

FOR LEASE

# BELLTOWN TOWERS RETAIL

2506 2ND AVE | SEATTLE, WA



±13,468 SF  
AVAILABLE

KIDDER.COM

AvalonBay  
COMMUNITIES

km Kidder  
Mathews





*±13,468 SF Retail for Lease,  
below 275 multifamily units in  
Seattle's Belltown neighborhood*



±13,468 RSF  
AVAILABLE



275  
MULTIFAMILY  
UNITS ABOVE



ONSITE  
PARKING



97 WALKING  
SCORE



HIGHLY  
VISIBLE ON  
2ND AVE



BLOCKS FROM  
WESTLAKE  
LIGHT RAIL

Features a resident customer base with 275 multifamily units above the retail space

Dense residential and visitor population

15 onsite parking spaces

Located in downtown Seattle, blocks from the Westlake Center / Westlake light rail station and innumerable amenities

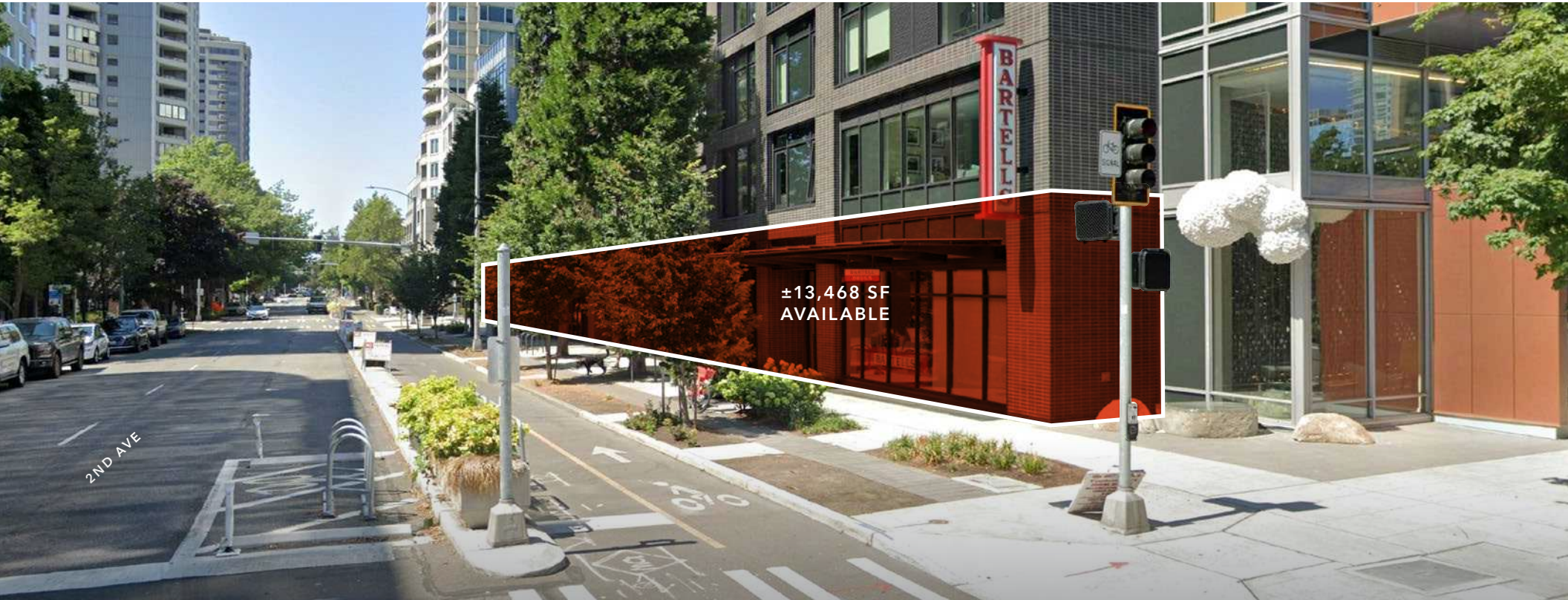
257,000 daytime employees in a 2-mile radius and over \$3 billion in annual consumer spending

Potential to demise space

NNNs approx. \$14/SF. Contact brokers for more information.



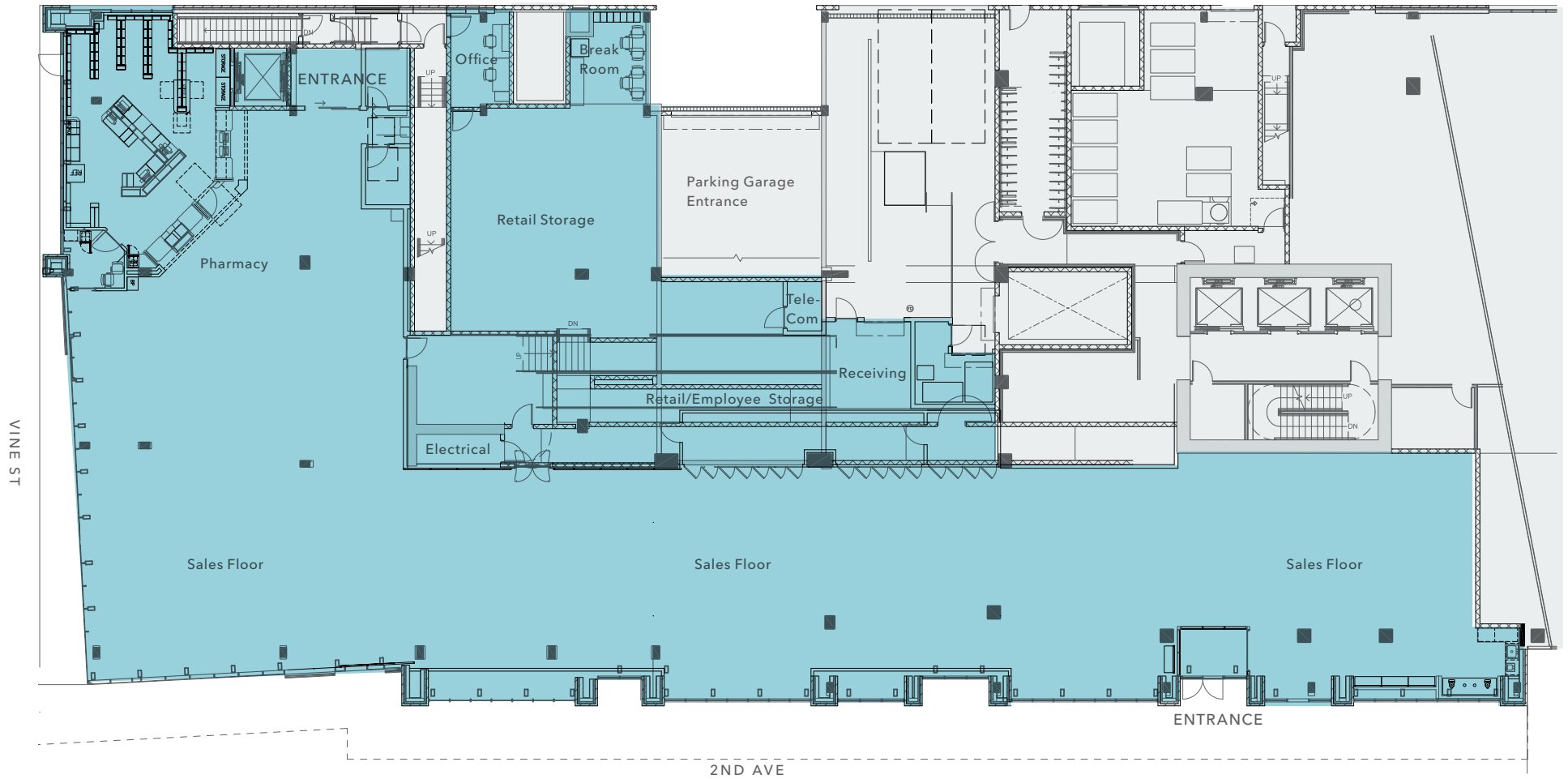
BELLTOWN TOWERS RETAIL



AVAILABLE FOR LEASE

KIDDER MATHEWS

# FLOOR PLAN



*13,468 RSF*

AVAILABLE

*\$14/SF*

APPROXIMATE NNN'S

*±215'*

FRONTAGE

*14,882+*

VEHICLES PER DAY AT  
WALL ST & 2ND AVE





# THE NEIGHBORHOOD



PIKE PLACE MARKET



THE CROCODILE



ACE HOTEL



WESTLAKE CENTER



CLOUDBURST BREWING



LA PARISIENNE FRENCH BAKERY



MACRINA BAKERY



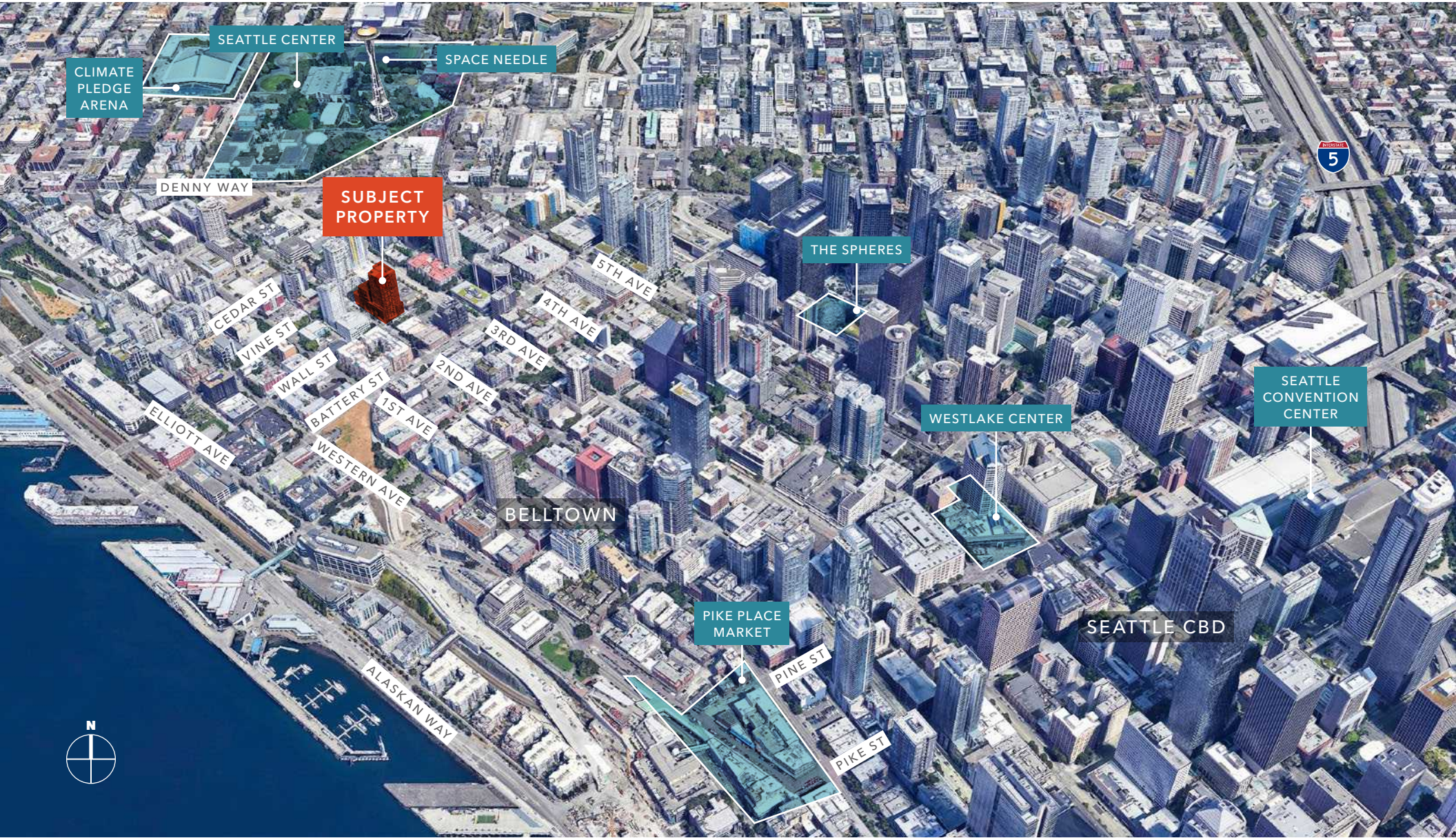
EL GAUCHO



NAVY STRENGTH



# BELLTOWN TOWERS RETAIL





# DEMOGRAPHICS

## POPULATION

	.5 Mile	1 Mile	1.5 Miles
2020 CENSUS	21,311	55,885	106,157
2023 ESTIMATED	25,493	66,781	121,748
2028 PROJECTED	28,555	78,668	139,438
2023-2028 PROJECTED GROWTH	2.4%	3.6%	2.9%

## MEDIAN AGE & GENDER

	.5 Mile	1 Mile	1.5 Miles
MEDIAN AGE	35.2	37.1	36.0
FEMALE	44.4%	45.9%	45.3%
MALE	55.6%	54.1%	54.7%

## HOUSEHOLD INCOME

	.5 Mile	1 Mile	1.5 Miles
2023 MEDIAN	\$163,719	\$144,258	\$133,738
2028 MEDIAN PROJECTED	\$169,946	\$149,814	\$138,925
2023 AVERAGE	\$174,53	\$147,029	\$142,689
2028 AVERAGE PROJECTED	\$171,315	\$136,251	\$135,640
2023 RETAIL EXPENDITURE	\$870.33M	\$1.97B	\$3.34B

Data Source: ©2024, Sites USA



# BELLTOWN TOWERS RETAIL

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*Exclusively leased by*

**JASON MILLER**

First Vice President

206.296.9649

[jason.miller@kidder.com](mailto:jason.miller@kidder.com)

**RYAN JONES**

Senior Vice President

425.450.1117

[ryan.jones@kidder.com](mailto:ryan.jones@kidder.com)

**MATT WEISGERBER**

Senior Associate

425.450.1122

[matt.weisgerber@kidder.com](mailto:matt.weisgerber@kidder.com)

**KIDDER.COM**

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