

ICON APARTMENTS RETAIL



Blake Taylor | Kara Farley

WCCR

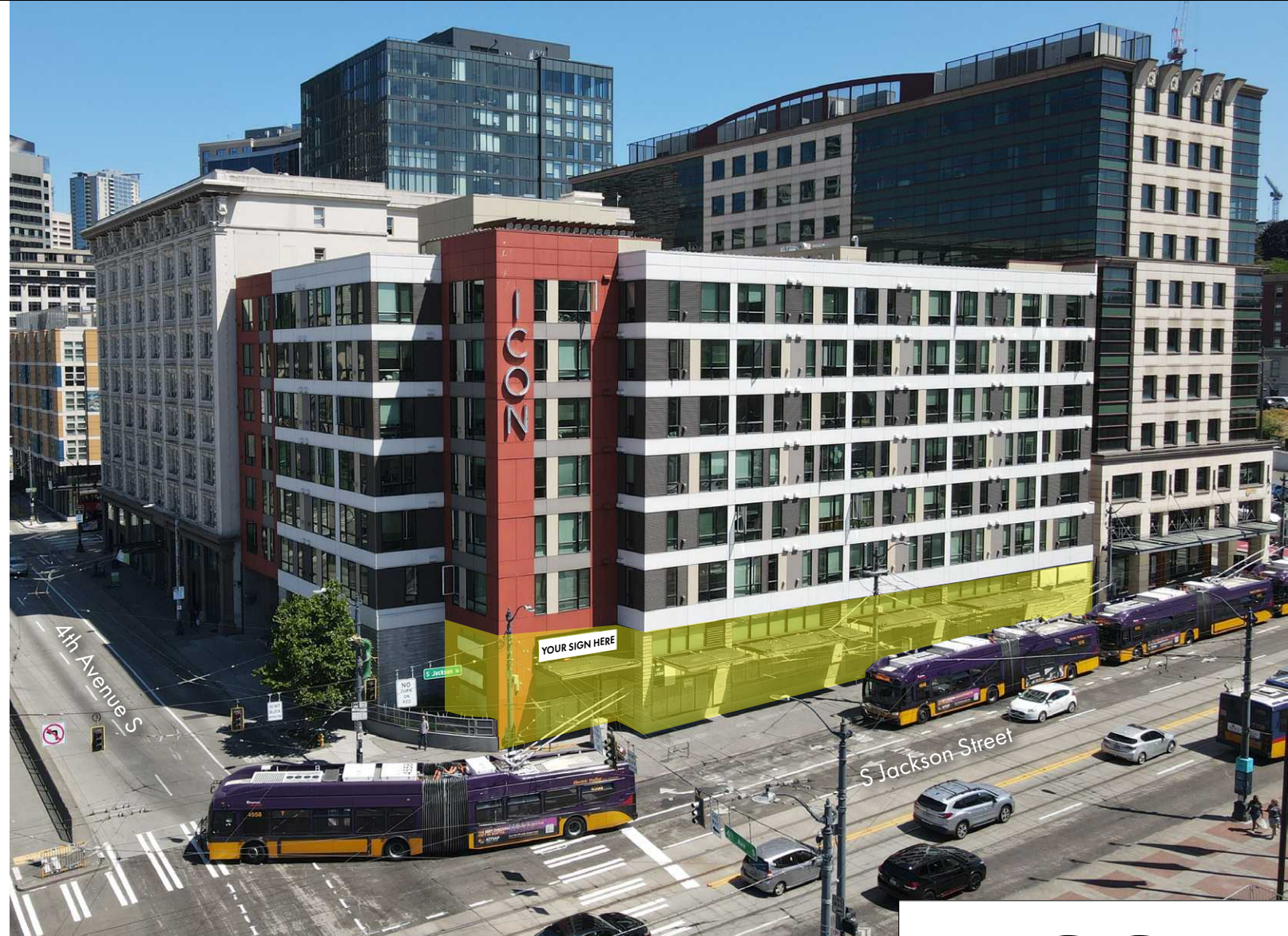
West Coast Commercial Realty

ICON APARTMENTS RETAIL

RETAIL FOR LEASE

400 South Jackson Street,
Seattle, WA 98104

Discover a rare commercial gem - the Former Bartell's space, now available for lease for the first time since construction! Spanning 12,480 square feet, this prime retail opportunity in Downtown Seattle has a strategic location next to the reactivated Addison on 4th development. Surrounded by Pioneer Square, Yesler Terrace, and the International District and only blocks away from the Light Rail, Lumen Field, and T-Mobile Park, this versatile space attracts high foot traffic and offers immense potential for a neighborhood grocery, co-working hub, or large fitness studio. Don't miss this chance to be part of the vibrant downtown Seattle experience, where growth, convenience, and community unite for success. Enquire now and secure your place in this dynamic and bustling locale.



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(206) 283-5212
www.wccommercialrealty.com

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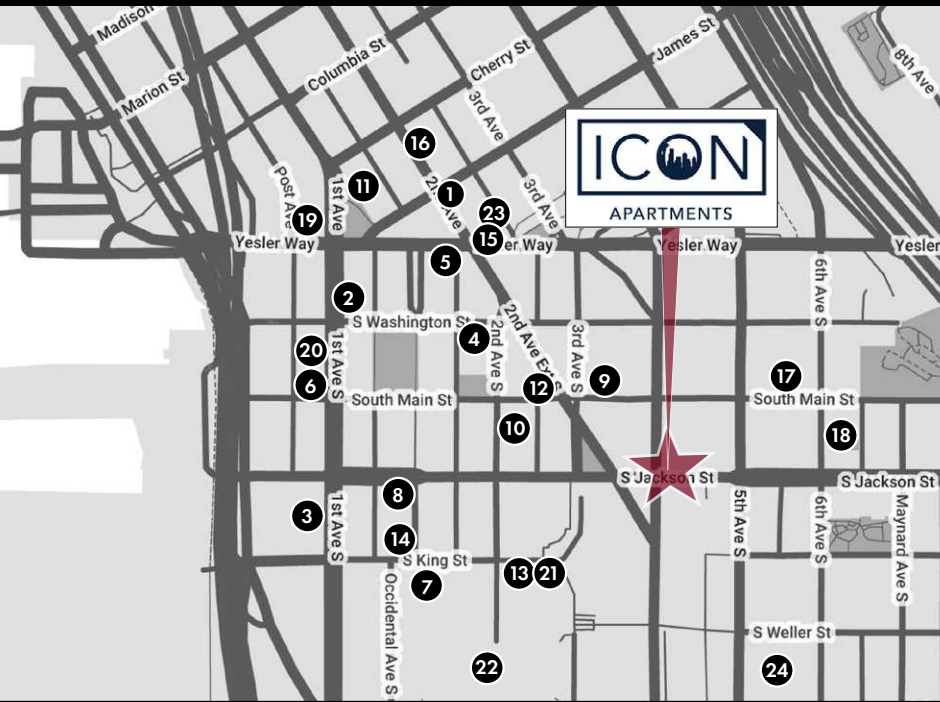
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Pioneer Square Neighborhood

- | | |
|------------------------------------|------------------------------|
| 1. Collins Pub | 13. 13 Coins |
| 2. Damn the Weather | 14. Quality Athletics |
| 3. Il Terrazzo Carmine | 15. Smith Tower Observatory |
| 4. McCoy's Firehouse Bar & Grill | 16. Courtyard by Marriott |
| 5. Tat's Deli | 17. Fuji Sushi |
| 6. Ohsun | 18. Maneki Restaurant |
| 7. Cone & Steiner | 19. 84 Yesler Seafood |
| 8. Stonington Gallery | 20. Central Saloon |
| 9. Foster/White Gallery | 21. Embassy Suites by Hilton |
| 10. The Marble Room | 22. LUMEN Field |
| 11. Bill Speidels Underground Tour | 23. Shawn O'Donnell's |
| 12. Flatstick Pub | 24. Uwajimaya Seattle |



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DEMOGRAPHICS



TOTAL EMPLOYEES

2-Mile: 267,648

5-Mile: 439,639

10-Mile: 746,230



TOTAL POPULATION

2-Mile: 165,020

5-Mile: 464,050

10-Mile: 1,180,119

TRAFFIC COUNT

13,757
vehicles per day at
4th Ave S and S Jackson St

18,267
vehicles per day at
4th Ave S and 2nd Ave
Extended S



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**RETAIL
AVAILABLE
12,480 SF**

9,509 SF main level

2,971 SF Mezzanine
offices/storage/
breakroom

