



# ASTRA SOUTH LAKE UNION

*5,000 SF Turnkey Restaurant and Bar for Lease*

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# CASCADE NEIGHBORHOOD

The Cascade neighborhood is located in Seattle, Washington, adjacent to the vibrant tech hub South Lake Union area. This neighborhood has a rich history and has undergone significant transformation over the years including several newly developed 40+ story residential by Canadian developers Onni, Bosa and Westbank adding about 6,500 Residences within a 0.25 mi / 10 min walking distance to the property



**99 Walk Score**

WALKER'S PARADISE



**87 Transit Score**

EXCELLENT TRANSIT



**65 Bike Score**

BIKEABLE





## THE OPPORTUNITY

Seeking a truly remarkable tenant operator for a 5,000 sf turnkey, 100 seat restaurant space for lease adjacent to the 265 room Astra Hotel. The Astra Hotel in Seattle, part of Marriott's Tribute Portfolio, is a modern and tech-forward hotel located in the South Lake Union neighborhood. This prime location places it near major attractions such as the Space Needle, Climate Pledge, Museum of Pop Culture, and the Amazon headquarters.

The dining room features an open format with large oversized windows allowing the flow of abundant light opening up onto a lively courtyard. The comfortable, flexible seating is great for intimate dining and for larger groups. There are two private areas great for meetings and larger parties. The bar and lounge is perfect for unwinding after a day of meetings or for a pre-show gathering spot, with plenty of room to gather and watch a game. The open exhibition kitchen is smartly designed by Clevenger Associates and is capable of executing any menu.

The Astra Hotel combines a central location with cutting-edge amenities, making it a compelling choice for both business and leisure travelers visiting Seattle's tech giants in the SLU area as well as those visiting who want to be

centally located in a neighborhood known for walkability and good food.

Unique tenant business opportunities include leveraging hotel amenities and taking advantage of additional income streams that include catering, banquets, and room service in addition to breakfast, lunch and dinner.

### THE SLU NEIGHBORHOOD

SLU is a mix of high-rise office buildings, luxury residential complexes, and mixed-use spaces. The area has become a significant center for technology and biotechnology companies. Amazon's decision to establish its headquarters in the neighborhood was a major catalyst for SLU's rapid growth. Other notable companies with a presence in the area include Facebook, Google, Apple and numerous biotech firms.

South Lake Union continues to be a focal point for innovation and growth in Seattle. Future development plans aim to enhance its livability, with projects focusing on green spaces, transportation infrastructure, and sustainable urban living.

Overall, South Lake Union exemplifies modern urban redevelopment, blending innovation with community-focused design. Its evolution from an industrial district to a thriving neighborhood is a testament to strategic planning and investment in urban renewal.

# ASTRA SOUTH LAKE UNION

Lake Union



## NEW RESIDENTIAL TOWERS

	Address	Units		Address	Units		Address	Units			
01	ONNI SLU	1120 Denny Way	799	06	ONNI PHASE 3	121 Boren Ave N	432	11	MIRABELLA	116 Fairview Ave N	300
02	CASCADE	221 Minor Ave N	477	07	1001 JOHN ST BLDG	1001 John St	430	12	RADIUS APTS	400 Boren Ave N	282
03	111 WESTLAKE	111 Westlake Ave N	464	08	THE IVEY ON BOREN	2019 Boren Ave	406	13	WB1200	1200 Stewart	1,000
04	KIARA	111 Terry Ave N	461	09	THE WAVERLY	210 8th Ave N	374				
05	REN	2014 Fairview Ave	457	10	SKYGLASS	757 Thomas St	338				

# DEMOGRAPHICS

## POPULATION

	0.25 Mile	1 Mile	3 Miles	5 Miles
2010 CENSUS	1,932	53,709	200,314	395,780
2020 CENSUS	6,282	82,261	264,233	498,321
2024 ESTIMATED	9,997	96,798	288,344	529,200
2029 PROJECTED	12,230	106,000	313,213	567,623

## HOUSEHOLD INCOME

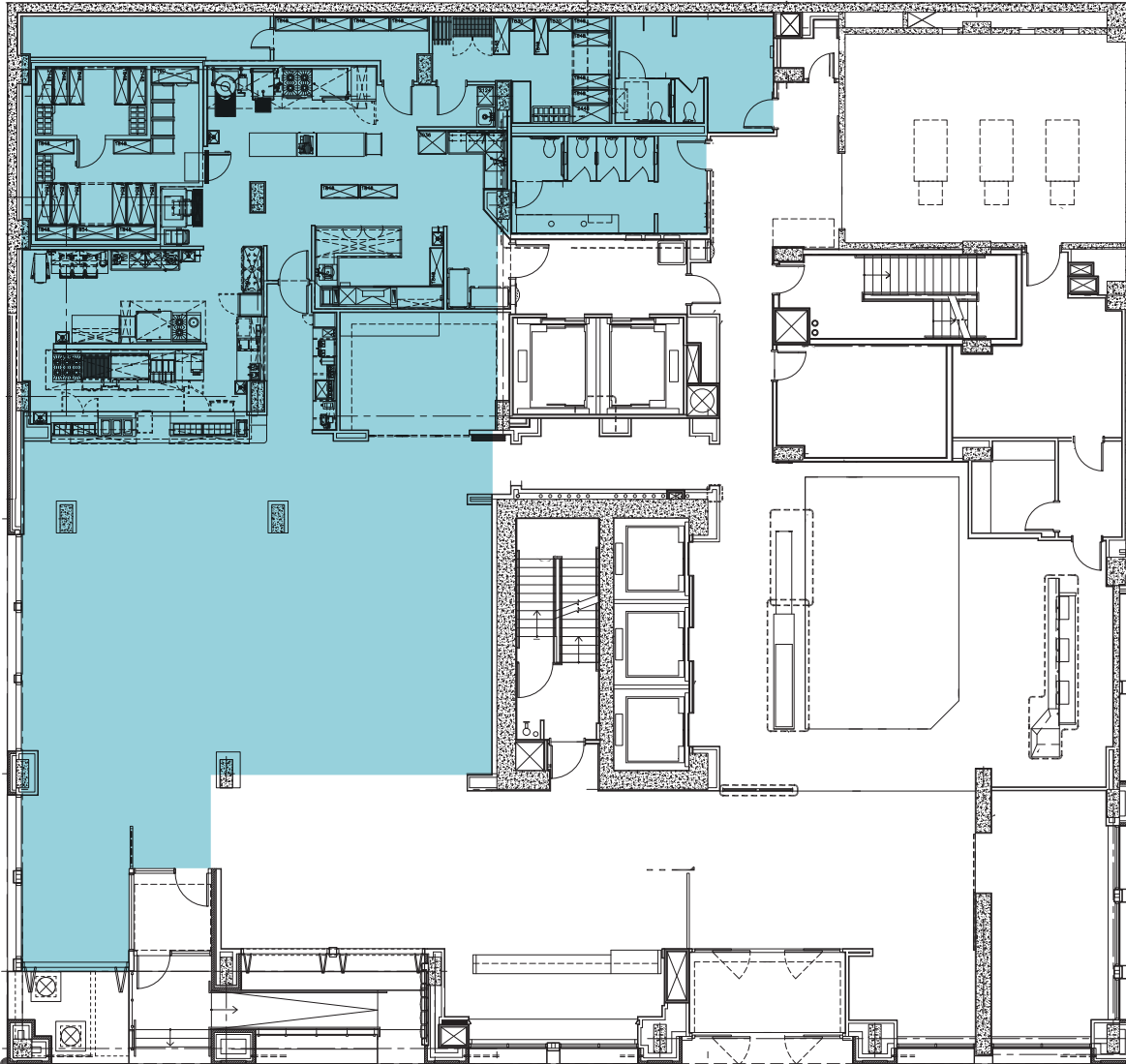
	0.25 Mile	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$159,045	\$135,174	\$132,134	\$140,172
2029 MEDIAN PROJECTED	\$162,958	\$139,421	\$134,270	\$141,816
2024 AVERAGE	\$121,102	\$154,408	\$175,281	\$187,214
2029 AVERAGE PROJECTED	\$104,029	\$150,109	\$171,192	\$184,971

## HOUSEHOLDS

	0.25 Mile	1 Mile	3 Miles	5 Miles
2024 ESTIMATED	6,415	65,273	160,834	268,964
2029 PROJECTED	7,841	70,857	174,029	287,833
HOUSING UNITS OWNER-OCCUPIED	11,760	11,769	45,619	99,787
HOUSING UNITS RENTER-OCCUPIED	53,596	53,504	115,215	169,177



# FLOOR PLAN



## HIGHLIGHTS

- Turnkey Hotel Restaurant
- Significant upside opportunities
- Densely populated SLU neighborhood
- Impressive design
- Captive Audience
- ~6,500 residences within .25 mi or 10 minute walk

## KITCHEN FEATURES

- Exhibition Display
- Fully Equipped
- Ample Space

## DINING ROOM FEATURES

- Modern Design
- Abundant Light
- Group Dining
- Bar and Lounge
- Comfortable Seating



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*For more information on  
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