

RETAIL FOR LEASE

PATENT 523

503-507 Broadway East, Seattle, WA 98102




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 **GIBALTAR**
INVESTMENT PROPERTY SOLUTIONS

503-507 BROADWAY EAST, SEATTLE, WA 98102

PATENT 523



PROPERTY HIGHLIGHTS

- Prime retail space in the heart of Seattle's vibrant Capitol Hill neighborhood, known for great food and entertainment!
- High visibility location on Broadway East, at the base of Patent 523, a 295 unit apartment building
- 55 shared retail parking stalls in on-site garage with 1 hour validation
- Co-tenants include CorePower Yoga, Orangetheory Fitness, Local Bigger Burger, Gentle Dental, Timeless Tea, and SugaringNYC
- Steps from dominant area grocer (QFC)



79

TRANSIT SCORE



98

WALK SCORE



92

BIKE SCORE



72,054

TOTAL POPULATION



42,598

TOTAL HOUSEHOLDS



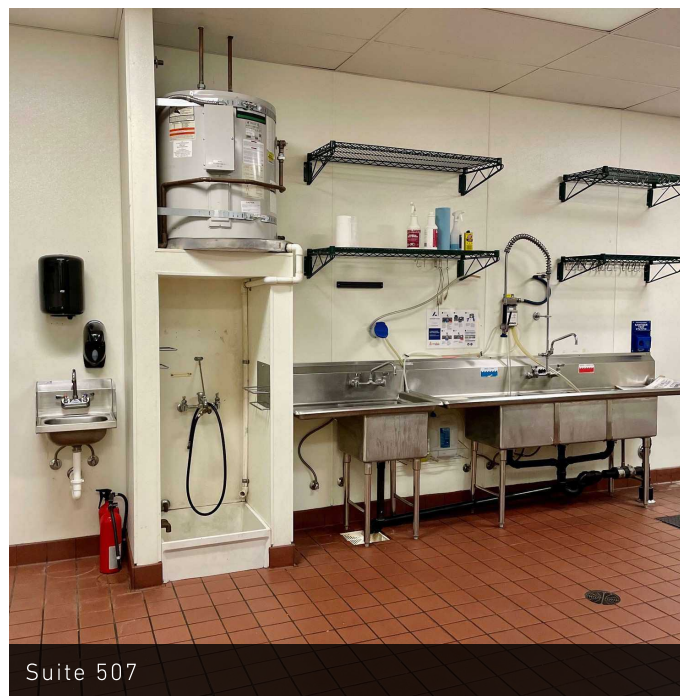
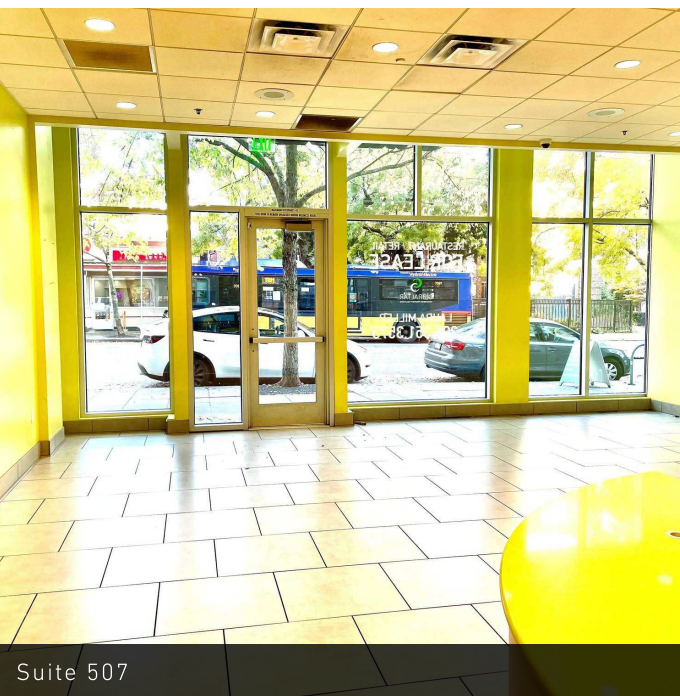
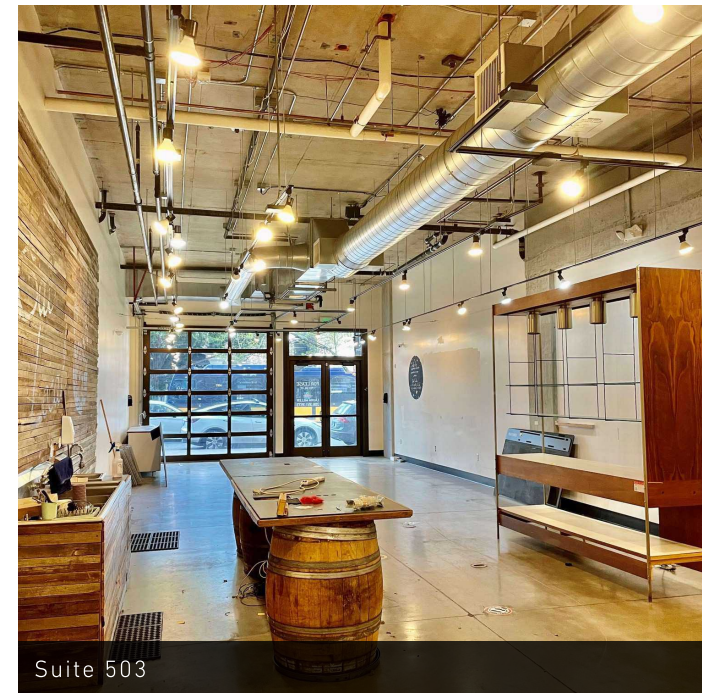
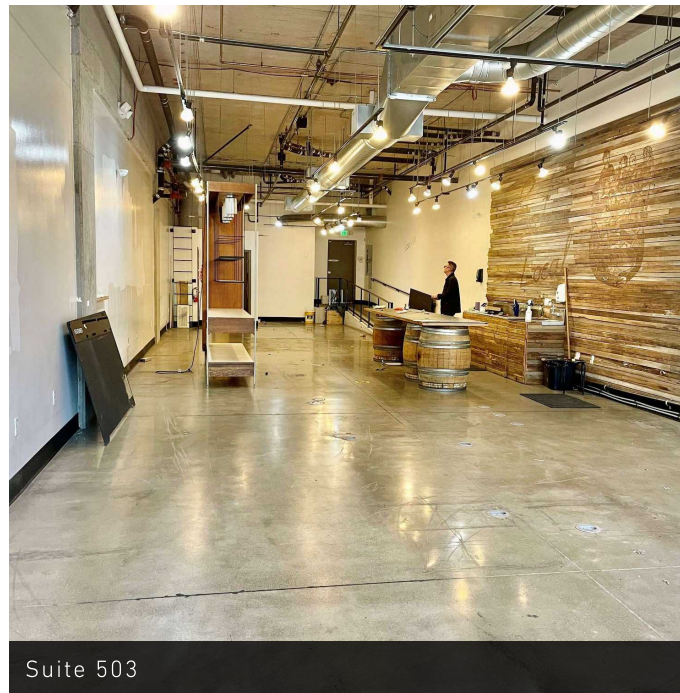
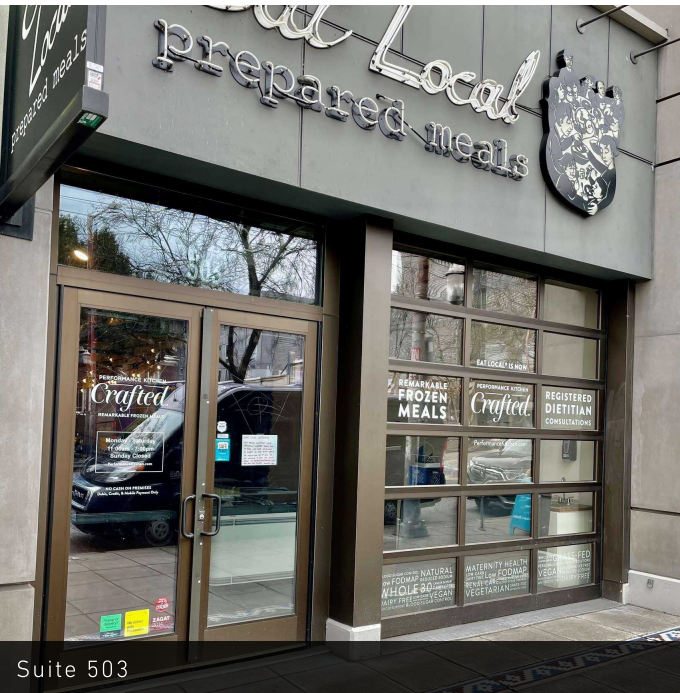
\$112,928

MEDIAN INCOME

* Estimated 2022 demographic data based on 1 mile radius

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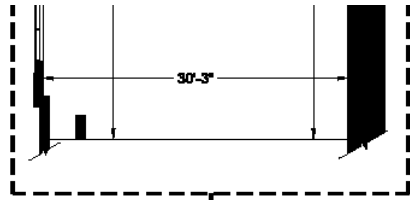
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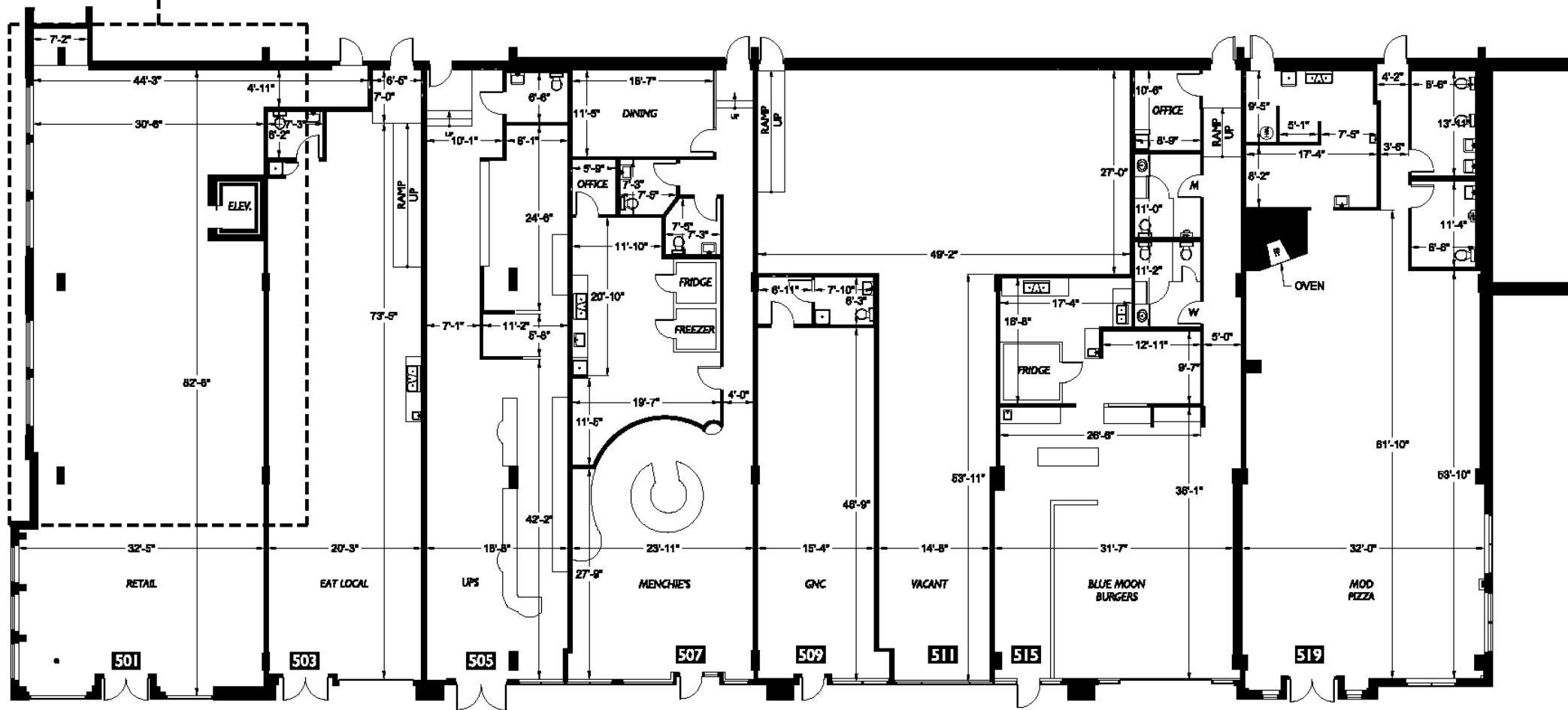


AVAILABLE SPACES

SUITE	SIZE	2023 NNN	LEASE RATE	AVAILABILITY
Suite 503	1,703 SF	\$11.88	\$39.00 SF/yr	Available now. Suite features operable roll-up storefront door, soaring exposed ceilings, and concrete floors.
Suite 507	1,991 SF	\$11.88	\$39.00 SF/yr	Available now. Formerly Menchies Frozen Yogurt. Landlord willing to demo existing buildout. Suite has large storefront windows, restaurant plumbing, 3-compartment sink, and walk-in refrigerator and freezer installed. Ideal for food related use.

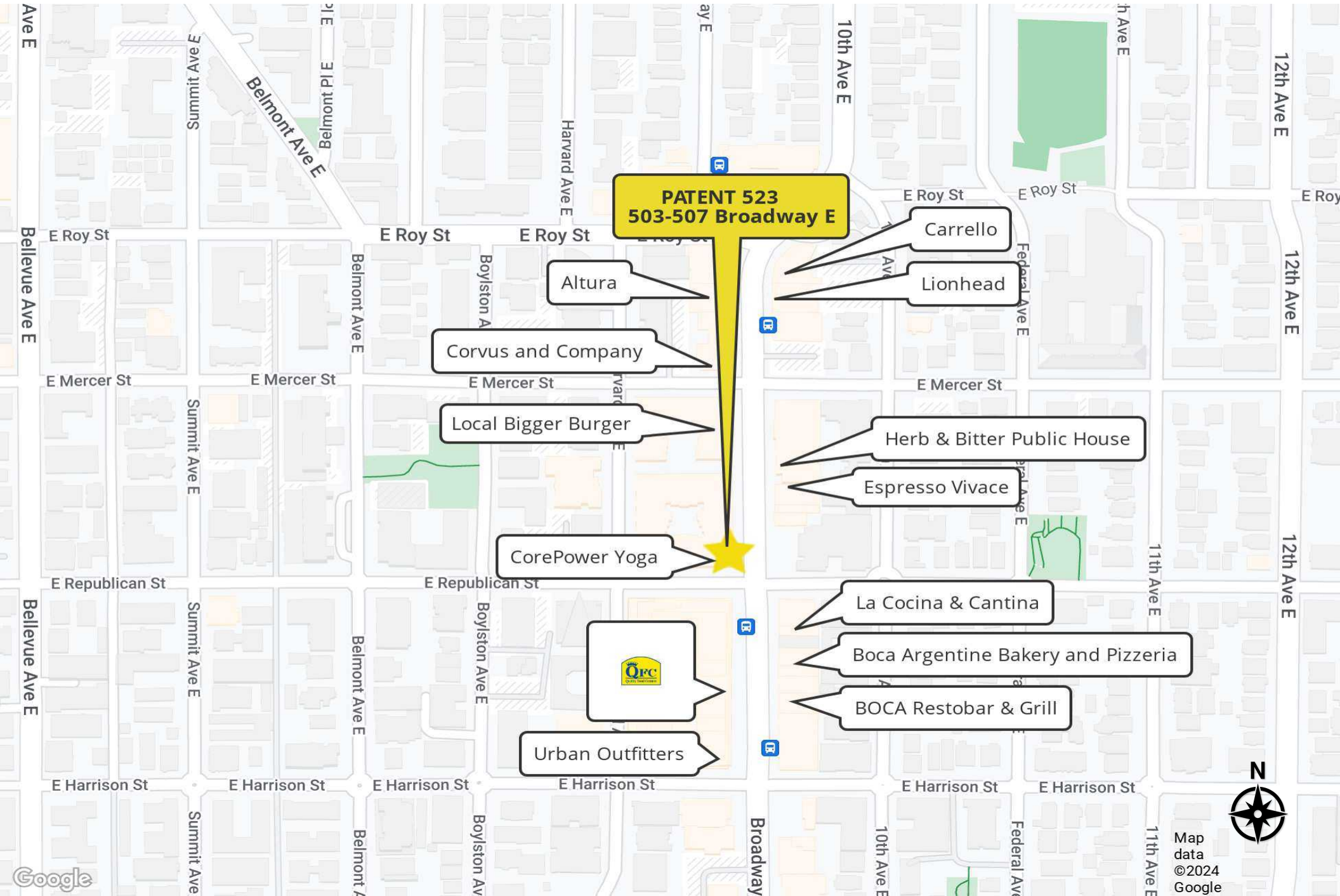


Parking Garage



Broadway East

PATENT 523



PATENT 523
503-507 Broadway E

Altura

Corvus and Company

Local Bigger Burger

CorePower Yoga



Urban Outfitters

Carrello

Lionhead

Herb & Bitter Public House

Espresso Vivace

La Cocina & Cantina

Boca Argentine Bakery and Pizzeria

BOCA Restobar & Grill

