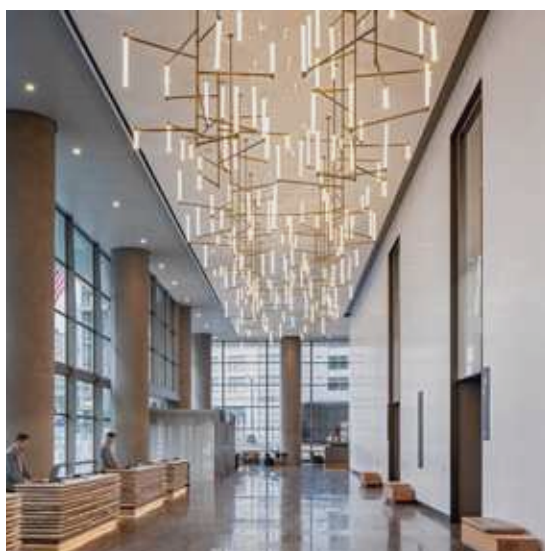




# 9TH + STEWART



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      |



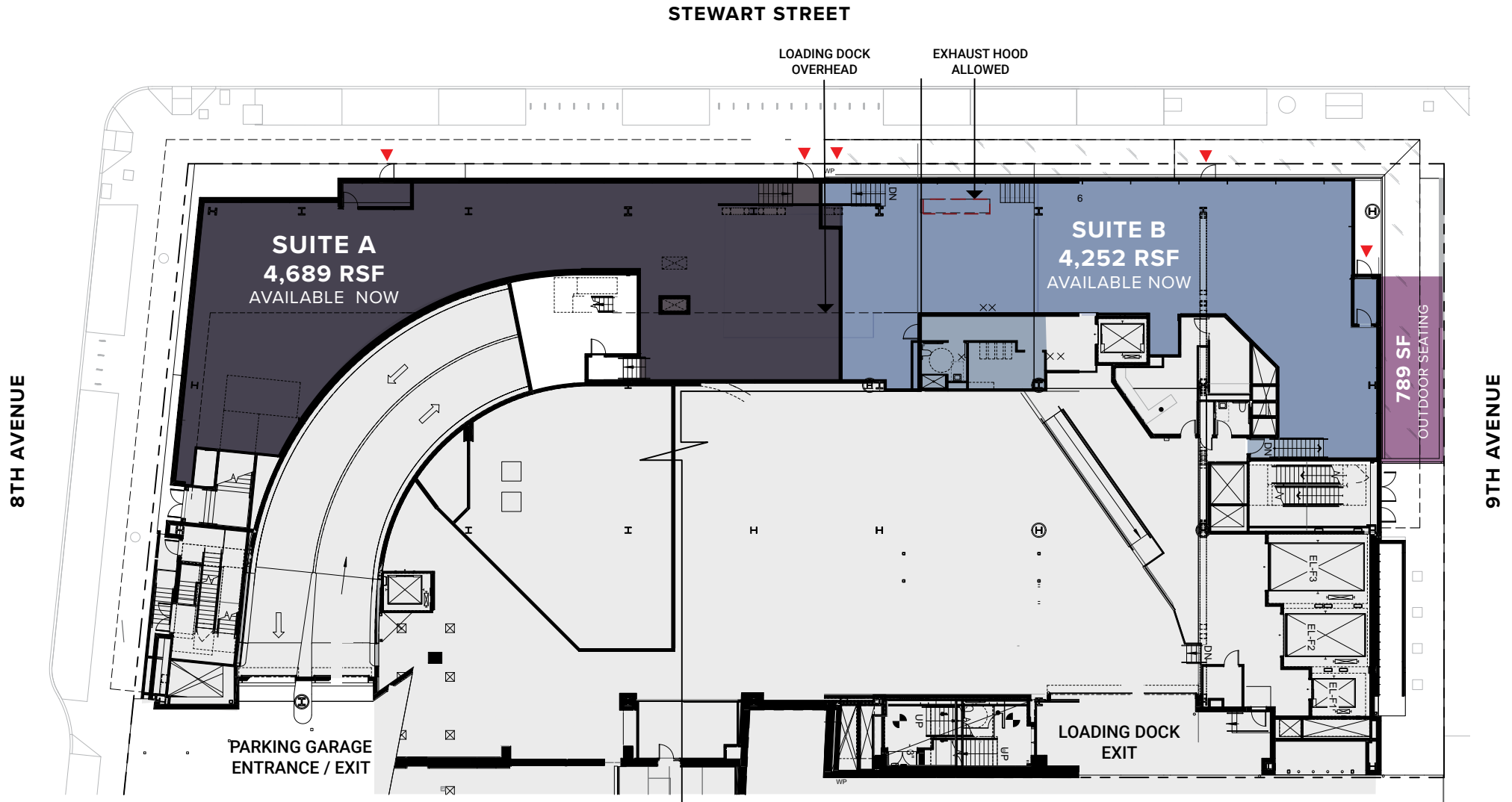
## PROJECT DETAILS

|                     |  |
|---------------------|--|
| RETAIL AVAILABLE    | Suite A: 4,689 RSF<br>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



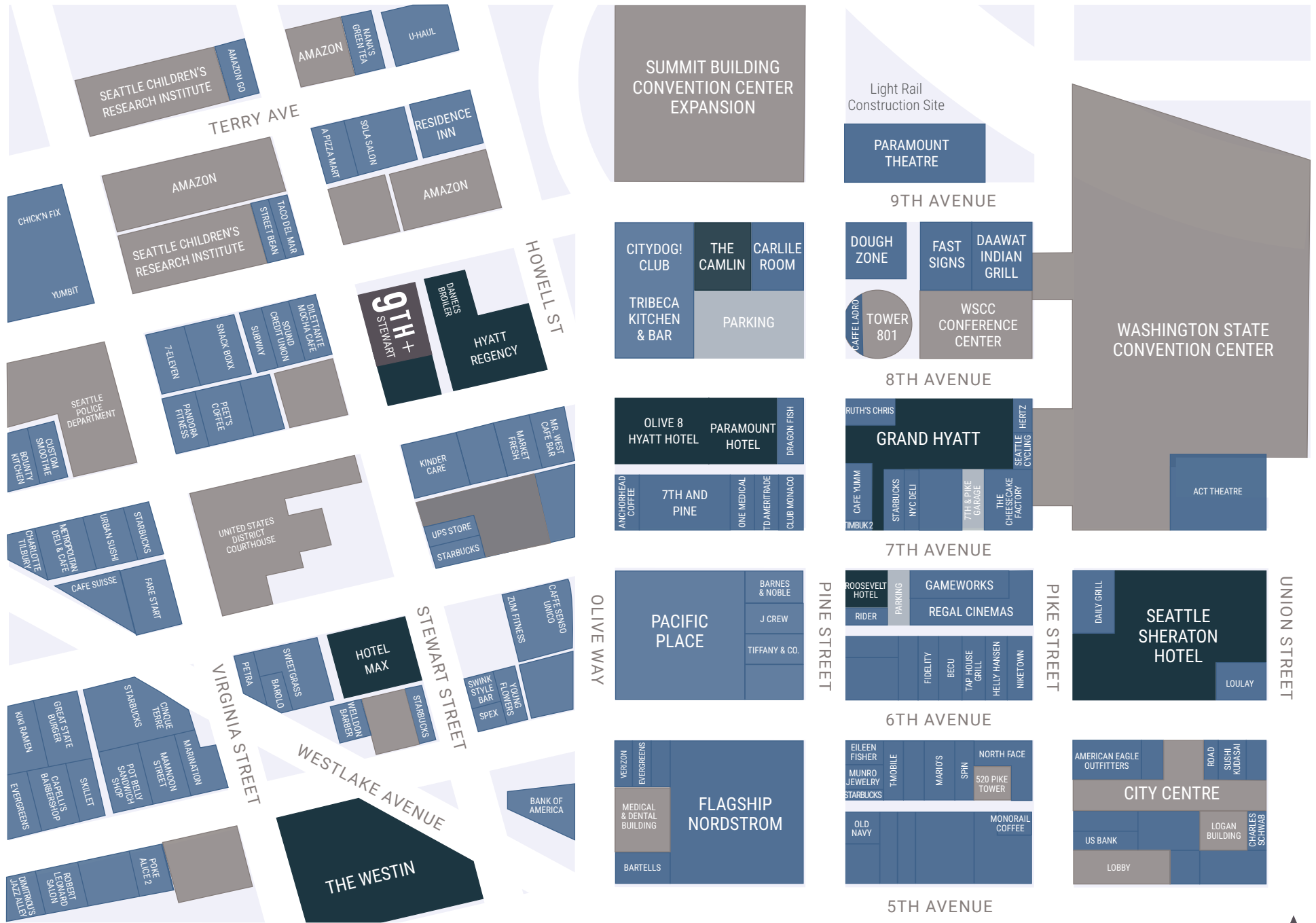
**9.8M**  
OFFICE SF  
IN 3 BLOCK RADIUS

**3,854**  
RESIDENTIAL UNITS  
IN 3 BLOCK RADIUS

**12K+**  
HOTEL ROOMS  
IN 1 MILE RADIUS

**283**  
HOTEL ROOMS  
UNDER CONSTRUCTION

● 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



Renderings by  
LMN Architects



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  
Opportunities Contact:

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