



SEATTLE, WA 98101

1417 4TH AVE

RETAIL FOR LEASE

FOR MORE INFORMATION PLEASE CONTACT:

LAURA MILLER

laura@gibraltarusa.com
206.351.3573

TRACY CORNELL

tracyc@gibraltarusa.com
206.948.0630





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
- Well-capitalized Ownership that is flexible and able to make creative deals





AVAILABLE SPACE	SIZE (RSF)	LEVEL	LEASE RATE	NNN RATE EST. 2024	DESCRIPTION
Suite 1415	3,711 RSF	1st Floor	\$19/SF/YR	\$6.00 NNN	Street-level retail space ideal for skincare, service office, healthcare, specialty grocer, optical, outdoor gear/apparel
Suite 500	4,534 RSF	5th Floor	\$19/SF/YR	\$6.00 NNN	Built-out salon space

DEMOGRAPHICS

DAYTIME EMPLOYEES 274,126

CONSUMER SPENDING (F&B) \$3.3M

AVERAGE HH INCOME \$128,856

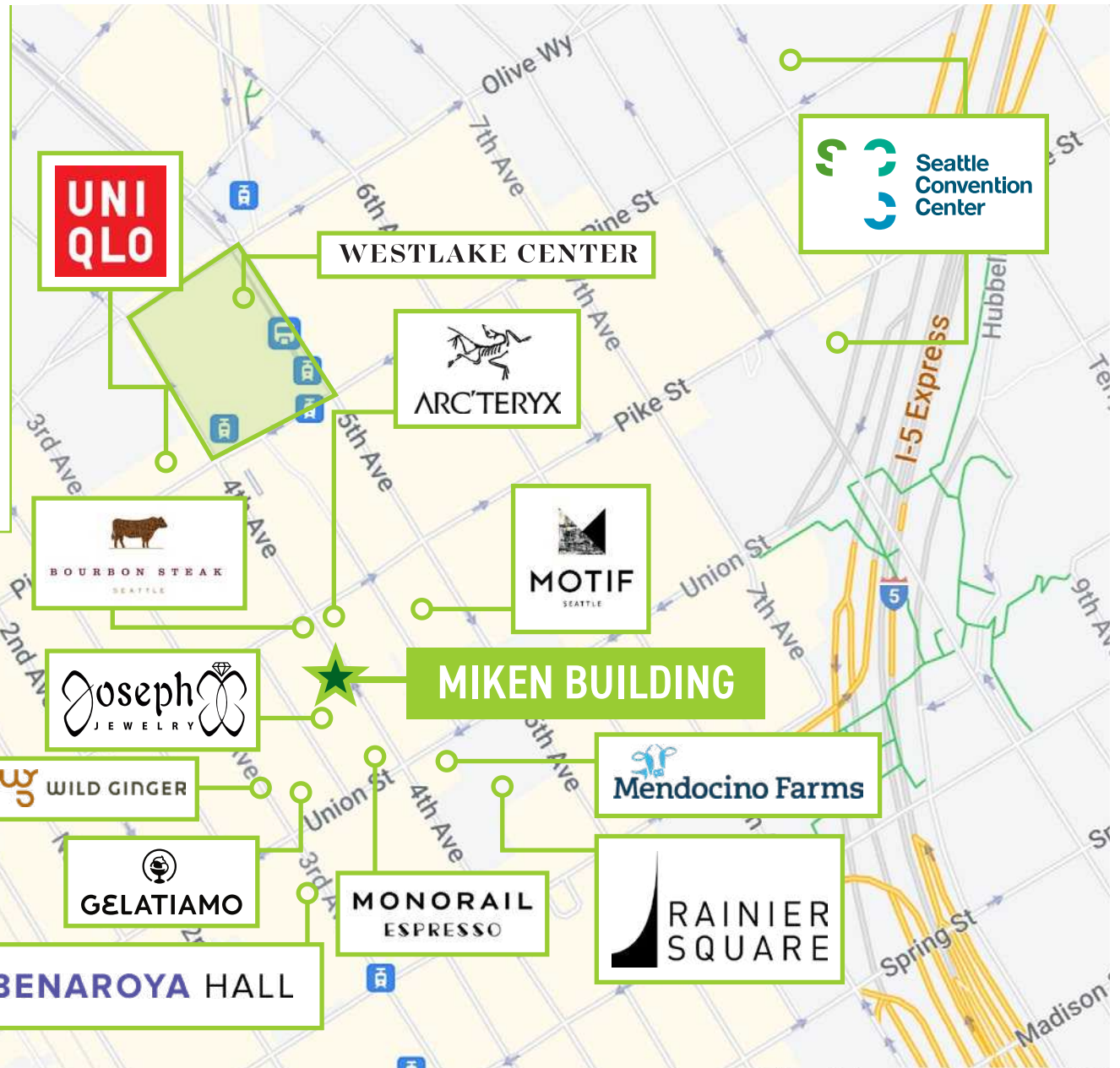
* 2023 DEMOGRAPHICS BASED ON A 2-MILE RADIUS

99

WALKER'S PARADISE
WALK SCORE

100

RIDER'S PARADISE
TRANSIT SCORE



FOR MORE INFORMATION PLEASE CONTACT:

LAURA MILLER

laura@gibraltarusa.com

206.351.3573

TRACY CORNELL

tracyc@gibraltarusa.com

206.948.0630



This information has been obtained from sources believed reliable. No guarantee, warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and to any special listing conditions, imposed by our principals. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.