



RESTAURANT/CAFE + RETAIL FOR LEASE

Blake Taylor

WCCR

West Coast Commercial Realty



Worldwide Services



2nd GEN. RESTAURANT FRONTAGE

EAST UNION STREET

RETAIL FRONTAGE

10th AVENUE





CBA ICSC CoStar

Blake Talyor (206) 283-5212

www.wccommercialrealty.com



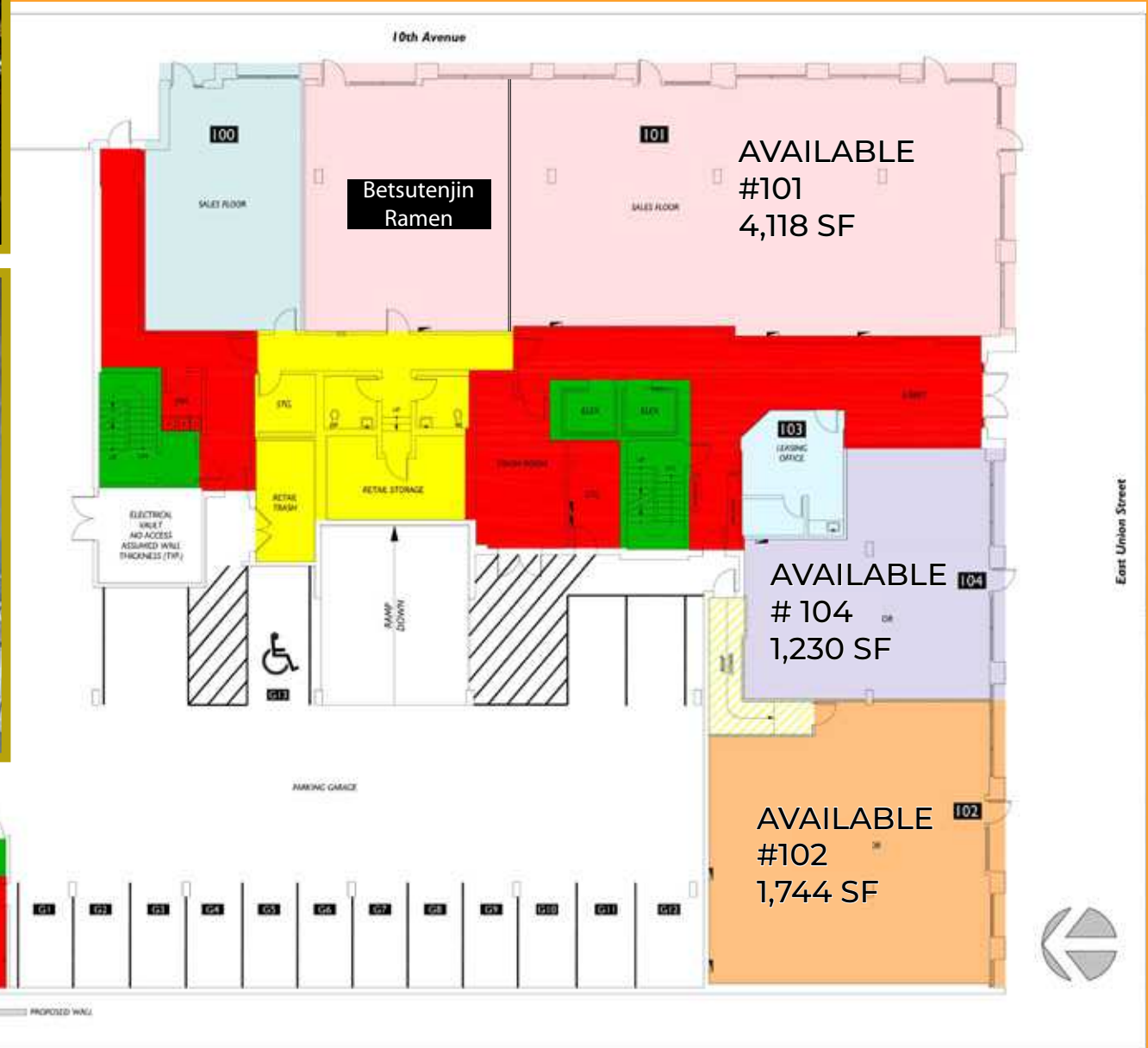
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Evolve Apartments
954 E. Union Street
Seattle, WA 98122

SPACE DETAILS:

- central capitol hill location at e. union street & 10th avenue
- mixed-use 79 apartments
- 2nd generation restaurant space 3,938 USF/4,118 RSF (type 1 hood)
- 1st Generation restaurant/retail space 2,976 SF tot (divisible to 1,744 SF & 1,230 SF)
- open layout, tall storefront windows, framed restrooms, HVAC, exposed ceilings, concrete floors
- potential horizontal type 1 hood with a scrubber
- 4-5 secured employee parking stalls available

FLOOR PLAN



Floor Summary **SQ. FT.**
 Total Occupant Area 8,022

Floor Service Area 816
 Common Service Area 1,736
 Total Vertical 554

Suite #	Occupant Area
Suite 100	848
Suite 101	3,938
Suite 102*	1,744
Suite 103	262
Suite 104*	1,230

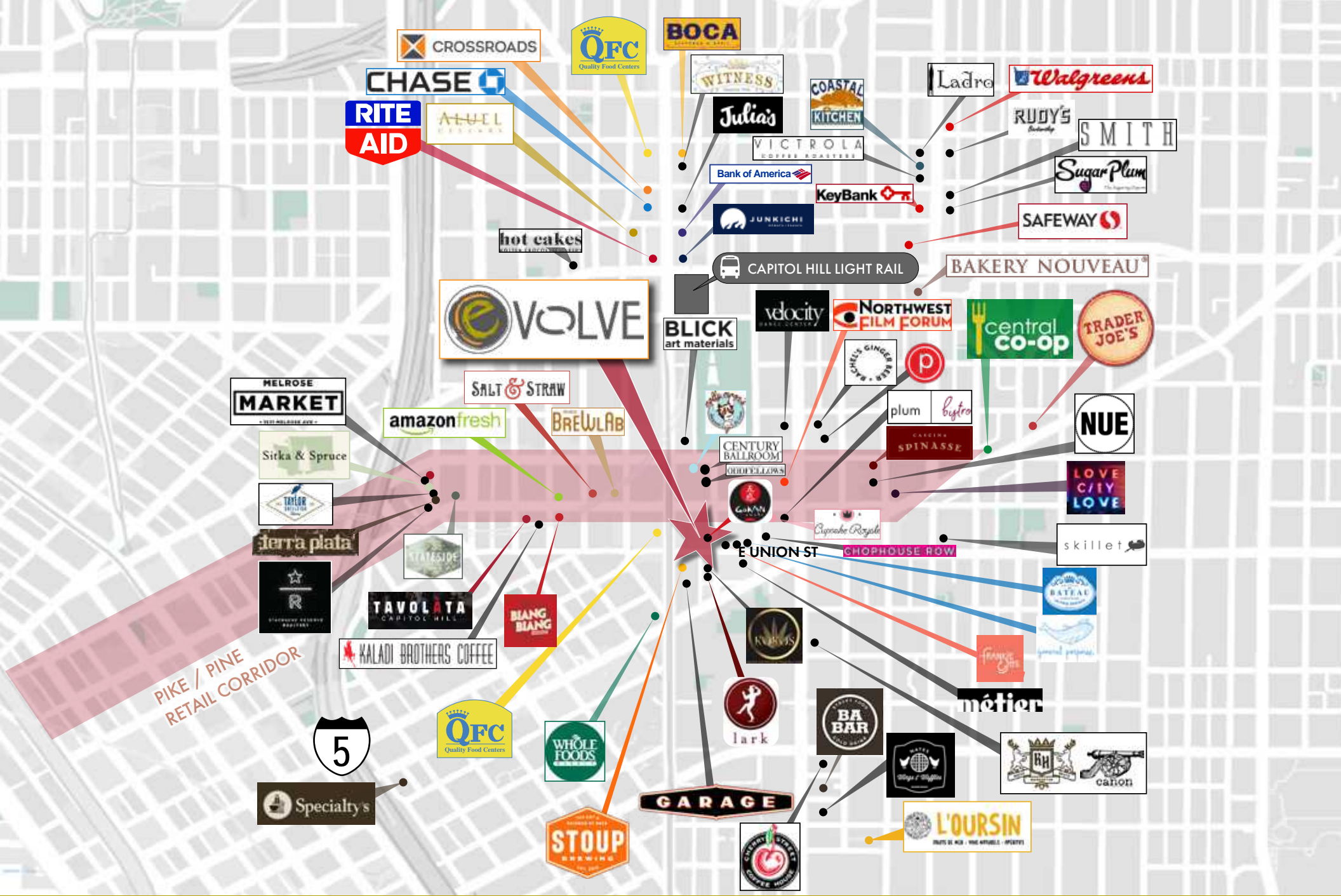
*Area includes proportional share of limited common area (LCA) SF.

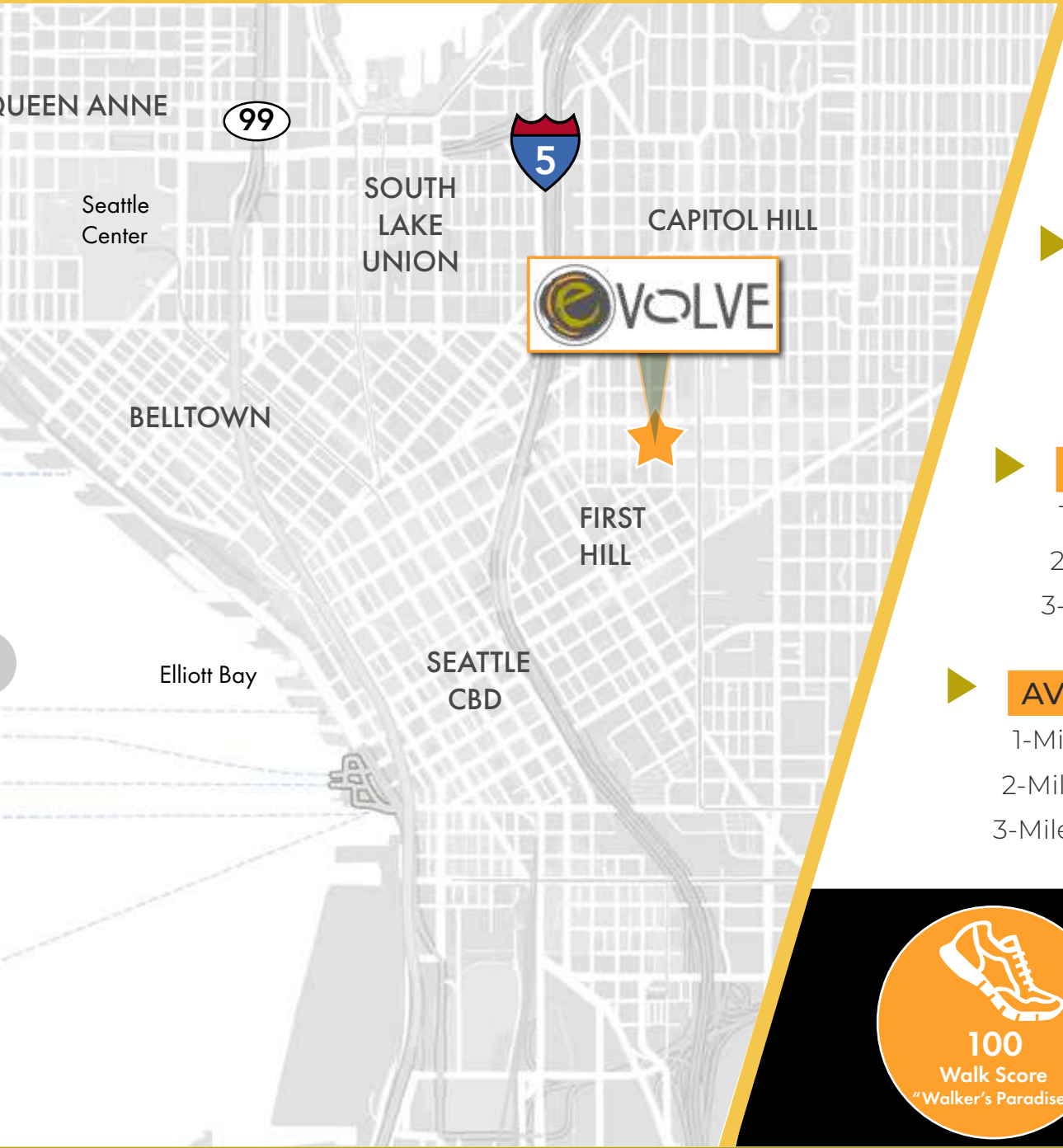
PROPOSED WING



share the
block with







STRONG DEMOGRAPHICS

▶ DAYTIME POPULATION

1-Mile: 83,250
 2-Mile: 83,250
 3-Mile: 213,450

▶ TOTAL HOUSEHOLDS

1-Mile: 48,595
 2-Mile: 92,321
 3-Mile: 118,332

▶ AVERAGE HOUSEHOLD INCOME

1-Mile: \$93,300
 2-Mile: \$115,467
 3-Mile: \$82,540

100
 Walk Score
 "Walker's Paradise"

90
 Transit Score
 "Excellent Transit"

80
 Bike Score
 "Rider's Paradise"



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