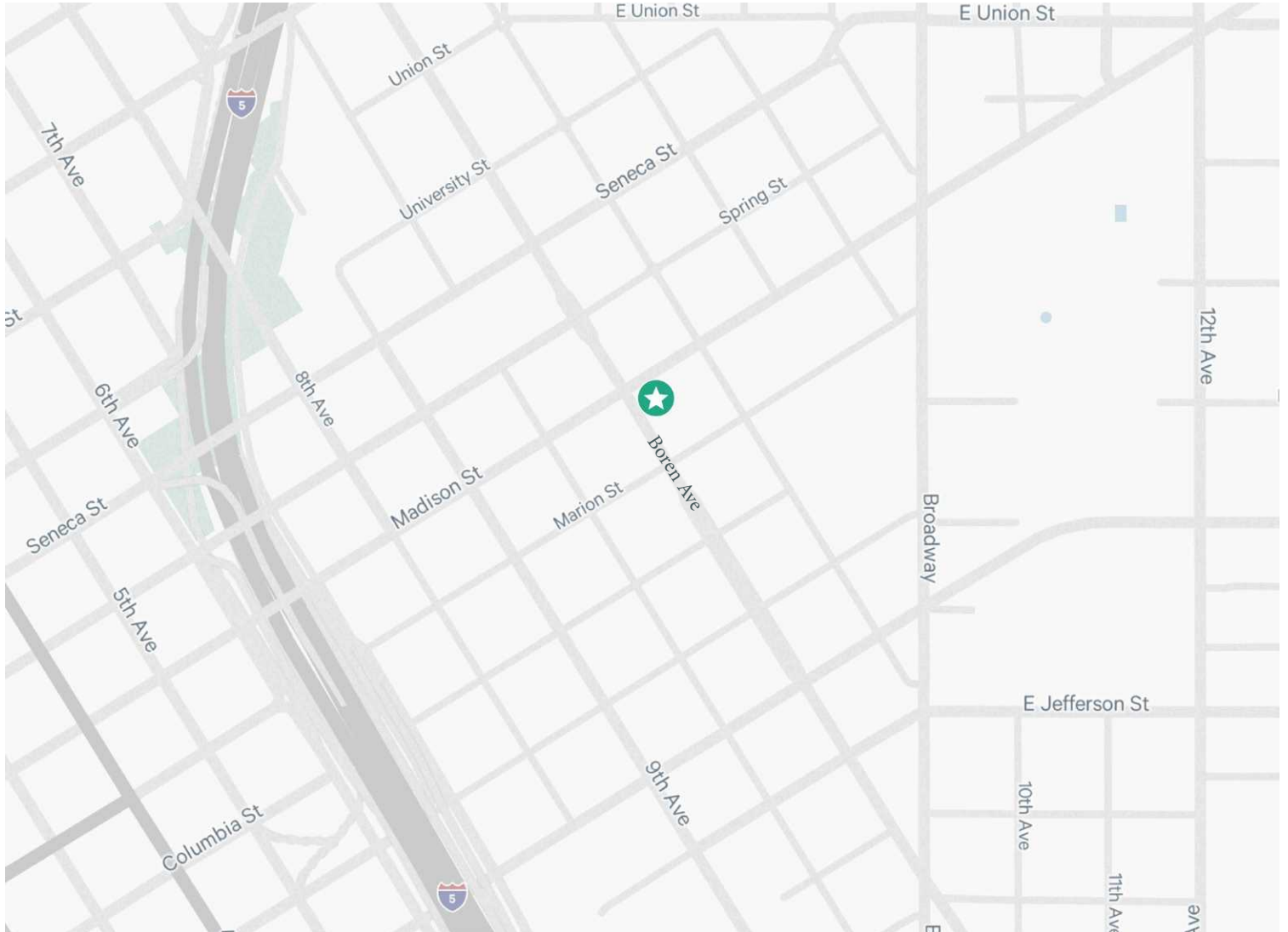
\*Demographics by CBRE Fast Report 2023

\*\* 2018 Seattle Department of Transportation Traffic Flow Data

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# Retail | For Lease



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