

1600 E OLIVE WAY

NOW AVAILABLE

*Iconic stand-alone retail building in the
heart of Capitol Hill*

1600 E OLIVE WAY, SEATTLE, WA, 98102



1600EOLIVSEATTLE.COM

km Kidder
Mathews

1600 E OLIVE WAY

 17 DEDICATED SURFACE
PARKING STALLS

E JOHN ST

SUMMIT AVE E

E OLIVE WAY

UNPARALLELED DEDICATED SURFACE URBAN PARKING

At the gateway of Capitol Hill on East Olive Way, this former Starbucks is an iconic stand-alone building that includes a stunning exterior with interior remodel completed in 2010.

PROPERTY OVERVIEW

BUILDING SIZE	±3,961 SF
LAND SIZE	0.28 AC (12,197 SF)
YEAR BUILT	1937
RENOVATED	After 2010 (major exterior & interior)
STORIES	1
ZONING	NC3P65
TENANCY	Single
OUTDOOR SEATING	Abundant
PARKING	17 exclusive parking stalls and additional street parking

→ 1600EOLIVSEATTLE.COM

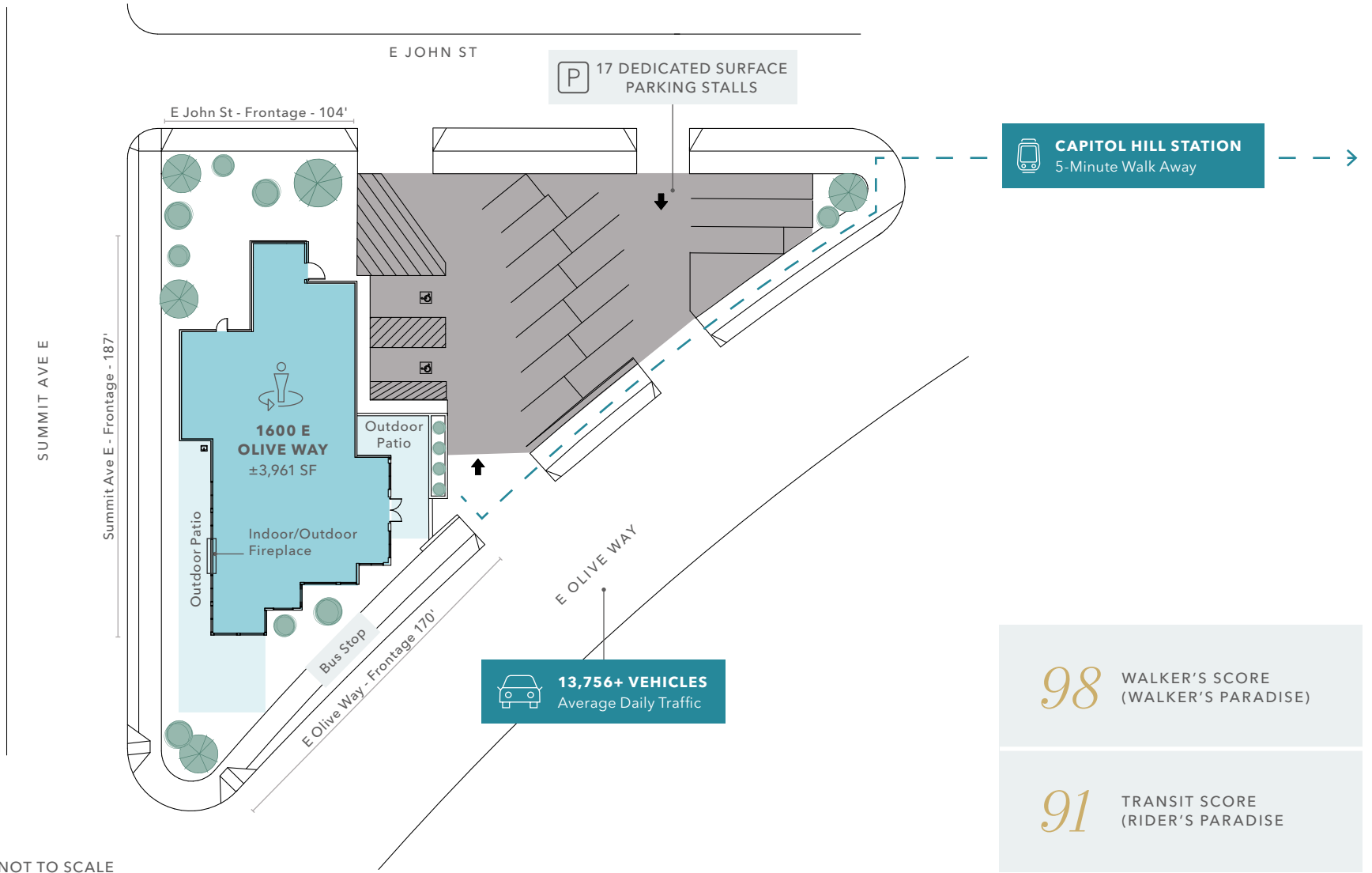
 VIRTUAL TOUR

EXCLUSIVELY LISTED BY

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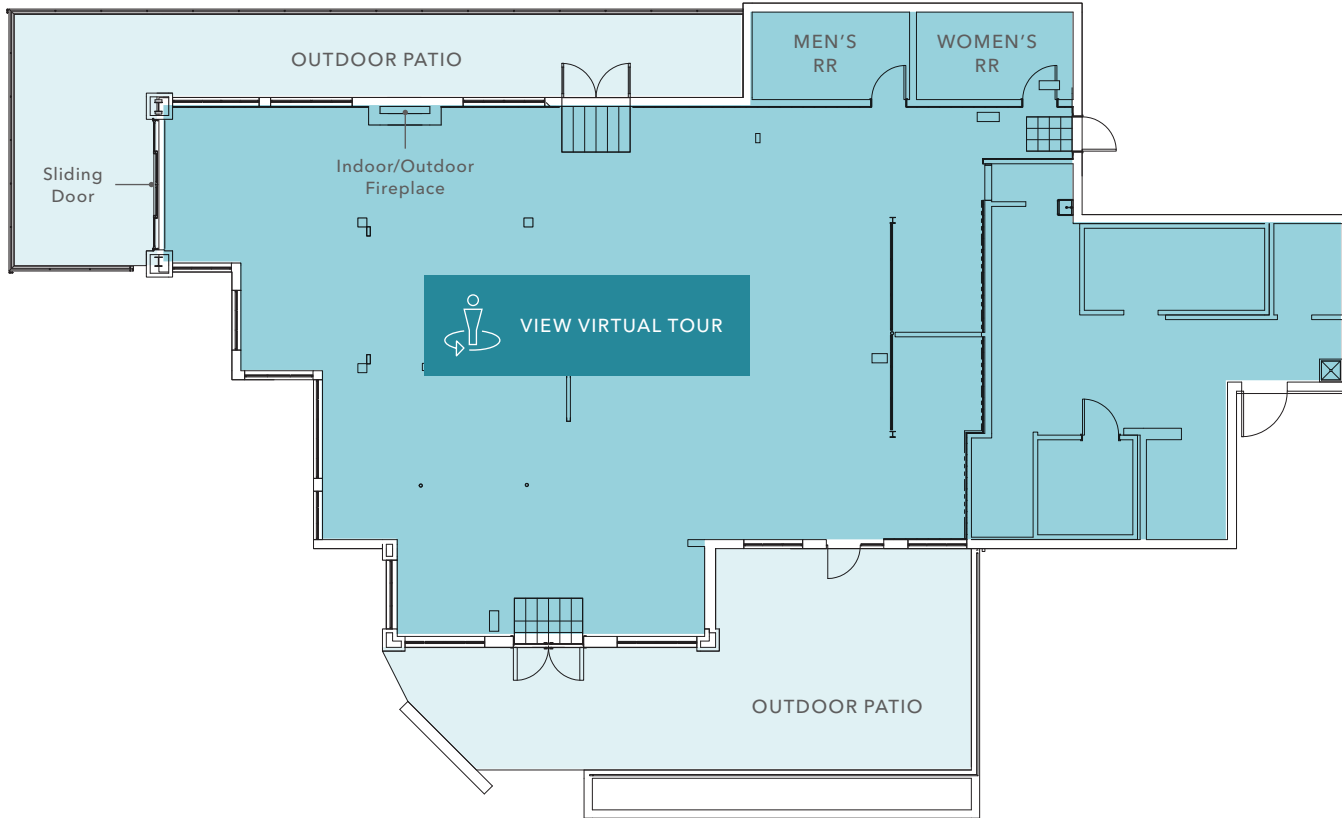
MONICA WALLACE
425.450.1104 | monica.wallace@kidder.com

SITE PLAN



SITE PLAN DRAWN NOT TO SCALE

FLOOR PLAN



±3,961 SF

TOTAL SPACE

3/1/2025

AVAILABLE

EXPANSIVE

OUTDOOR SEATING

17 STALLS

DEDICATED SURFACE PARKING



Be Part of Capitol Hill



Join Seattle's Most Lively Neighborhood

1600 E OLIVE WAY



SLU TECH HEADQUARTERS

South Lake Union



DOWNTOWN SEATTLE



South Lake Union

1600 E OLIVE WAY



E DENNY WAY

E OLIVE WAY



19,740+ VEHICLES
Average Daily Traffic



CAPITOL HILL STATION

SUMMIT AVE

Capitol Hill

E PINE ST



BROADWAY

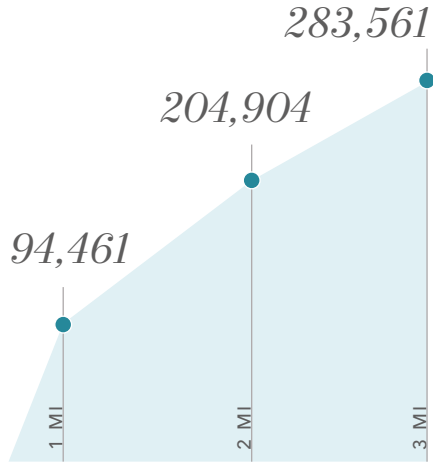


KIDDER MATHEWS

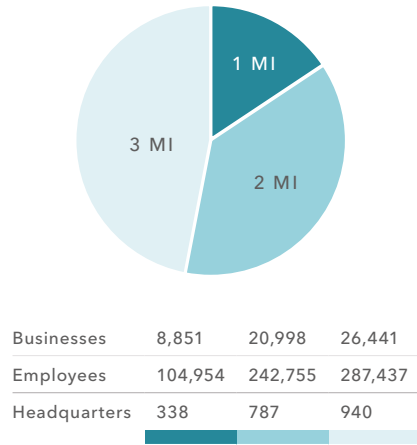
Ideally situated at the Gateway to Capitol Hill, Seattle's most densely populated neighborhood. Easy access to South Lake Union, Downtown Seattle, and Capitol Hill Link Station.

DEMOGRAPHICS

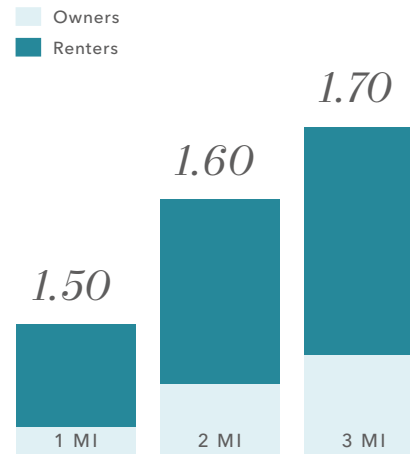
2023 POPULATION



2023 DAYTIME



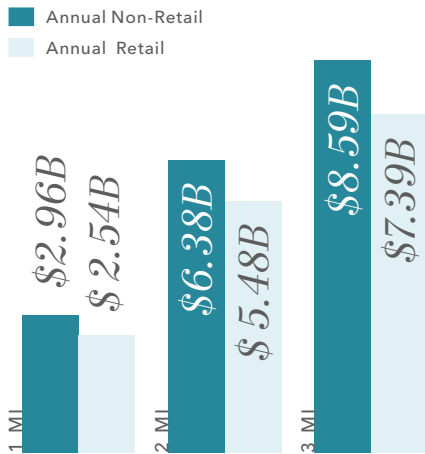
2023 AVERAGE HH SIZE



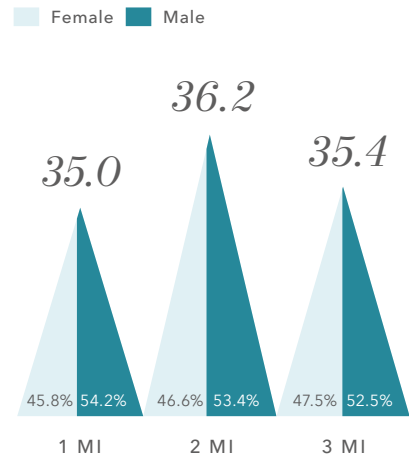
2023 AVERAGE HH INCOME



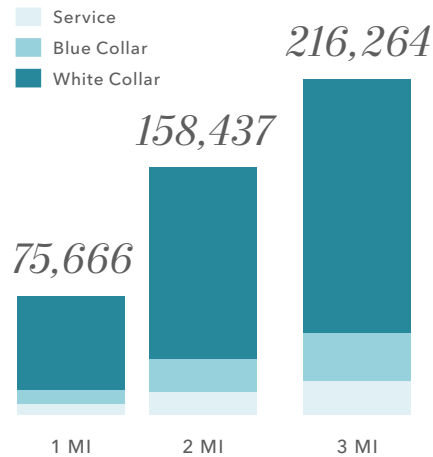
2023 CONSUMER SPENDING



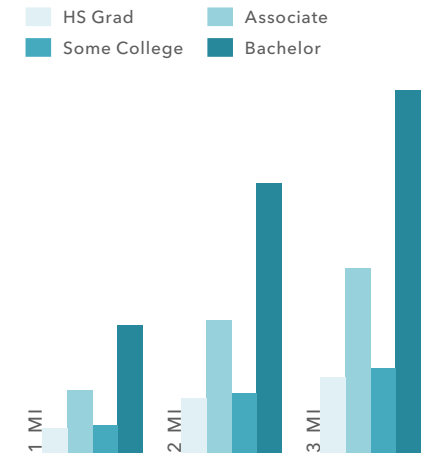
2023 MEDIAN AGE & GENDER



2023 EMPLOYMENT



2023 EDUCATION OVERVIEW



Data Source: ©2024, Regis

1600 E OLIVE WAY

SEATTLE'S *VIBRANT* URBAN HEART

Capitol Hill in Seattle thrives as a cultural hub, offering diverse dining, entertainment, and community events. Its central location provides easy access to downtown amenities while maintaining a distinct neighborhood charm.

5 MIN

WALK TO LIGHT RAIL

8 MIN

SEATTLE CBD

9 MIN

SEATTLE CENTER

12 MIN

SEATTLE WATERFRONT

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KIDDER MATHEWS

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STARBUCKS

Exclusively leased by

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