



THE  
**DOUGLAS**  
AT SEATTLE UNIVERSITY

CORNER RETAIL SPACE AVAILABLE





## PREMIERE SPACE FOR LEASE AT SEATTLE UNIVERSITY

The Douglas is well situated in Seattle's First Hill and Capitol Hill neighborhoods, adjacent to Seattle University. Part of Seattle University housing, The Douglas serves as home to 259 upper classmen, graduates, and law students on a year round basis.

Located on the corner of 12th Avenue and East Cherry Street, The Douglas is on the edge of it all. Just blocks from the Pike/Pine retail corridor, the First Hill Streetcar route, and Downtown Seattle. Surrounding employers include Seattle University, Swedish Medical Center, Seattle Central Community College, The Polyclinic and Virginia Mason.



**7,050**

Annual number  
of students at  
Seattle U

**2K**

Residential Units  
within .25 mile

**24.7**

Median Age  
within .25 mile

**94**

Walk Score &  
Bike Score

**86**

Transit Score





# 2023 DEMOGRAPHICS

<b>Drive Time</b>	<b>3 MIN</b>	<b>5 MIN</b>	<b>10 MIN</b>
<b>Population</b>	24,056	70,042	197,692
<b>Daytime Population</b>	32,886	130,446	386,172
<b>Average Household Income</b>	\$140,357	\$139,262	\$165,720





## BUILDING HIGHLIGHTS

- 3,000 SF corner retail opportunity at 12th Ave and E Cherry perfect for a fitness, personal services, or specialty retail user
- Located directly across from the Seattle University campus and just blocks from Swedish Medical Center and Swedish Cherry Hill
- 259 residential units located above provide a built in customer base



## PROJECT DETAILS

<b>Address</b>	1223 East Cherry Street
<b>Size</b>	Suite A: 3,000 RSF
<b>Asking rent</b>	Call for details
<b>Estimated NNN</b>	\$8.93 PSF
<b>Available</b>	Available Now





# NEARBY RETAIL

## RESTAURANTS

- 1 Sushi Maki
- 2 Pine Box
- 3 Kizuki Ramen
- 4 Hot Mama's Pizza
- 5 Rachel's Ginger Beer
- 6 Ramen Danbo
- 7 Melrose Market
- 8 Mamnoon
- 9 Starbucks Roastery
- 10 Stateside
- 11 Belmont
- 12 Salt & Straw
- 13 Redhook Brewlab
- 14 Capitol Cider
- 15 Molly Moon's
- 16 Comet Tavern
- 17 Poquitos
- 18 Sam's Tavern
- 19 Eltana
- 20 Momiji
- 21 Little Big Burger
- 22 Spinasse
- 23 Pagliacci Pizza
- 24 Tavolata
- 25 R&M Dessert Bar
- 26 HoneyHole Sandwiches
- 27 Ooink
- 28 8oz Burger
- 29 Bok A Bok
- 30 Frankie & Jo's
- 31 General Porpoise
- 32 Bateau
- 33 Plum Bistro
- 34 Elysian
- 35 Mighty-O Donuts
- 36 Di Fiora
- 37 Optimism Brewing
- 38 Rhein Haus
- 39 Chieftain Irish Pub
- 40 Top Pot Doughnuts
- 41 206 Burger Company
- 42 Starbucks
- 43 Starbucks
- 44 Ba Bar
- 45 Migoto
- 46 Peloton Cafe
- 47 L'Oursin

## RETAIL

- 1 Planet Fitness
- 2 Rival Fitness
- 3 Rudy's Barbershop
- 4 Blick Art Materials
- 5 Rapha Seattle
- 6 Aesop
- 7 Blu Dot
- 8 Walgreens
- 9 Mud Bay
- 10 Elliott Bay Book Co
- 11 Glossier
- 12 Amazon Fresh
- 13 Bartel Drugs
- 14 Barre3
- 15 Metier Seattle
- 16 Likelihood
- 17 Seattle U Book Store
- 18 Just Food For Dogs

## ARTS & LEISURE

- 1 Cal Anderson Park
- 2 SIFF Cinema Egyptian
- 3 Chop Suey
- 4 Garage
- 5 Championship Field

FOR LEASING INFO

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