

The BRODERICK



B U I L D I N G

SEATTLE,
WASHINGTON

[CLICK TO VISIT - thebroderickbuilding.com](http://thebroderickbuilding.com)



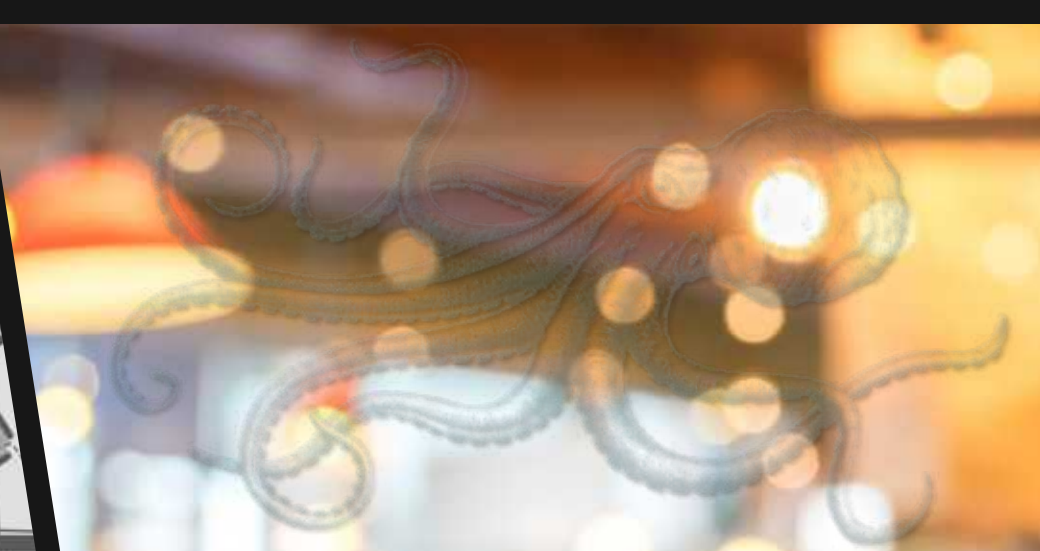
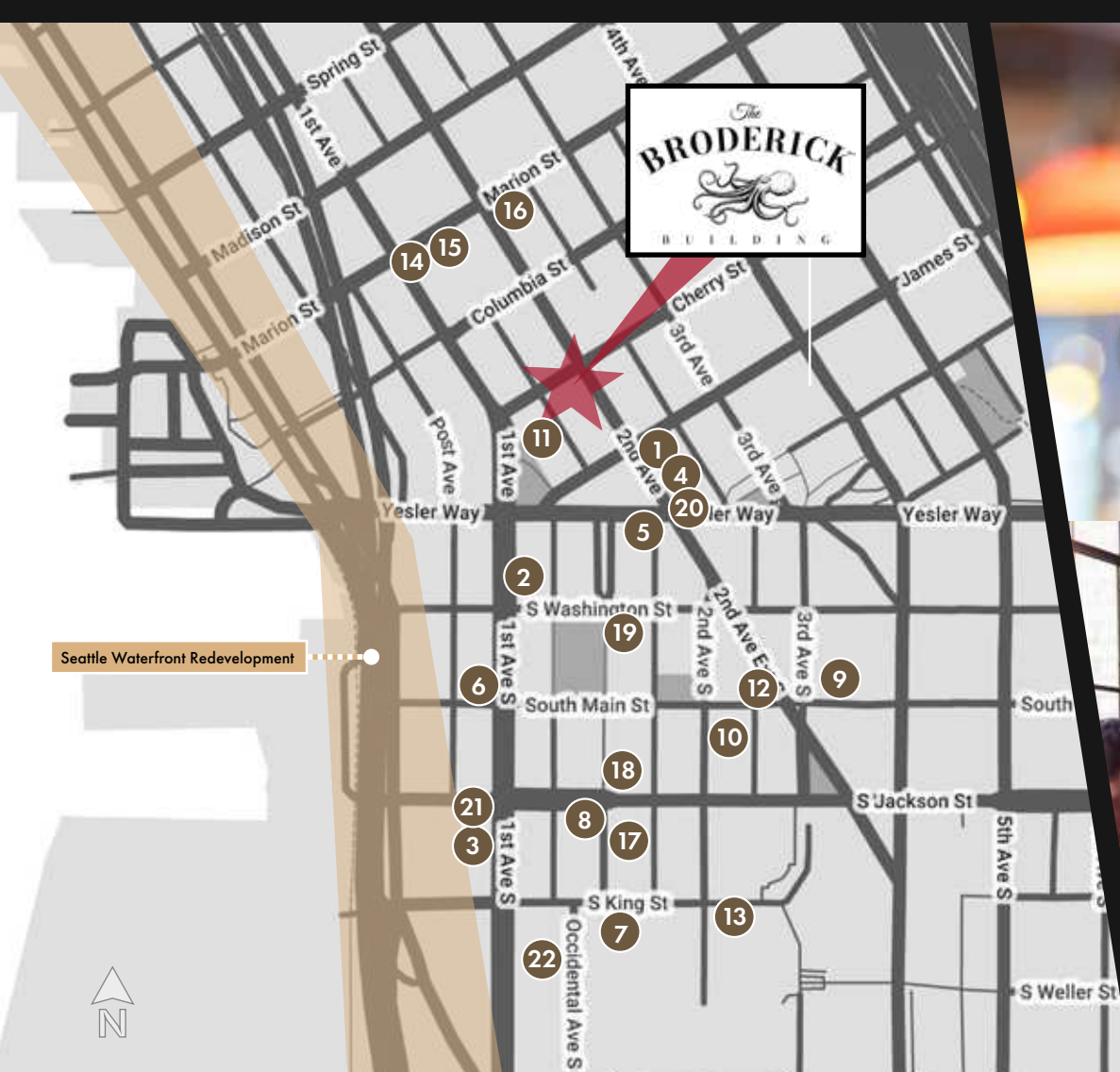
Prime retail space available in historic Pioneer Square.

The Broderick Building is conveniently located on the corner of 2nd Avenue and Cherry Street at the intersection of Pioneer Square, the Central Business District and the Seattle waterfront development and adjacent to the Smith Tower and within walking distance of the Seattle Ferry and Water taxi terminal. This section of the city is known for its vibrant cultural scene and home to many notable restaurants and bars such as Damn the Weather, Cafe Hitchcock, Bar Solea, Ill Terrazzo Carmine, and many more.

Prime corner second-generation cafe space available for lease. Seeking an all-day operator to activate this corner in the heart of the city.

FOR LEASE
SECOND-GENERATION CAFE SPACE





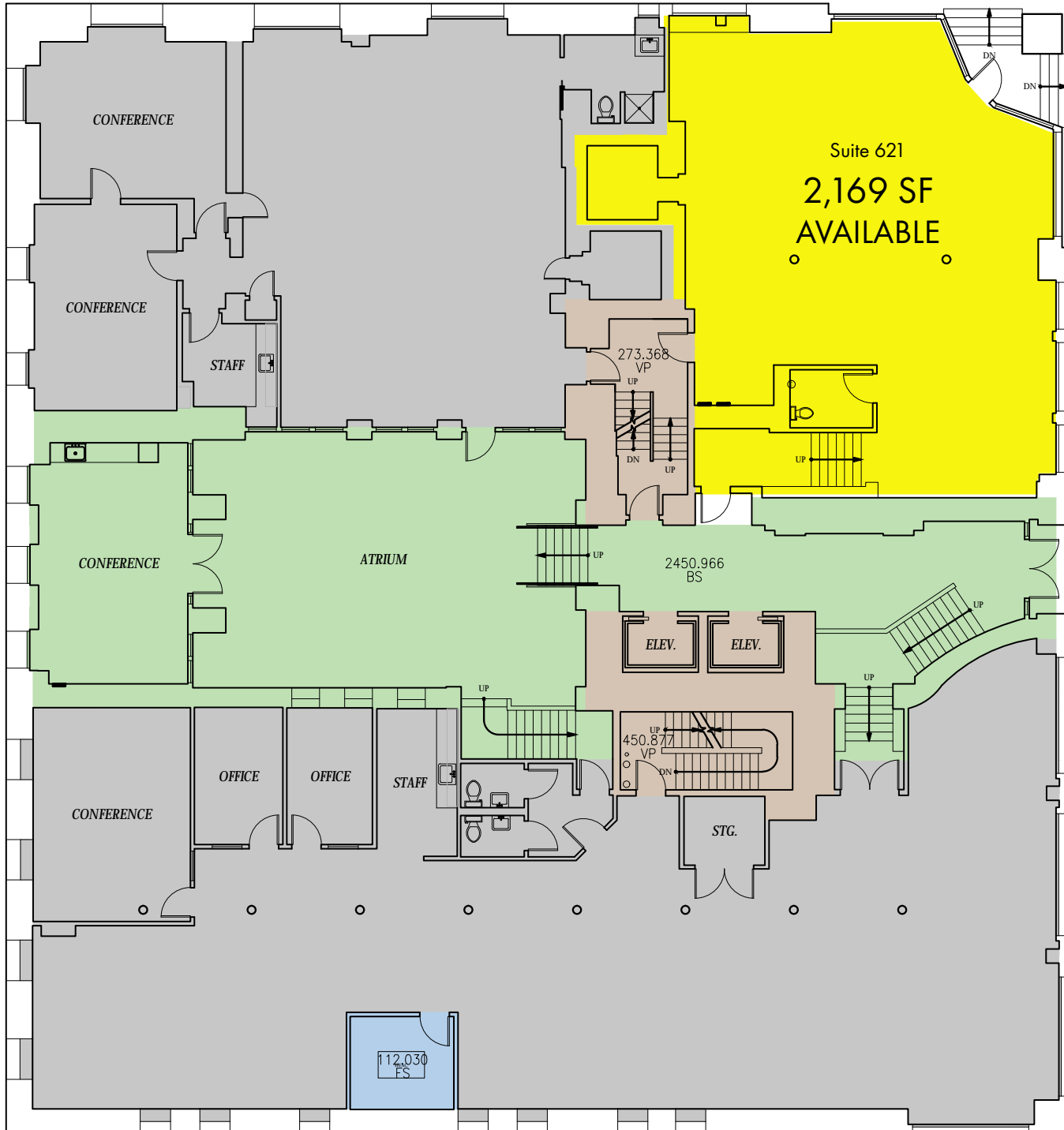
Pioneer Square Neighborhood

- | | |
|---|---------------------------------------|
| 1. Collins Pub | 12. Flatstick Pub |
| 2. Damn the Weather | 13. 13 Coins |
| 3. Il Terrazzo Carmine | 14. Cafe Hitchcock |
| 4. Shawn O'Donnell's American Grill & Irish Pub | 15. Bar Solea |
| 5. Tat's Deli | 16. Metropolitan Grill |
| 6. Ohsun | 17. Talyor Shellfish |
| 7. Cone & Steiner | 18. Caffe Umbria |
| 8. Stonington Gallery | 19. Mod Pizza |
| 9. Foster/White Gallery | 20. The Observatory Bar @ Smith Tower |
| 10. The Marble Room | 21. General Porpoise |
| 11. Bill Speidels Underground Tour | 22. Foundry Vineyards |



Cherry Street

SITE PLAN



2nd Avenue

**SECOND-GENERATION
CAFE SPACE**

FOR LEASE

**Suite 621
2,169 SF**

WCCR

West Coast Commercial Realty



98
Walk Score
"Walker's Paradise"



100
Transit Score
"Rider's Paradise"



89
Bike Score
"Very Bikeable"



DEMOGRAPHICS



TOTAL POPULATION

1-Mile: 55,778

2-Mile: 169,170

3-Mile: 237,853



AVERAGE HOUSEHOLD INCOME

1-Mile: \$111,321

2-Mile: \$127,506

3-Mile: \$136,909

TRAFFIC COUNTS

18,421

Vehicles per day

@ 1st Ave & Cherry Street N



WCCR

West Coast Commercial Realty

Tiffini Connell (206) 854-1925

tiffini@wccommercialrealty.com

Avery Connell (206) 475-9367

avery@wccommercialrealty.com

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