

FOR LEASE PIKE-PINE RETAIL

TRACE LOFTS

1404 12th Avenue, Unit 101-C, Seattle, WA 98122

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NWMLS

TRACE LOFTS



HIGHLIGHTS

- Rare opportunity to lease prime retail in the heart of Capitol Hill's Pike Pine neighborhood
- Located on the street-level of Trace Condos & Lofts, a converted vintage warehouse-turned-condo building, comprised of 42 residential units above ground-level retail
- Current buildout is fitness studio
- Character-rich space features soaring exposed ceiling and painted brick walls
- Tenant parking available in Building garage: \$600/month upper level, \$450/month lower level
- Building Co-tenants include Tavern Law, Mighty-O Donuts and REX pet grooming
- Surrounding neighborhood businesses include Barrio, Maserati of Seattle, Katsu Burger, Elysian Brewery, Bateau, and more
- 4,050 SF
- Rental Rate \$18/SF plus 2024 NNN (\$12.86) = \$10,415.25 per month



81

TRANSIT SCORE



100

WALK SCORE



90

BIKE SCORE



88,897

TOTAL POPULATION



49,652

TOTAL HOUSEHOLDS



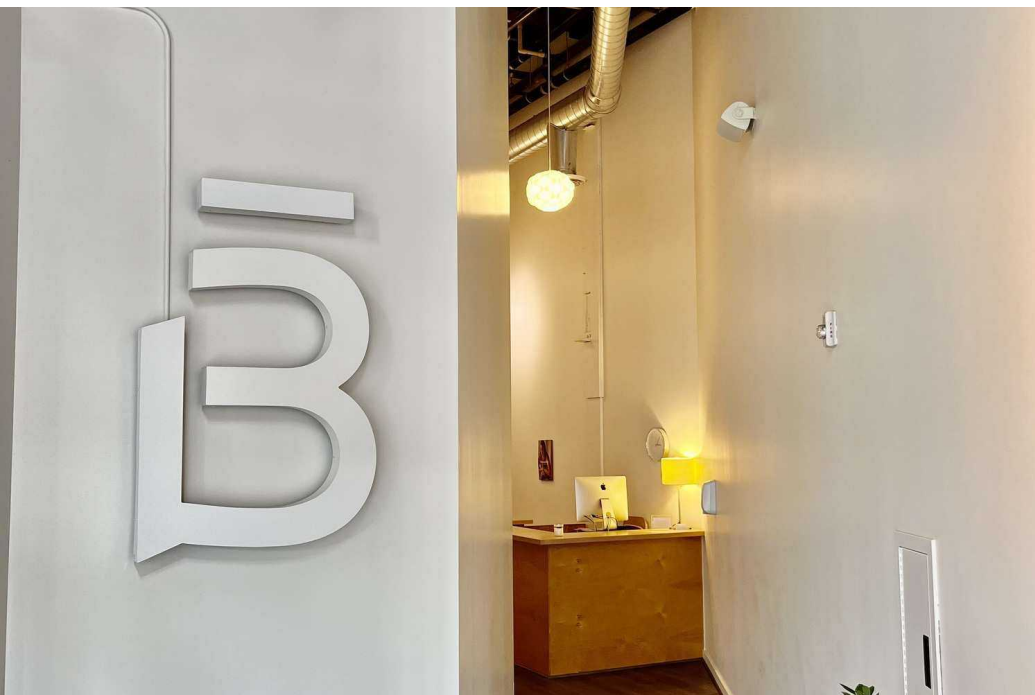
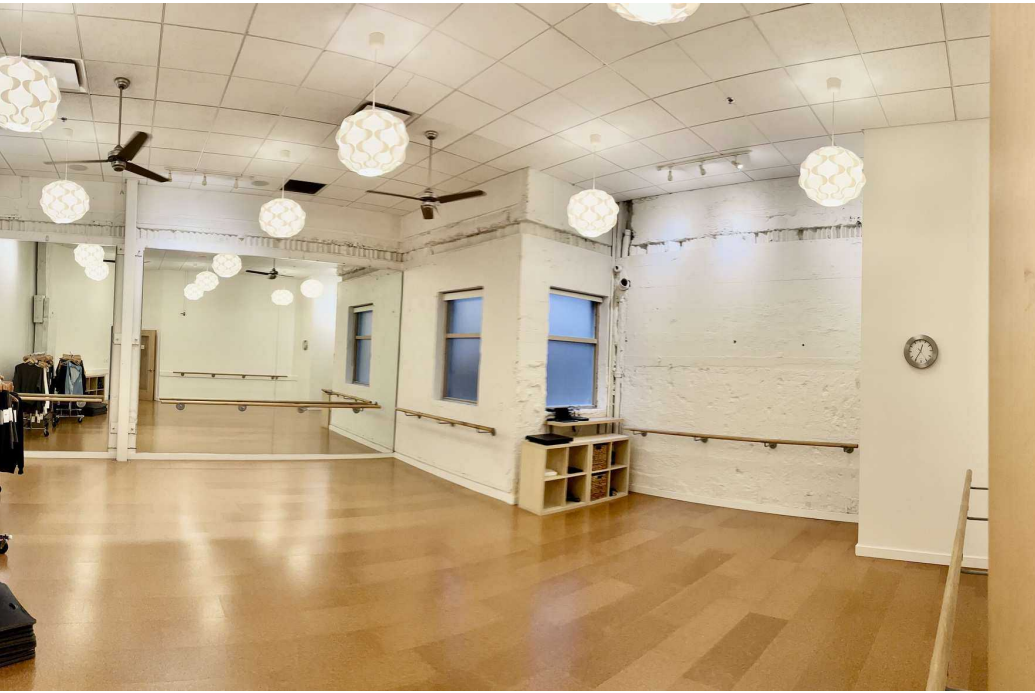
\$91,421

MEDIAN INCOME

* Demographic data derived from 2023, 1 mile radius

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