



RESTAURANT SPACE FOR LEASE

3,750 SF restaurant and bar available for lease in downtown Des Moines, WA

\$26.00
LEASE RATE, PSF PER MO.

\$3.00
NNN RATE, PSF PER MO.

812 S 230TH ST, DES MOINES, WA

PREMISES

Formerly the Yardarm Pub, a well-known and popular restaurant and bar, this 3,750 square foot space offers a prime opportunity for your vision.

Located along the affluent Marine View Drive, just above the Yacht Club on the southern edge of downtown Des Moines, this site boasts a type 1 hood, great bones, ample parking, potential for additional storage, and a flexible layout. Don't miss the chance to establish your restaurant and bar in this exceptional location.





DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	9,421	61,127	152,933
2020 CENSUS	10,355	68,761	171,112
2024 ESTIMATED	10,030	67,940	168,337
2029 PROJECTED	9,790	66,498	166,355

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED	4,287	25,214	63,821
2029 PROJECTED	4,128	24,368	62,385
OWNER-OCCUPIED	57.2%	55.7%	53.1%
RENTER-OCCUPIED	42.8%	44.3%	46.9%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$89,745	\$93,553	\$97,218
2029 MEDIAN PROJECTED	\$94,299	\$96,922	\$100,493
2024 AVERAGE	\$127,455	\$124,513	\$128,180
2029 AVERAGE PROJECTED	\$134,443	\$131,011	\$134,863

Data Source: ©2024, Sites USA

LOCATION OVERVIEW

Des Moines offers a charming blend of natural beauty and small-town charm, situated along the eastern shore of Puget Sound between Seattle and Tacoma. The city is renowned for its picturesque waterfront, providing stunning views of the water and the Olympic Mountains. Key attractions include the Des Moines Marina, numerous parks, and a beach, making it a haven for outdoor enthusiasts who enjoy boating, fishing, hiking, and picnicking.

The city boasts a vibrant community spirit, underscored by a range of local businesses, restaurants, and cultural events. Des Moines hosts various annual events and festivals that draw both residents and visitors, fostering a sense of community and celebration.

The food scene in Des Moines is diverse and growing, reflecting a mix of local flavors and international cuisines. The waterfront area, in particular, features several notable seafood restaurants that capitalize on

the fresh catches from Puget Sound. These eateries offer everything from classic fish and chips to gourmet seafood dishes. Additionally, the city's dining options include a variety of ethnic restaurants, cafes, and bakeries, providing a culinary journey that spans the globe. Local farmers' markets also contribute to the food scene, offering fresh, locally-sourced produce and artisanal goods, enhancing the city's appeal as a destination for food lovers.



*For more information on
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