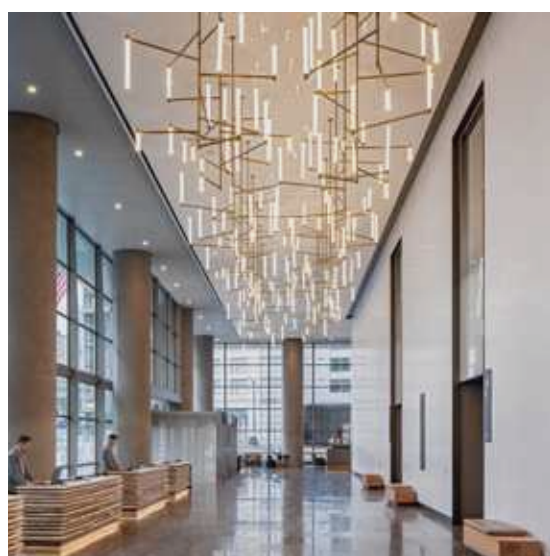




9TH + STEWART



9,092 SF OF RETAIL SPACE | CORNER OF 9TH & STEWART

RETAIL OPPORTUNITY AT THE HYATT REGENCY HOTEL

Located at the north edge of Seattle's downtown retail core, 9th & Stewart offers easy access to the daytime office worker and direct exposure to visitors staying at the neighboring Hyatt Regency, Seattle's largest hotel. Just blocks from the Summit Building, the newest addition to the Washington State Convention Center and a high volume of daytime shoppers visiting nearby retailers including Pacific Place, Nordstrom's Flagship Store, and Westlake Center.





NEIGHBORHOOD HIGHLIGHTS

- » Located on the edge of the Seattle CBD, between the downtown retail core and the growing tech footprint of South Lake Union.
- » Downtown Seattle’s retail core is home to national and local retail including Nordstrom’s flagship store, Pacific Place shopping center, and Westlake Center
- » The Summit Building expansion of the Washington State Convention Center is located just 1 block away and expected to increase average convention visitors by 400k per year
- » Easy access to I-5, Link Light Rail, Seattle Street Car and metro bus routes
- » 11.5 million SF of office, 3,600 residential units, and 11 hotels within 1/4 mile

2024 ESTIMATED DEMOGRAPHICS

	.25 miles	.5 miles	1 mile	3 miles
RESIDENTIAL POPULATION	6,222	29,652	91,592	247,572
DAYTIME POPULATION	15,150	71,242	190,295	390,298
AVERAGE HH INCOME	\$156,713	\$137,922	\$131,813	\$146,635
MEDIAN AGE	36.9	38.0	36.1	36.8



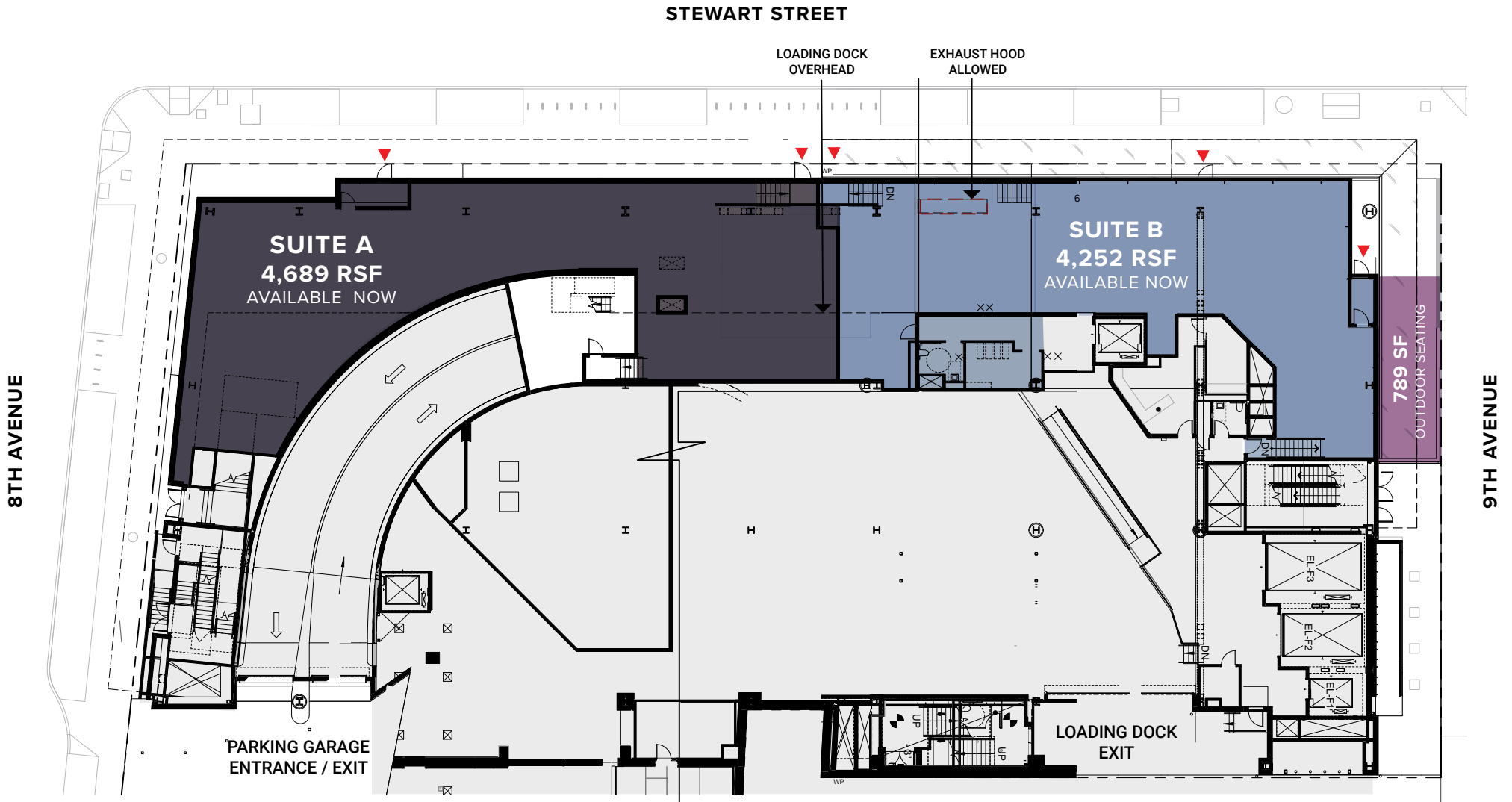
PROJECT DETAILS

RETAIL AVAILABLE	Suite A: 4,689 RSF Suite B: 4,252 RSF
ASKING RENT	Call for rates
NNN ESTIMATE	\$15.00 PSF
TENANT IMPROVEMENTS	Negotiable
DELIVERY	Available Now

BUILDING HIGHLIGHTS

- » Suite A is 4,689 RSF for lease on the corner of 8th & Stewart and Suite B is 4,252 RSF located on the corner of 9th & Stewart Street. Suite A and B may be combined.
- » Suite A is a partially built out space perfect for a health & wellness user
- » Suite B restaurant opportunity with the ability to vent for Type I hood and an additional 789 SF of outdoor seating space for customers along 9th avenue
- » Adjacent to the Hyatt Regency and one block from the Summit Building addition to the Washington State Convention Center
- » Excellent opportunity to capture visitor traffic from the Hyatt Regency, Seattle's largest hotel, as well as shoppers and convention-goers staying nearby
- » Just a few blocks from Amazon headquarters and other major South Lake Union employers
- » Walking distance to Pacific Place, Westlake Center, boutique retail shops and local attractions

FLOOR PLAN



ALLEY TO LOADING DOCK ►

- 4,689 RSF RETAIL FOR LEASE
- 4,252 RSF RETAIL FOR LEASE
- 789 SF OUTDOOR SEATING





81K
TOTAL
POPULATION

259K
DAYTIME
POPULATION

\$109k
AVG. HOUSEHOLD
INCOME

35.7
MEDIAN AGE



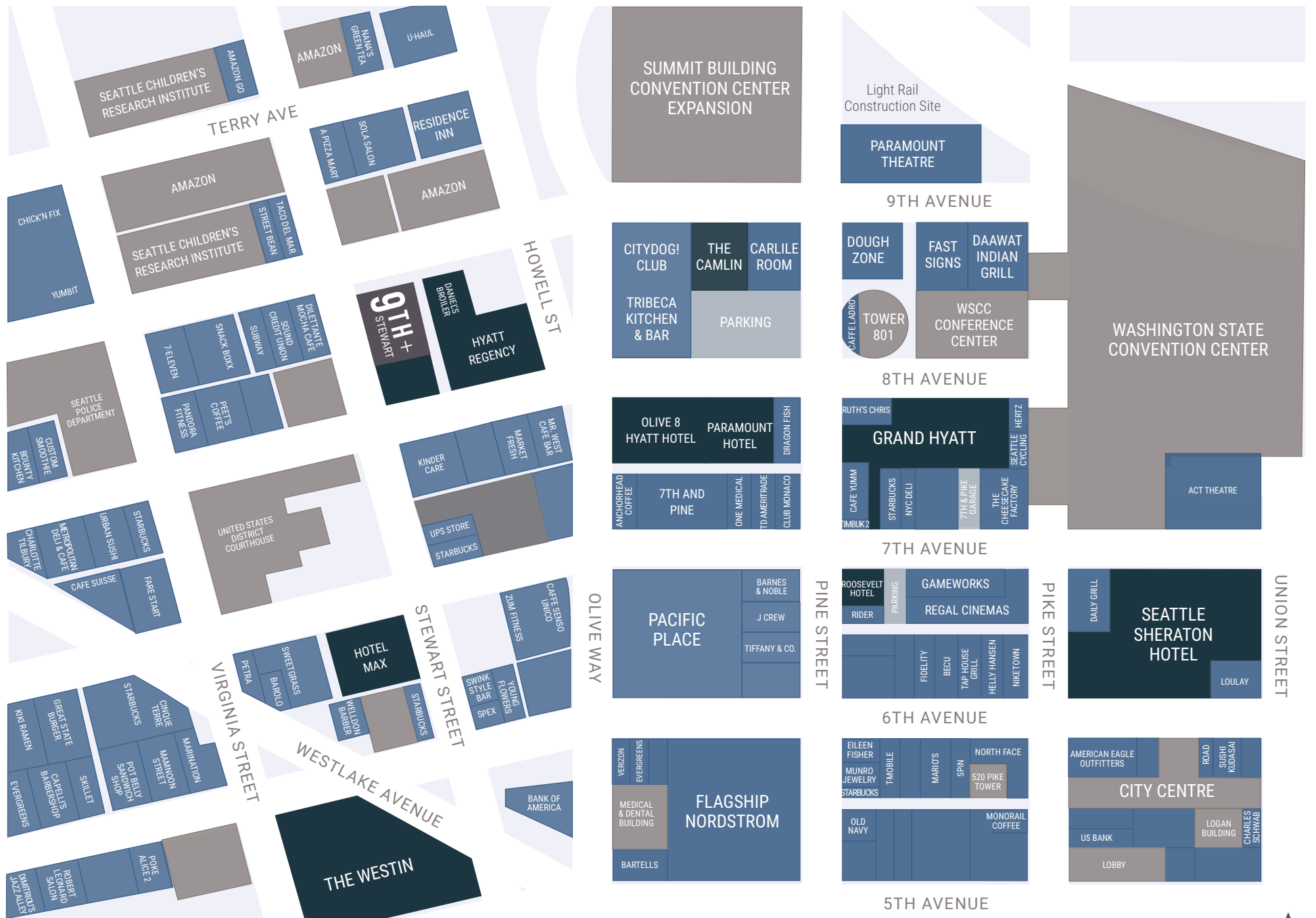
9.8M
OFFICE SF
IN 3 BLOCK RADIUS

3,854
RESIDENTIAL UNITS
IN 3 BLOCK RADIUS

12K+
HOTEL ROOMS
IN 1 MILE RADIUS

283
HOTEL ROOMS
UNDER CONSTRUCTION

NEARBY AMENITIES



● Retail ● Office ● Hotel



ADJACENT TO THE EXPANDING CONVENTION CENTER

9th & Stewart is located on the north side of the Hyatt Regency, Seattle's largest hotel, and just 1 block from the new Summit Building expansion of the Washington State Convention Center.

The Washington State Convention Center currently hosts an average of over 410k visitors per year. Following expansion, the Summit Building is expected to host more than 400k new visitors, bringing year-round demand to hotels, attractions, local restaurants and retailers.

1
BLOCK

FROM THE SUMMIT BUILDING
EXPANSION OF THE WSCC

400k
VISITORS

ESTIMATED NUMBER OF ADDITIONAL
CONFERENCE VISITORS PER YEAR

\$260
MILLION

ESTIMATED ADDITIONAL ANNUAL
VISITOR SPENDING



9TH+
STEWART

STEWART ST

HYATT
REGENCY

OLIVE WAY

6TH AVE

7TH AVE

HYATT
AT
OLIVE 8

8TH AVE

9TH AVE

WSCC SUMMIT
BUILDING
EXPANSION

PINE ST

GRAND
HYATT

PIKE ST

WSCC ARCH
BUILDINGS

TERRY AVE

BOREN AVE

MINOR AVE

UNION ST



9TH+
STEWART

For Retail Leasing
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