

First Hill Retail

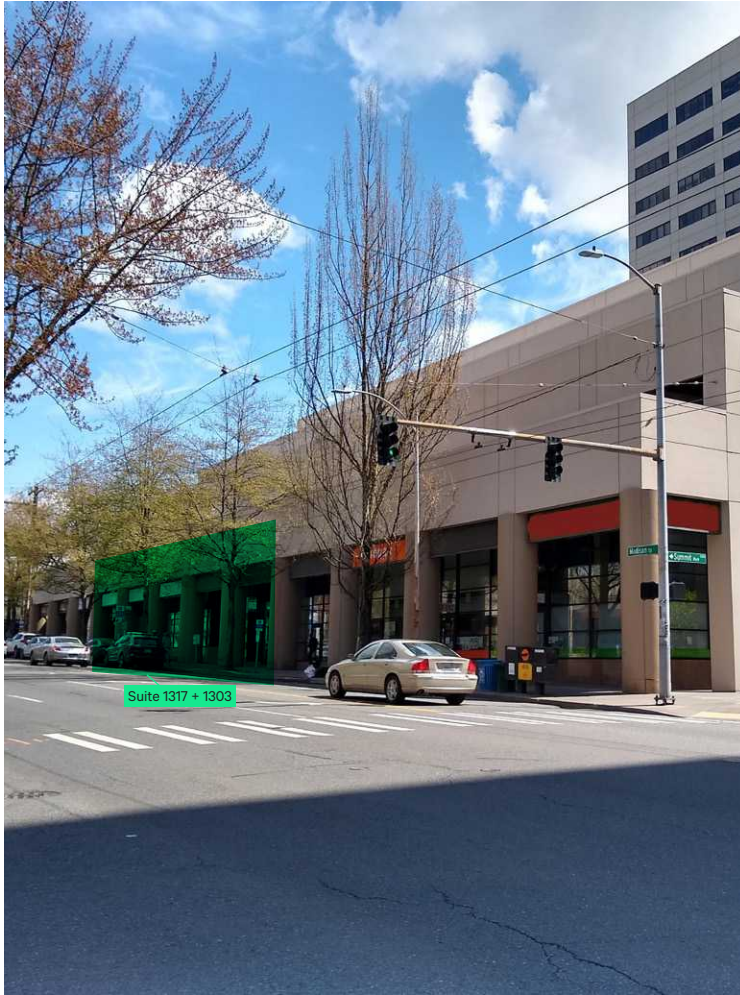
1305 Madison Street

1305 Madison Street
Seattle, WA 98104



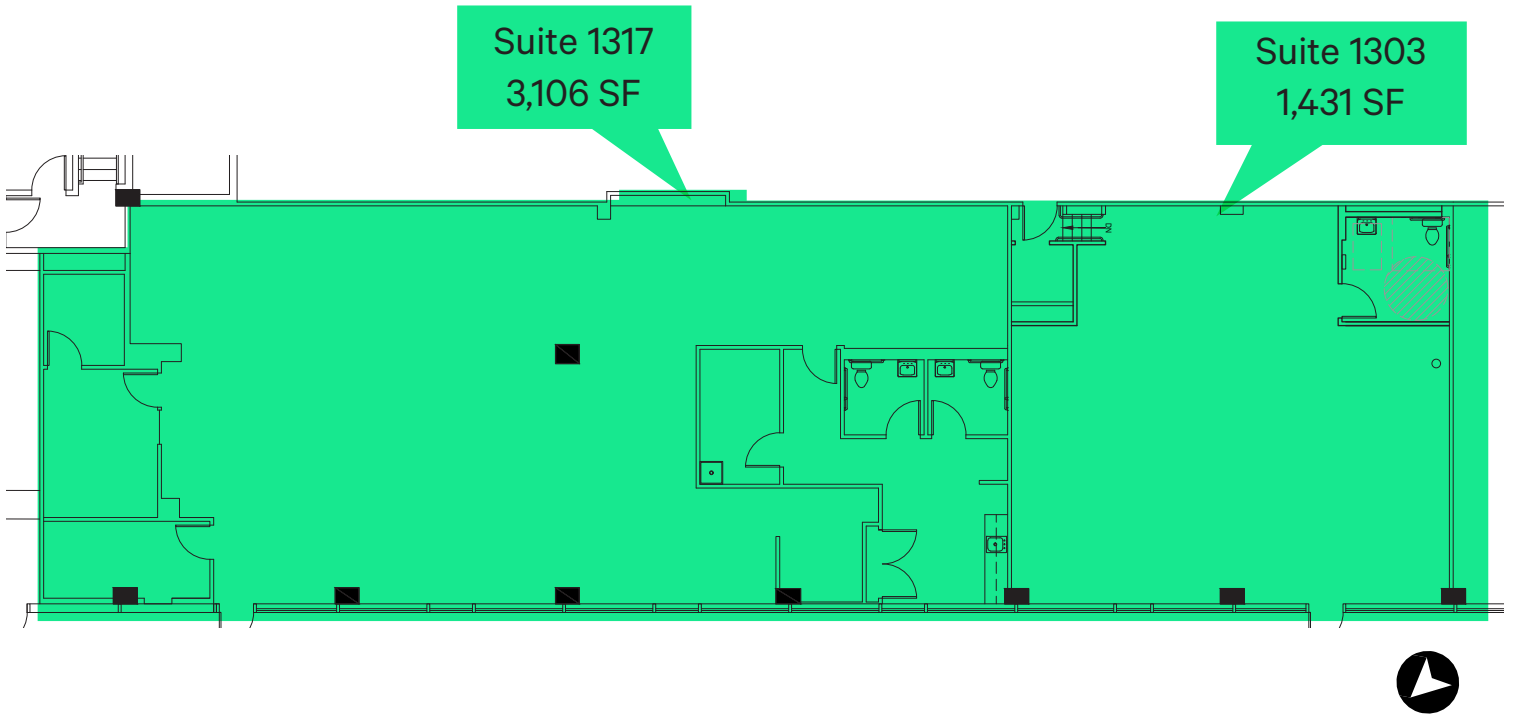
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Property Highlights

- Two suites available:
 - Suite 1303 - 1,431 SF - \$32.00 NNN
 - Suite 1317 - 3,106 SF - \$30.00 NNN
- Can be vented for restaurant use
- Prime retail in Seattle's First Hill neighborhood with frontage on Madison Street at the base of the Nordstrom Medical Tower
- Co-tenants include Bartell Drugs, Mad Pizza and Starbucks
- Abundant parking in building
- Two Blocks to Seattle University Campus
- Medical-dominated day population (72,000 within half-mile): including Virginia Mason Hospital and Medical Center, Polyclinic, Swedish Medical Center, and Harborview Medical Center
- Traffic counts in excess of 23,000 vehicles per day



	0.5 mile	1 mile	2 mile
Population	26,758	92,886	184,364
Daytime Population	72,148	231,197	360,745
Average Household Income	\$125,779	\$138,662	\$160,690
No. of Employees	59,335	189,966	271,047
2018 Traffic Counts**	20,647 AADT		

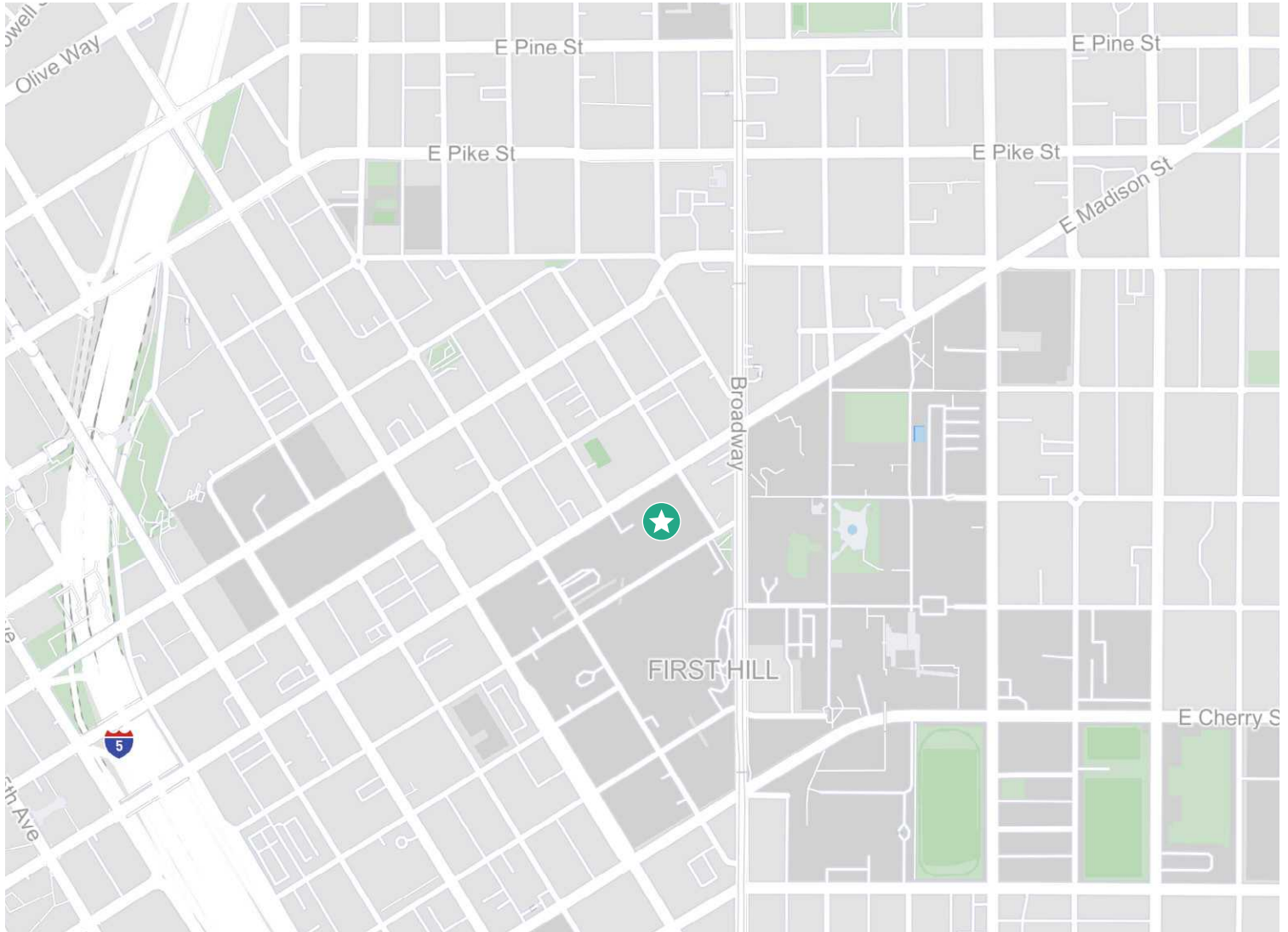
*ESRI 2022

** 2018 Seattle Department of Transportation Traffic Flow Data

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Retail | For Lease



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