



via

SOUTH LAKE UNION RETAIL OPPORTUNITY
2121 SIXTH AVENUE | SEATTLE, WASHINGTON



Prime location



Walk Score

99

Walker's Paradise

Daily errands do not require a vehicle.



Transit Score

100

Rider's Paradise

World-class public transportation.



Bike Score

83

Bikeable

Excellent bike lanes, moderate to steep hills.



via⁶ A first choice location

Perfectly situated at the convergence of Amazon's South Lake Union campus and the vibrant Belltown neighborhood, Via6 enjoys a location that is a gateway to Seattle's most walkable and active business sectors, as well as the downtown commercial core. Abundant amenities, dozens of restaurants, coffee shops, small retail shops and a dense residential community have created a round-the-clock live/work/play environment. Completed in 2013, the Via6 project is LEED Gold certified and the largest private residential development in Seattle's history. The retail space at Via 6 benefits from a synergistic mix of amenities, well planned leisure space and over 650 apartment homes above, providing constant foot traffic and 24/7 resident customers. In addition, Amazon's Day 1 Building directly across the street brings an estimated 11,000 daytime workers to the neighborhood.

Ideally situated along 6th Avenue between Lenora Street and Blanchard Street, and directly across from The Spheres, the street level retail at Via6 is part of a thriving restaurant scene and walkable attractions in the area include Cinerama, The Spheres, Seattle Center, and the Space Needle.

“The perfect blend of Belltown, downtown, and South Lake Union”



Common Area



Bishops Interior



Victor Tavern



9.9K
Total
businesses



\$89K
Median
HH Income



177K
Total
employees

The above statistics are based on a 1-mile radius.

Demographics

Radius	.25 Miles	.05 Miles	1 Mile
2018 Population	2,399	8,702	32,490
2023 Population	2,530	9,336	34,780
Daytime Population	1,360	6,309	25,840
Average HH Income	\$185,604	\$167,769	\$138,050
Median Age	37.8	39.1	37.3

Building Highlights

8,160 square feet of retail space at the intersection of Seattle's Belltown and South Lake Union neighborhoods

Centrally situated between the downtown core and Lake Union in a highly visible location on Sixth Avenue between Blanchard and Lenora

Over 650 luxury apartment units above the street level retail providing a resident customer base and neighboring office buildings bringing a high volume of daytime traffic.

Two minute walk to the South Lake Union Streetcar and easy access to metro bus lines and Link Light Rail

Ideal uses include specialty retail or retail services

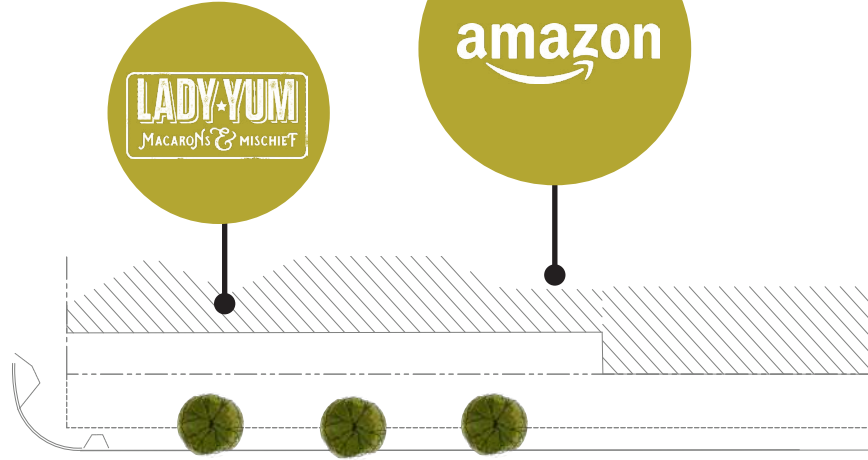
via⁶ Site Plan

BLOCK 19 TOWER

LADY YUM

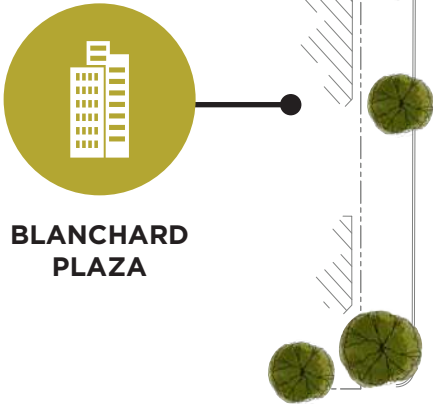
amazon

DENNY BUILDING

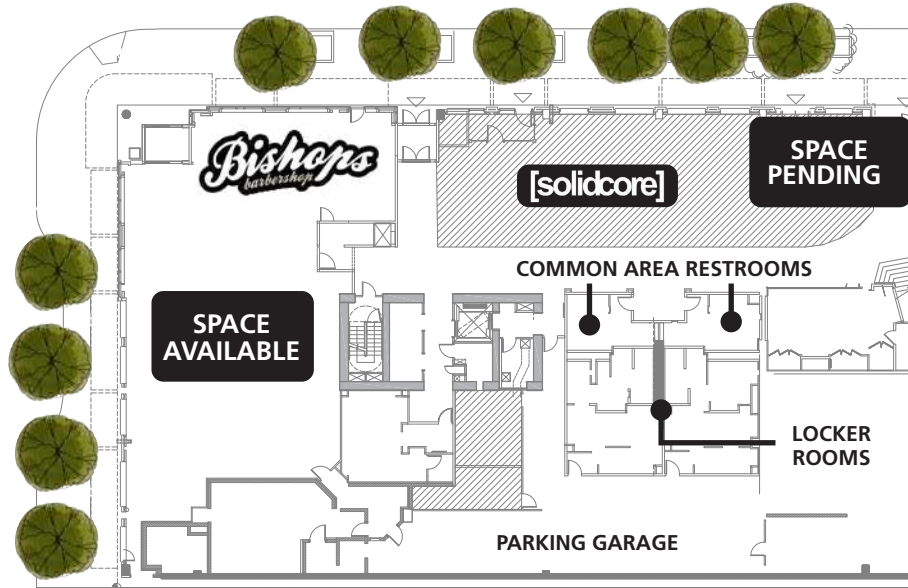


SIXTH AVE

BLANCHARD PLAZA



BLANCHARD ST



HOTEL 5



4-STORY RESIDENTIAL

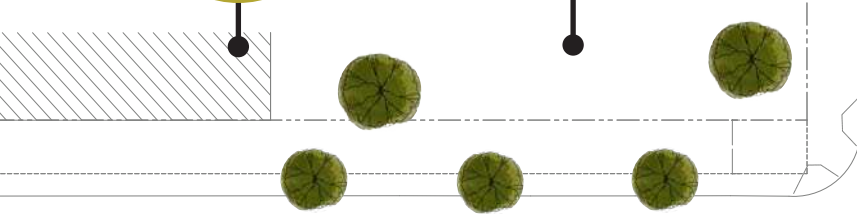


TOP POT DOUGHNUTS



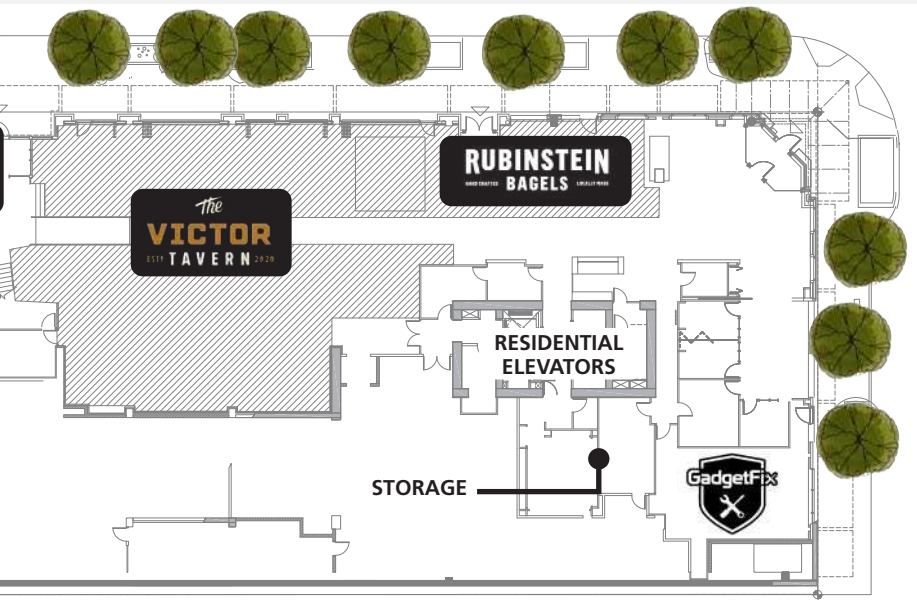
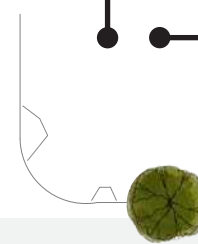
THE SPHERES

2120

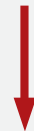


EVERGREENS

BLOCK 14

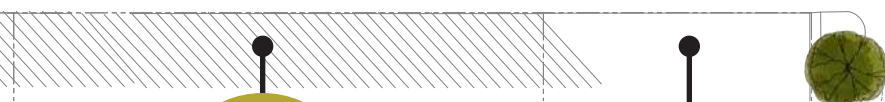


LENORA ST



SIXTH & LENORA BUILDING

ALLEY



KINGS INN

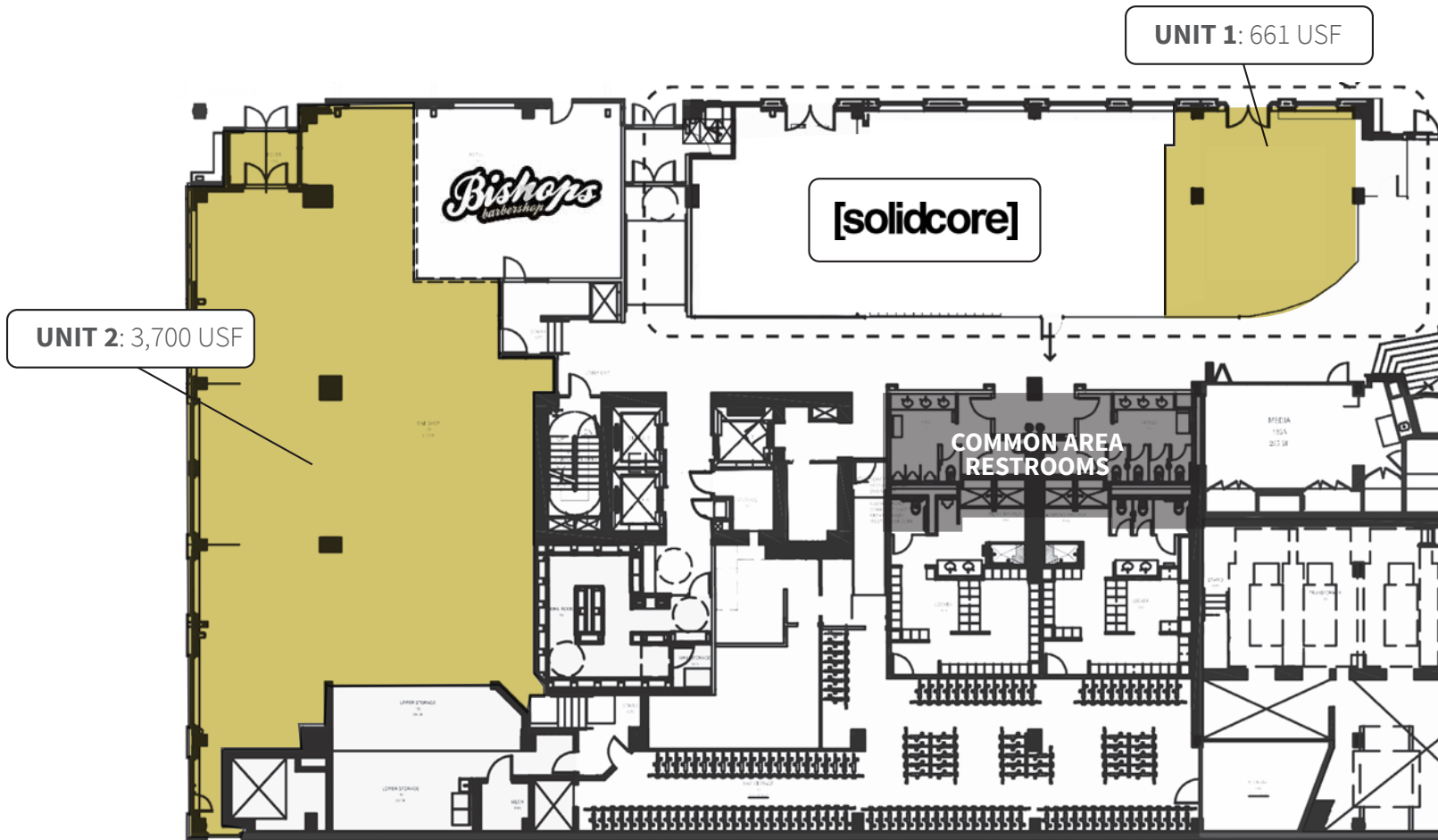


PALACE BALLROOM



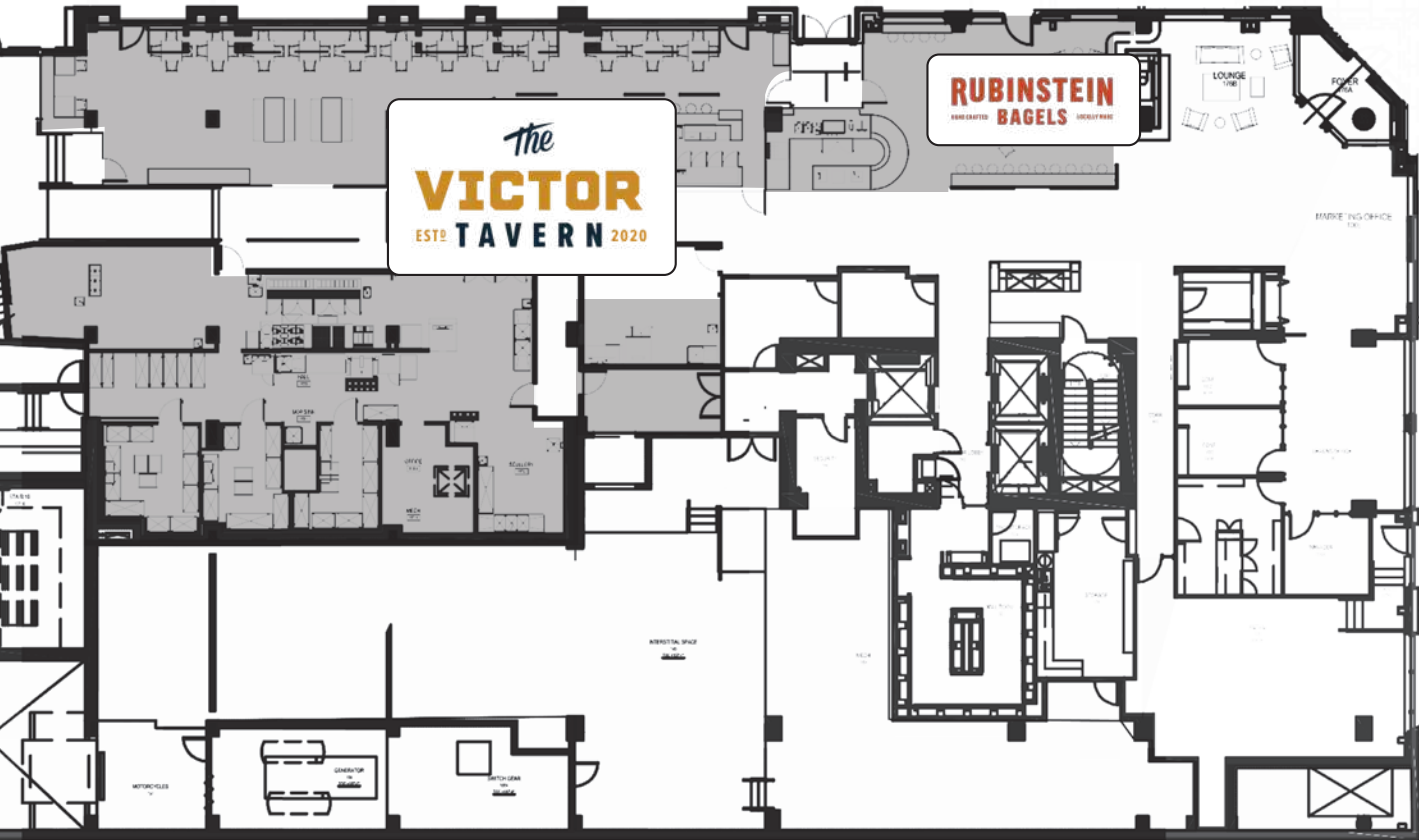
PALACE KITCHEN





via⁶ First Floor Plan

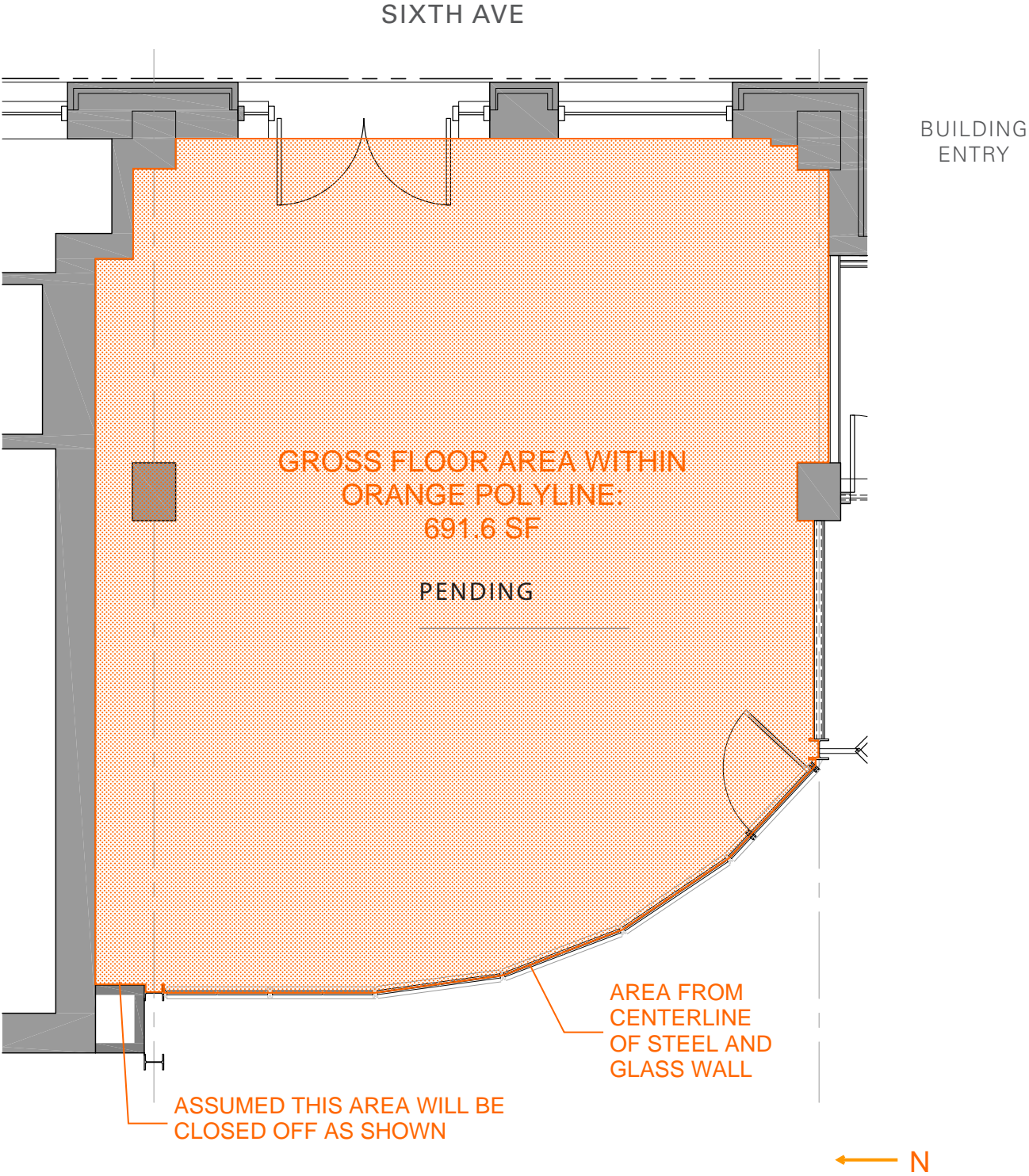
← SIXTH AVE



Building Details

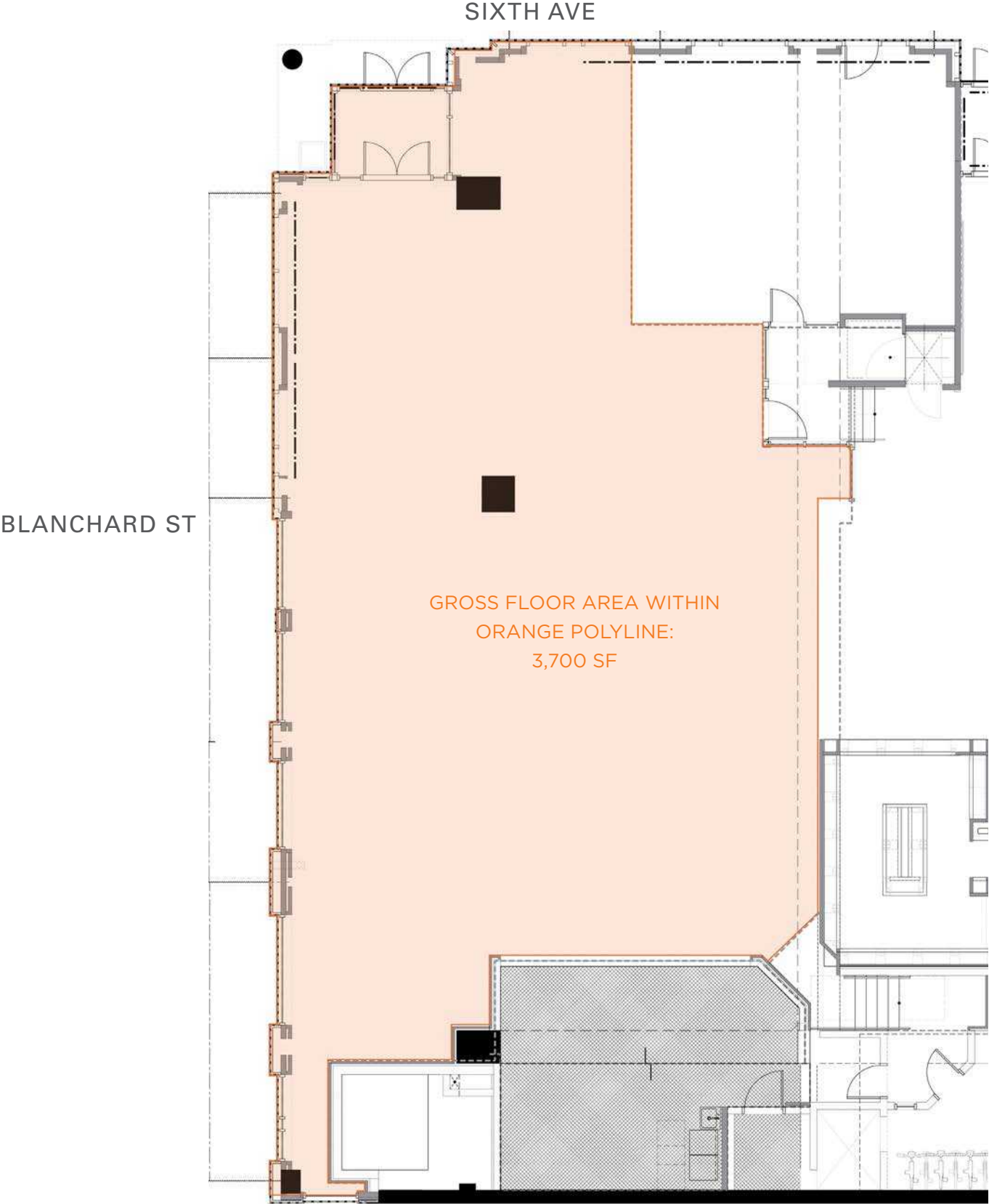
Retail Available	UNIT 1: 661 USF	UNIT 2: 3,700 USF
Asking Rent	Call for Rates	Call for Rates
NNN's	\$12.00 PSF (2023 Estimate)	\$12.00 PSF (2023 Estimate)
Tenant Improvements	Negotiable	Negotiable
Delivery	PENDING	Available Now

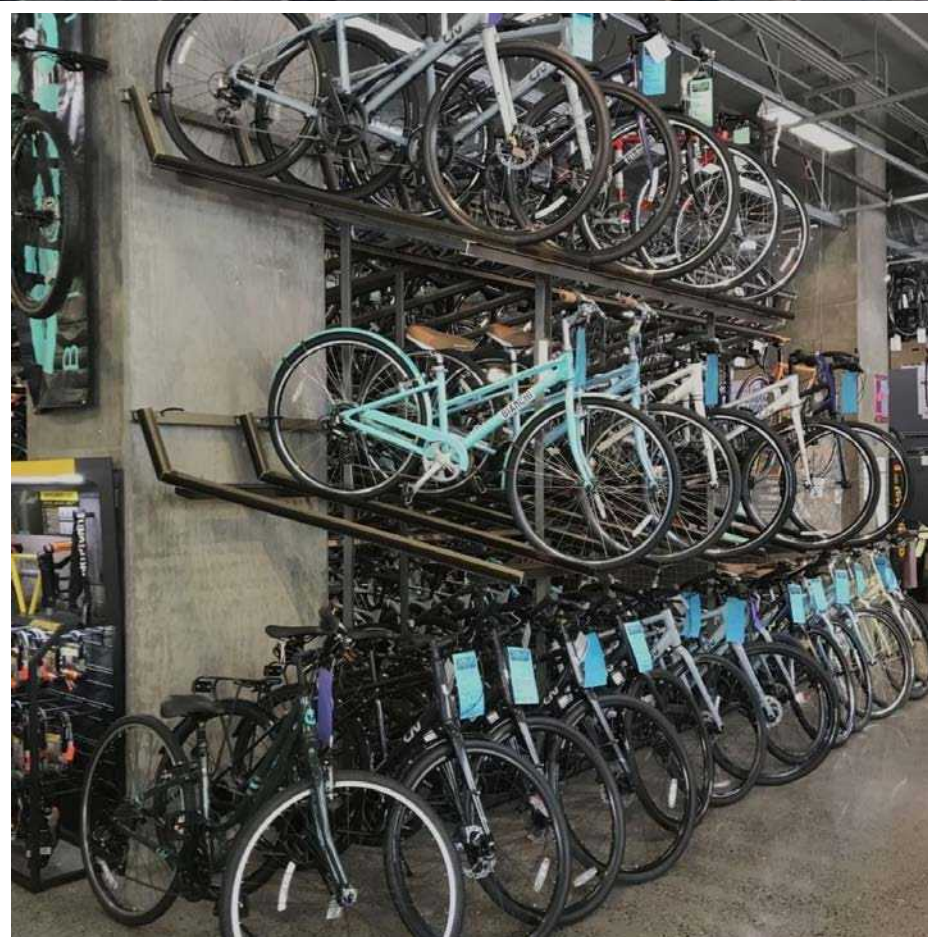
via⁶ Floor Plan





via⁶ Floor Plan







RESTAURANTS

1. Mio Sushi
2. Wild Ginger
3. The Butcher's Table
4. Shake Shack
5. Starbucks
6. Vinason
7. Lady Yum
8. 2120
9. Starbucks
10. Willmotts Ghost
11. Deep Dive
12. King Leroy
13. Great State Burger
14. Starbucks
15. Top Pot Doughnuts
16. Evergreens Salad
17. Skillet Regrade
18. Mamnoon Street
19. Marination
20. Palace Kitchen
21. Tavolata
22. Starbucks
23. Starbucks
24. Assaggio Ristorante
25. Lola
26. The Whiskey Bar
27. Dahlia Bakery
28. Serious Pie
29. Starbucks
30. Starbucks
31. Happy Lemon
32. Momiji SLU
33. Casco Antiguo
34. Rachel's Ginger Beer

HOTELS

1. Hyatt Place
2. The Loyal Inn
3. Sheraton
4. Hotel Five
5. Belltown Inn
6. Hotel Max
7. Warwick Hotel
8. Hotel Andra
9. The Westin
10. Hyatt at Olive 8
11. The Paramount
12. Grand Hyatt Seattle
13. Kimpton Palladian

RETAIL

1. The Bar Method
2. West Elm
3. Whole Foods Market
4. Ann Sacks
5. SoulCycle
6. Orange Theory
7. Amazon Go
8. Urban Yoga Spa
9. Indochino
10. Nordstrom
11. Patagonia Seattle
12. Royal Robbins
13. Urban Animal
14. Sub Pop Records
15. VanMoof
16. GlassyBaby

ENTERTAINMENT

1. Dimitriou's Jazz Alley
2. Cinerama
3. The Moore Theatre

FOR MORE INFORMATION:

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