



WCCR

West Coast Commercial Realty

# CAFE SPACE FOR LEASE

620 Terry Avenue | Seattle, WA 98104



murano

SENIOR LIVING



Fully built out cafe space available for lease in the First Hill neighborhood of Seattle, WA. Located within close proximity to Seattle University and Capitol Hill, this space presents a great opportunity to take advantage of the density of these two neighborhoods and the hospitals in First Hill. Extensive build out from previous tenant with well-maintained equipment and furniture available and ready for the next Tenant. Located at the ground floor of the high end Murano Senior Living community. Opportunity for staff to come with the space for the next user.

High average household income of \$ 113,000 within a one mile radius and \$ 130,000 within a 2 mile radius

FF&E potentially available



**97**

Walk Score  
"Walker's Paradise"



**100**

Transit Score  
"Rider's Paradise"



**94**

Bike Score  
"Biker's Paradise"





# STRONG DEMOGRAPHICS

## TOTAL POPULATION

- 1-Mile: 82,264
- 2-Mile: 181,150
- 3-Mile: 235,713

## AVERAGE HOUSEHOLD INCOME

- 1-Mile: \$113,100
- 2-Mile: \$131,380
- 3-Mile: \$137,544

### AREA AMENITIES

#### FOOD & DRINK

- Sushi Kanpai
- Metropolitan Grill
- Vito's
- Cedars
- Rhein Haus
- Sugar Bakery & Cafe
- Yellow Bee Market & Cafe
- The Hideout
- COMMUNION
- 8oz Burger & Co
- Skillet Diner
- Tougo Coffee
- Lark
- Mad Pizza
- Bebas & Amigos
- Pho Bac Sup Shop
- Hello Em Viet Coffee & Roastery
- Franz Bakery
- Jackson's Catfish Corner

#### PARKS

- Seattle University Park
- Freeway Park
- Cal Anderson Park
- City Hall Park
- Kobe Terrace
- First Hill Park
- Westlake Park
- Yesler Terrace Park
- Pratt Park
- Judkins Park
- Garfield Playfield
- Powell Barnett Park
- Lewis Park



23,000+  
Average VPD  
(at James Street and  
Boren Avenue)

#### HEALTH & WELLNESS

- Harborview Medical Center
- NW Fitness Gym
- Downtown Seattle YMCA
- Virginia Mason Hospital
- Swedish First Hill
- F45 Training
- Anytime Fitness

#### GROCERY

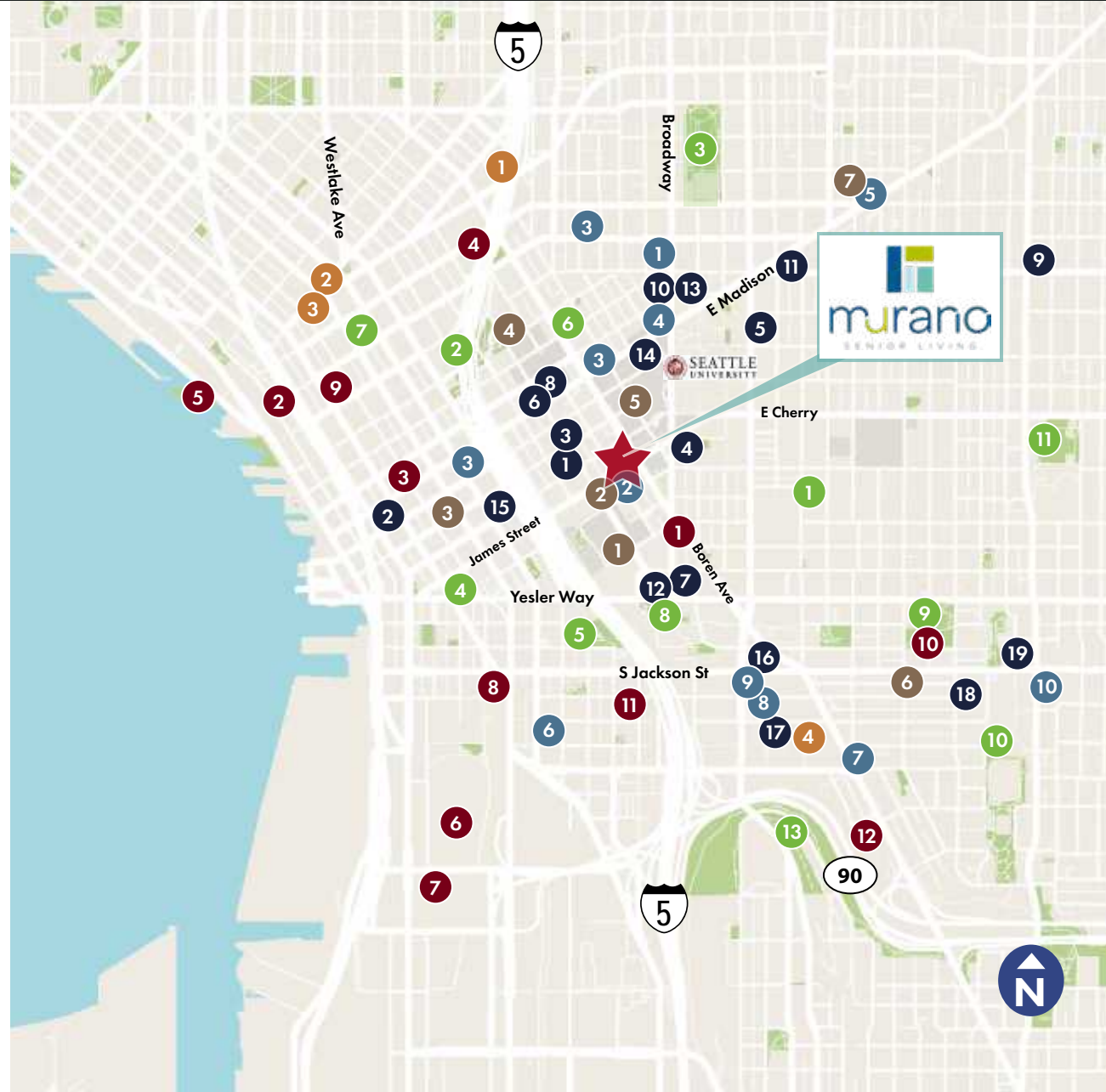
- Quality Food Center (QFC)
- Stockbox First Hill Grocery
- Amazon Go
- Whole Foods
- Trader Joe's
- Uwajimaya
- Big John's PFI
- Lam's Seafood Market
- Hau Hau Market
- Amazon Fresh

#### ACTIVITIES

- Frye Art Museum
- Pike Place Market
- Seattle Public Library
- Convention Center
- Seattle Aquarium
- Century Link Field
- T-Mobile Park
- King Street Station
- Seattle Art Museum
- Pratt Fine Arts Center
- Wing Luke Museum
- Seattle Bouldering Project

#### SHOPPING

- Melrose Market
- Pacific Place
- Westlake Center
- Goodwill





2,554 SF  
Built out cafe space  
AVAILABLE

610

  
murano  
SENIOR LIVING

WINE  
BITES  
COFFEE

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Tiffini Connell | Avery Connell

(206) 283-5212

[www.wccommercialrealty.com](http://www.wccommercialrealty.com)

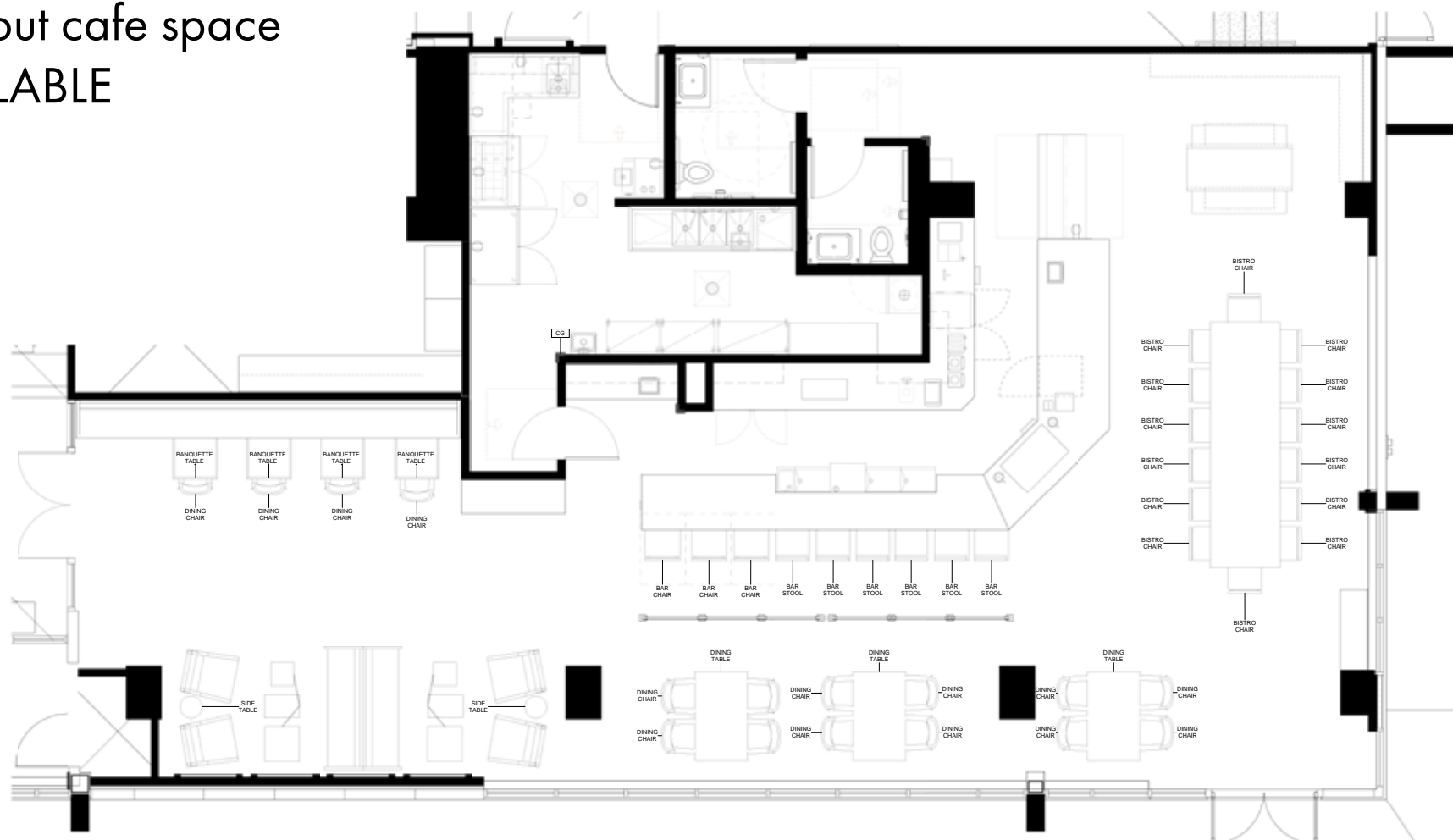


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## LEASING INFORMATION

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