

FOR LEASE
RETAIL/RESTAURANT
WATERFRONT PLACE
1011 Western Ave, Seattle, WA 98104

WATERFRONT
PLACE

For more information please contact:

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 **GIBALTAR**
INVESTMENT PROPERTY SOLUTIONS

1011 WESTERN AVE, SEATTLE, WA 98104

WATERFRONT PLACE



THE NEIGHBORHOOD

Waterfront Place occupies a full city block fronting Seattle's transformed Waterfront. Just three blocks north is Pike Place Market and three blocks south is historic Pioneer Square district, from there a short walk to the sports stadiums. In the next few years a new cruise ship terminal just blocks away. This is an unmatched location with very high foot traffic throughout the entire year.

PROPERTY OVERVIEW

- Rare opportunity to lease prime retail/restaurant space along Seattle's revitalized waterfront
- Waterfront Place is a 13-story, mixed-use building with 18 luxury condo units and 167,749 Sf of office space above ground level retail
- Over 12,000 SF of street-level retail available
- Newly renovated Building lobby and retail storefronts
- West-facing retail suites feature large outdoor patio space
- Building garage has 168 total commercial parking stalls, open to public (hourly rates apply). Monthly parking passes available for \$300/stall.
- Surrounding places of interest include Coleman Ferry Terminal, WNDR Museum, Ivars Restaurant, Argosy Cruise Terminal, Seattle Aquarium, and The Seattle Great Wheel
- Waterfront redevelopment project features a massive park promenade, raised street crossings and widened sidewalks for pedestrians, accessible boardwalks, play structures, seating, and connections to park spaces, restaurants, stores and the Aquarium

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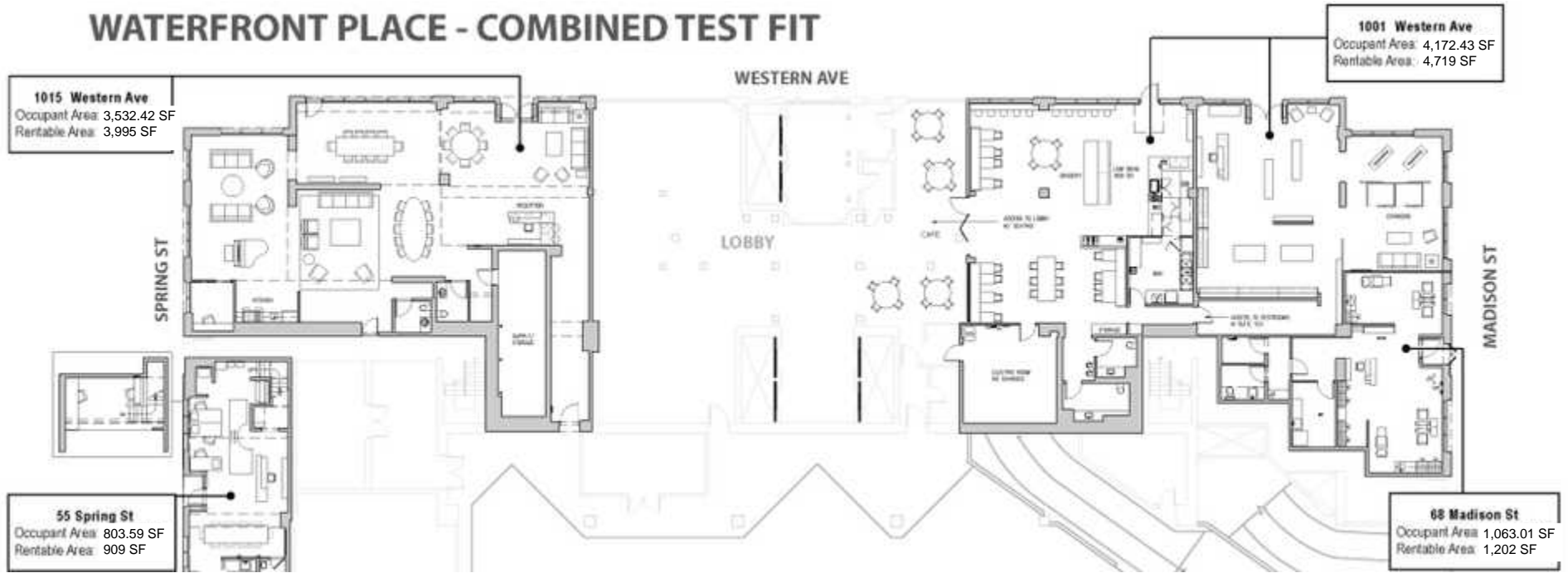
AVAILABLE SPACES

SUITE	SIZE (RSF)	2023 EST. NNN	LEASE RATE	DESCRIPTION
68 Madison Street	1,202 SF	\$10.24	\$30.00 SF/yr	Rare small space fronting Madison Street. Ceiling height ranges from 8'5" - 17'5". Ideal for boutique retail, wine bar, hair salon/barber shop, or light food and beverage that does not require venting. In-suite restroom.
1015 Western Ave	3,995 SF	\$10.24	\$30.00 SF/yr	Corner retail at the intersection of Western and Spring Streets. Large storefront windows and abundant natural light. Ceiling height ranges from 8'5" - 17'5". Ideal for gallery, showroom, furniture, or food and beverage (ability to add type 2 venting). In-suite restroom.
1001 Western Ave	4,719 SF	\$10.24	\$30.00 SF/yr	Corner retail at the intersection of Western and Madison Streets. Large storefront windows and abundant natural light. Ceiling height ranges from 8'5" - 17'5". Ideal for cafe style food & beverage, brew pub, grab n go deli with seating, coffee shop or standard retail uses. Ability to add type 2 venting. In-suite restroom. Divisible.
55 Spring Street	909 SF	\$10.24	\$30.00 SF/yr	Small in-line retail/office space fronting Spring Street. 13'5" ceilings. Former salon space with 146 SF built-out mezzanine for office or storage. Ideal for professional office uses such as architect/design, consulting, non-profit, or tech repair. In-suite restroom.
1022 Alaskan Way	3,992 SF	\$10.24	\$40.00 SF/yr	Waterfront facing unit spanning an entire block on Alaskan Way, with views of the waterfront, Puget Sound, and mountains beyond. Spacious outdoor patio area provides opportunity to connect to the newly redeveloped Waterfront Park and new Ferry Terminal entry building at Coleman Dock. 13" ceilings. Ability to add type 1 or type 2 venting. Ideal for cafe/restaurant, distillery, tasting room, brewery. Combined 1022A + 1022B.
1022A Alaskan Way	2,307 SF	\$10.24	\$40.00 SF/yr	Waterfront facing unit spanning an entire block on Alaskan Way, with views of the waterfront, Puget Sound, and mountains beyond. Spacious outdoor patio area provides opportunity to connect to the newly redeveloped Waterfront Park and new Ferry Terminal entry building at Coleman Dock. 13" ceilings. Ability to add type 1 or type 2 venting. Ideal for cafe/restaurant, distillery, tasting room, brewery.
1022B Alaskan Way	1,685 SF	\$10.24	\$40.00 SF/yr	Waterfront facing unit spanning an entire block on Alaskan Way, with views of the waterfront, Puget Sound, and mountains beyond. Spacious outdoor patio area provides opportunity to connect to the newly redeveloped Waterfront Park and new Ferry Terminal entry building at Coleman Dock. 13" ceilings. Ability to add type 1 or type 2 venting. Ideal for cafe/restaurant, distillery, tasting room, brewery.

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WATERFRONT PLACE - COMBINED TEST FIT



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WATERFRONT PLACE



100

TRANSIT SCORE



98

WALK SCORE



85

BIKE SCORE



67,569

POPULATION



39,092

HOUSEHOLDS



\$88,371

HOUSEHOLD INCOME

* Demographic data derived from 2022, 1 mile radius

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