



SEATTLE, WA 98101

# 1417 4<sup>TH</sup> AVE

RETAIL FOR LEASE

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## HIGHLIGHTS

- Rare opportunity to lease retail space in Seattle's Downtown Retail Core, strategically located on Fourth Avenue between Union and Pike Street
- Character 8-story 1920 art deco building features terra cotta façade and 46,859 SF of mixed use office and retail
- The property benefits from a high volume of pedestrian traffic, as well as great retail and restaurant co-tenancy on 4th Avenue
- Neighboring tenants are Joseph Jewelry, Monorail Espresso, Mendocino Farms, Bourbon Steak, Wild Ginger, Gelatiamo, Motif Hotel, Arc'teryx, Uniqlo, and Benaroya Hall
- Steps from Rainier Square, a 1.1M sq ft project comprised of 734,000 sq ft of office space, 189 luxury apartment residences, plus ground floor retail
- 4 blocks from Pike Place Market
- 3,771 SF
- Ideal for skincare, salon, service office, healthcare, specialty grocer, outerwear, optical
- Rental Rate: \$19/SF plus \$6.00/SF NNN = \$7,856.25 per month
- Well-capitalized Ownership that is flexible and able to make creative deals



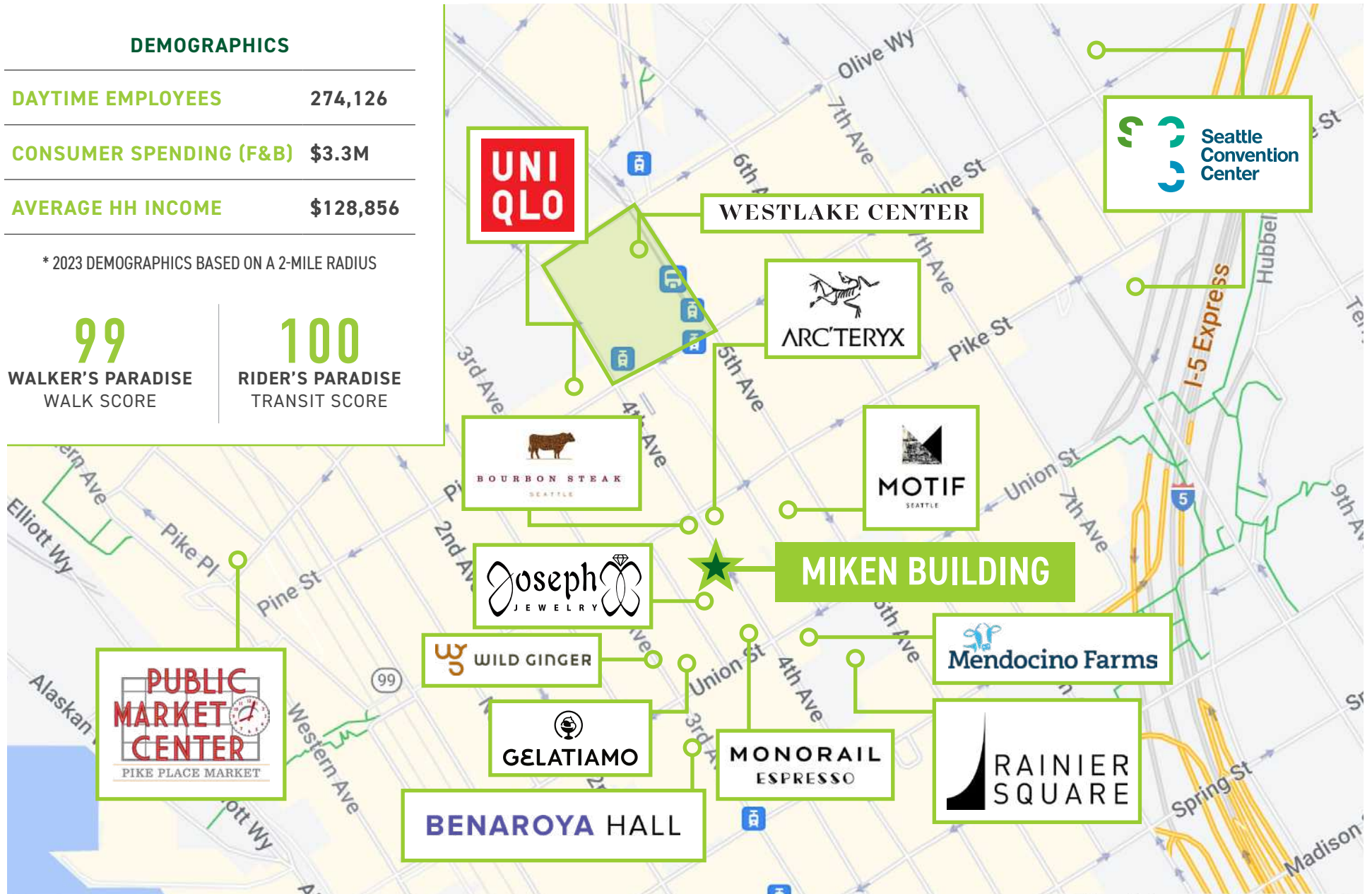
**DEMOGRAPHICS**

<b>DAYTIME EMPLOYEES</b>	274,126
<b>CONSUMER SPENDING (F&amp;B)</b>	\$3.3M
<b>AVERAGE HH INCOME</b>	\$128,856

\* 2023 DEMOGRAPHICS BASED ON A 2-MILE RADIUS

**99**  
WALKER'S PARADISE  
WALK SCORE

**100**  
RIDER'S PARADISE  
TRANSIT SCORE



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