



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





EAST UNION STREET

10th AVENUE

CBA ICSC CoStar

Blake Talyor

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DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

WCCR

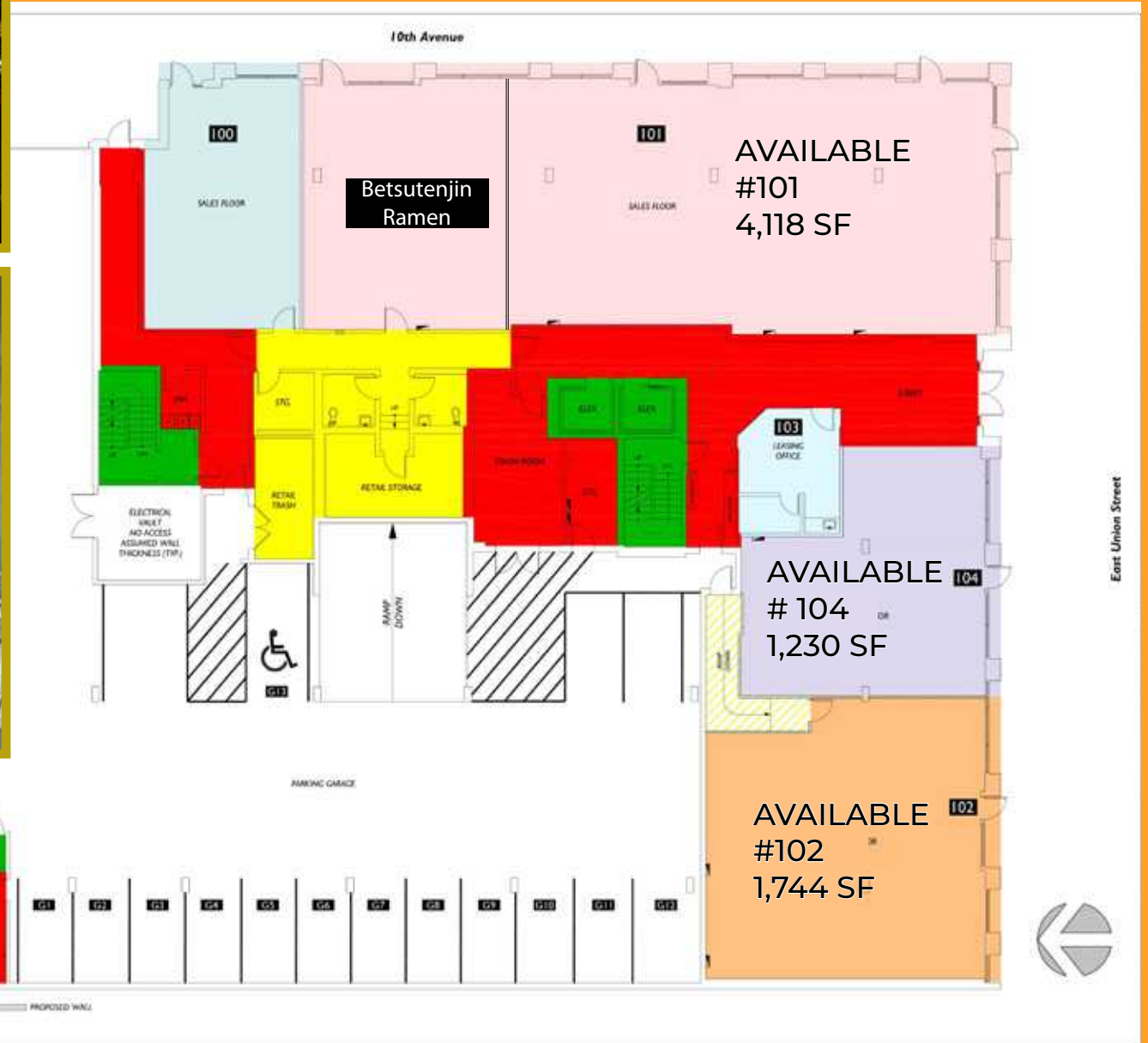
West Coast Commercial Realty

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

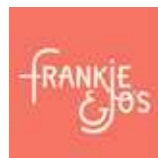
Floor Service Area 816
 Common Service Area 1,736
 Total Vertical 554

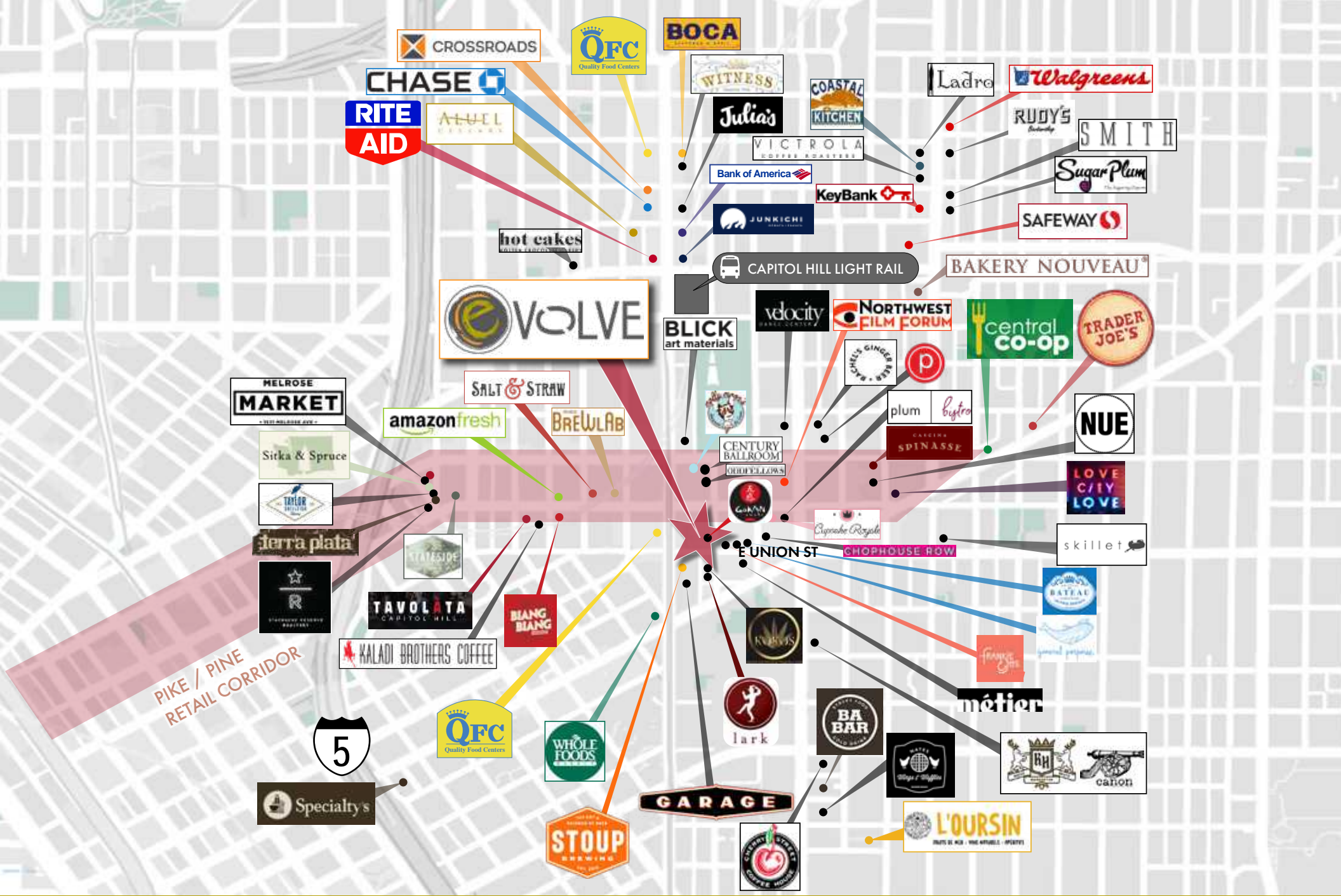
Suite #	Occupant Area
Suite 100	848
Suite 101	3,938
Suite 102*	1,744
Suite 103	262
Suite 104*	1,230

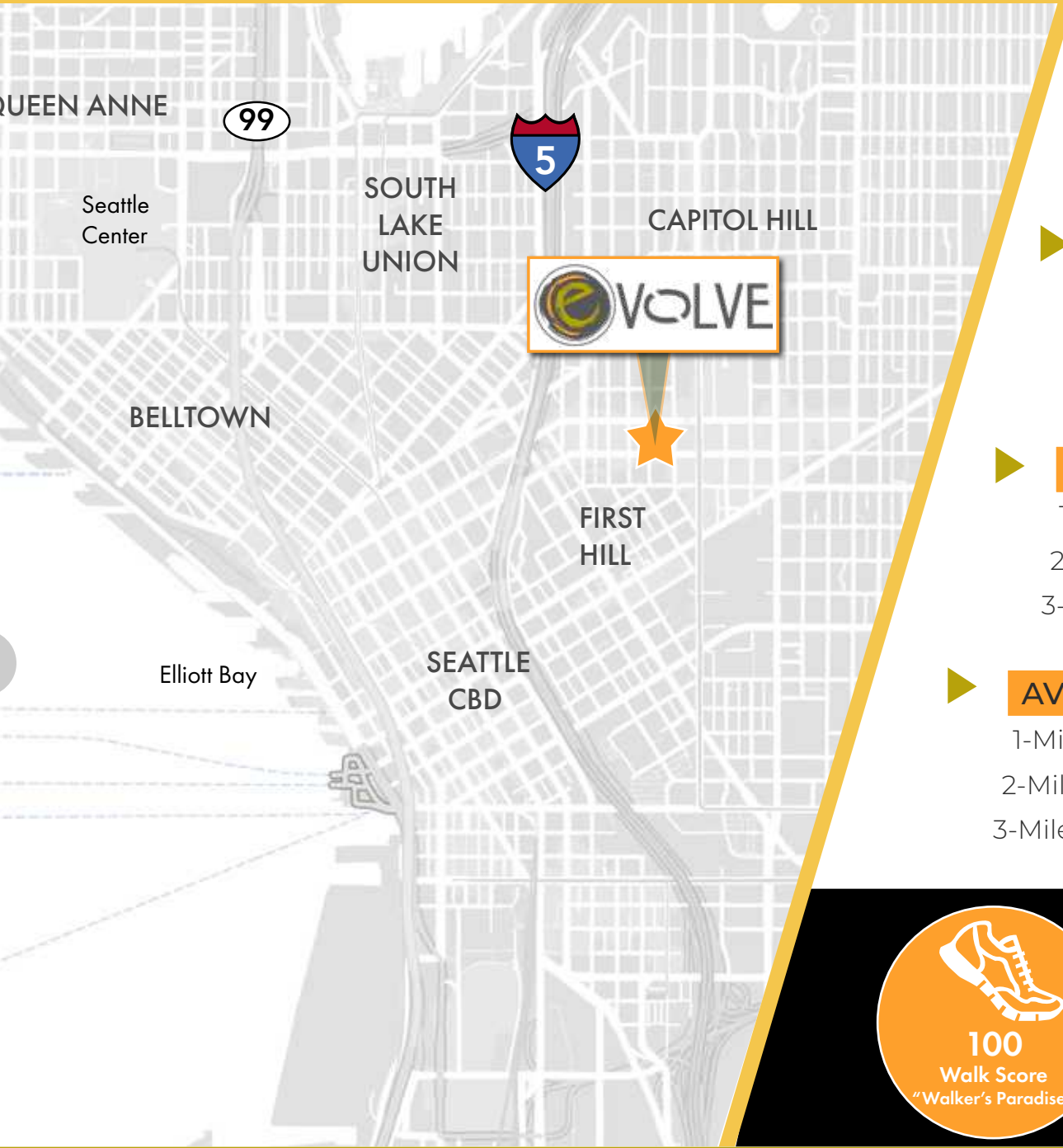
*Area includes proportional share of limited common area (LCA) SF.



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"



EAST UNION STREET

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