



SEATTLE, WA 98101

1417 4TH AVE

RETAIL FOR LEASE

FOR MORE INFORMATION PLEASE CONTACT:

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GIBRALTAR

INVESTMENT PROPERTY SOLUTIONS



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

DAYTIME EMPLOYEES	274,126
CONSUMER SPENDING (F&B)	\$3.3M
AVERAGE HH INCOME	\$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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