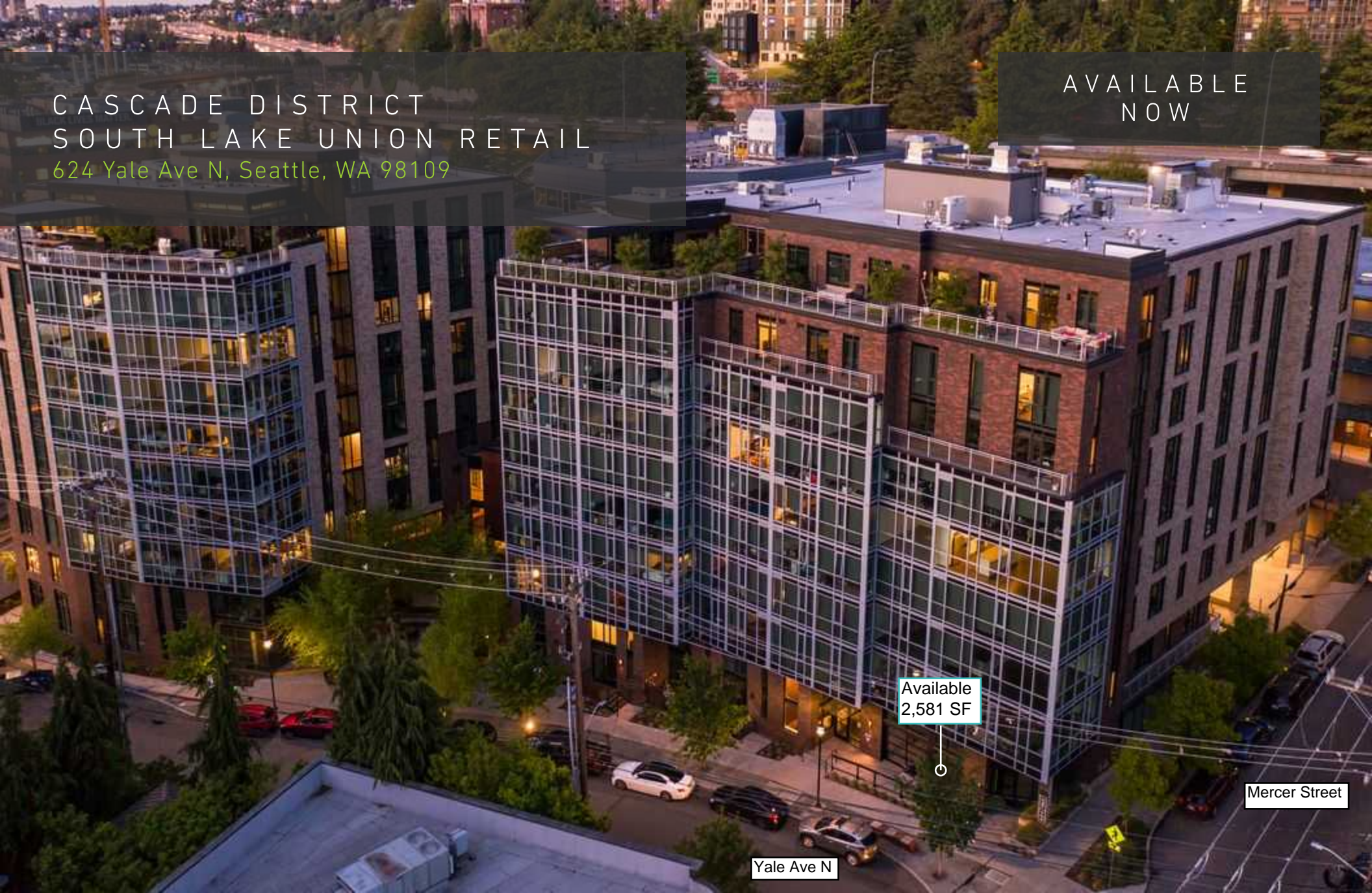


CASCADE DISTRICT
SOUTH LAKE UNION RETAIL

624 Yale Ave N, Seattle, WA 98109

AVAILABLE
NOW



Available
2,581 SF

Mercer Street

Yale Ave N

For more information please contact:

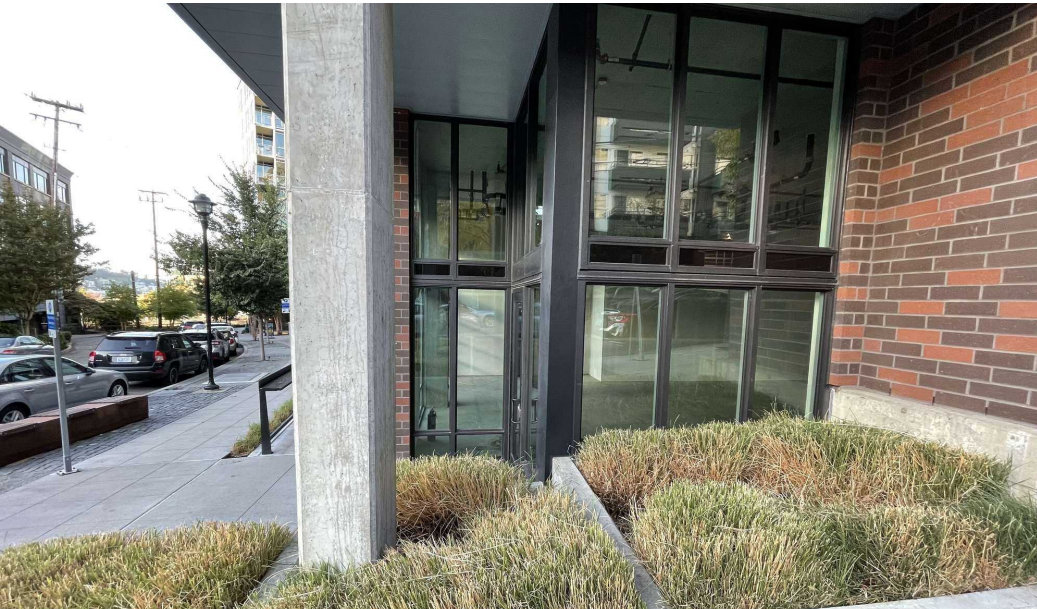
TRACY CORNELL
tracyc@gibraltarusa.com
206.948.0630

LAURA MILLER
laura@gibraltarusa.com
206.351.3573



624 YALE AVE N, SEATTLE, WA 98109

RETAIL FOR LEASE



THE NEIGHBORHOOD

624 YALE is the newest addition to YALE Campus, a mixed-use development comprised of four neighboring properties: 617 Eastlake, 1260 Mercer, 1275 Mercer and 624 Yale. The properties house retailers Bright Horizons Child Care, PlayDate SEA, as well as office tenants Amazon.com, Nanostring Technologies and Seattle Care Alliance.

HIGHLIGHTS

- Rare opportunity to lease a corner retail space in South Lake Union's Cascade District, located at the base of a 206-unit mixed use apartment project
- Grey shell delivery, large storefront windows, 16' ceilings, and garage roll-up door leading to dedicated patio area
- Ideal for retail, non-vented food use, medi-spa, dentist, PT, fitness
- Within a few blocks of Google's 600,000 SF campus, and walking distance to Facebook's 335,000 SF campus
- 2,581 RSF
- Annual Rental Rate \$29.00/SF plus 2024 NNN (est. \$9.50/RSF) = \$8,280.71 per month. NNN includes garbage and recycling.



81

TRANSIT SCORE



94

WALK SCORE



83

BIKE SCORE



194,110

TOTAL POPULATION



109,484

TOTAL HOUSEHOLDS



\$108,753

MEDIAN INCOME

* 2023 Demographics based on a 2 mile radius

624 YALE AVE N, SEATTLE, WA 98109

RETAIL FOR LEASE



