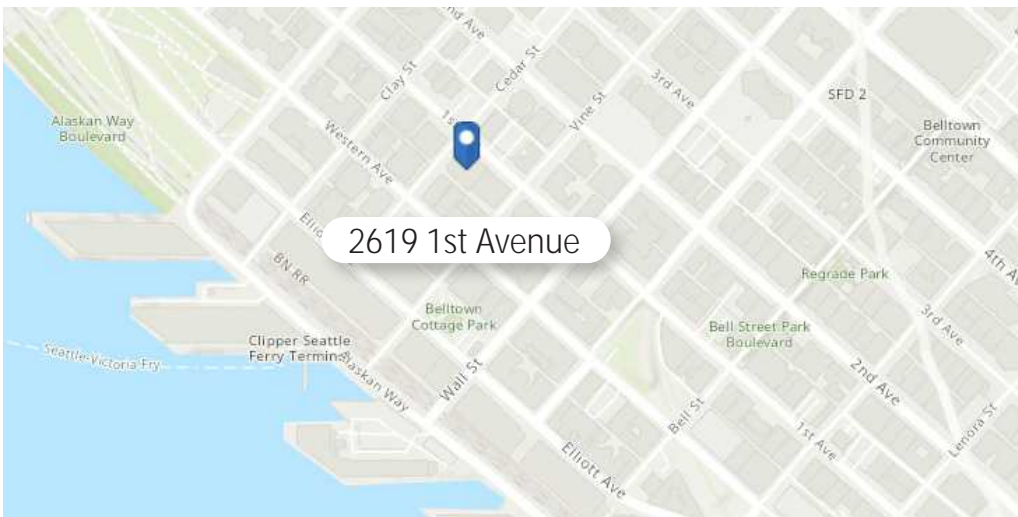
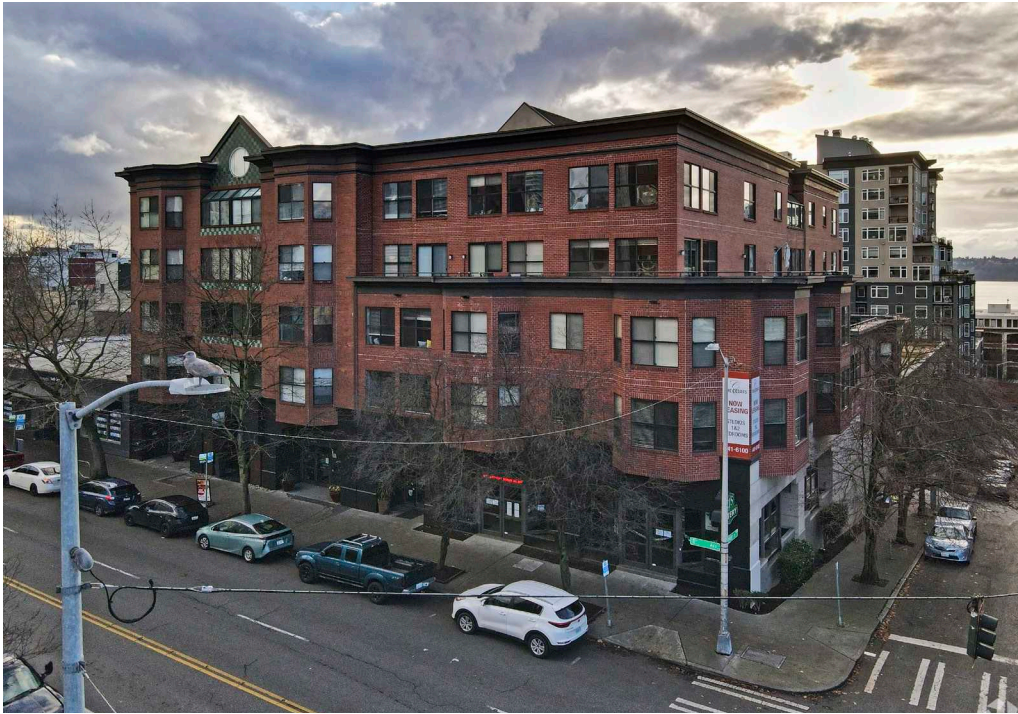


FOR LEASE

RESTAURANT SPACE
2619 1ST AVENUE | SEATTLE, 98121



PROPERTY FEATURES

- Average daily Traffic Count on 1st Ave at Cedar St: 15,986 in 2020
- Restaurant space in Belltown with Type 1 hood.
- First time available in the last 25 years
- Strategic location between the Pike Place Market, Seattle Center and the Olympic Sculpture Park.
- Limited furniture and equipment in the premises
- 3,843rsf
- \$36/sf/yr + NNN (NNN=\$4.61/sf/yr)



**RICHARD
RILEY**

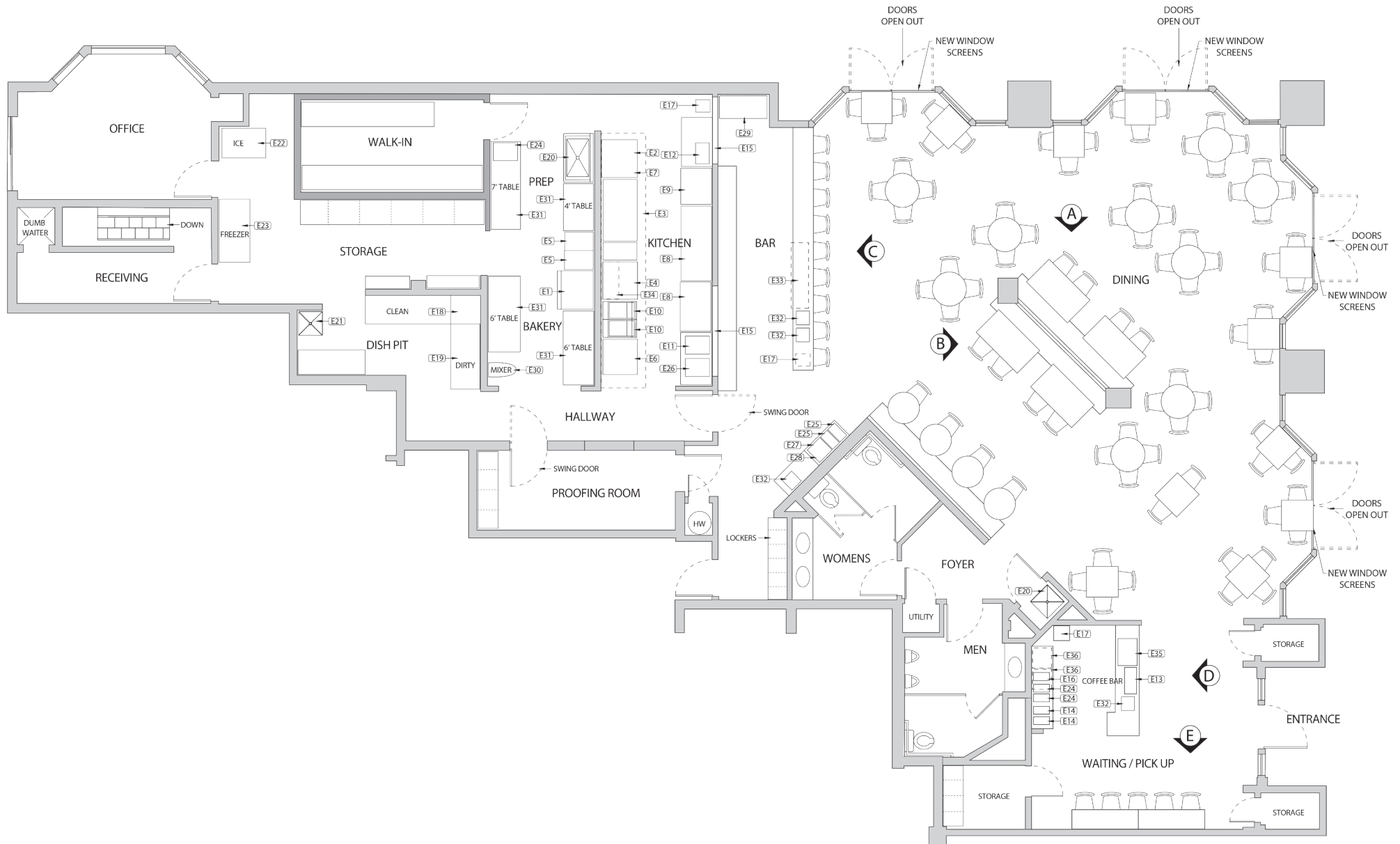
206.499.9627
rriley@ewingandclark.com

**TOM
GRAFF**

206.441.7900
tomgraff@ewingandclark.com

FLOOR PLAN

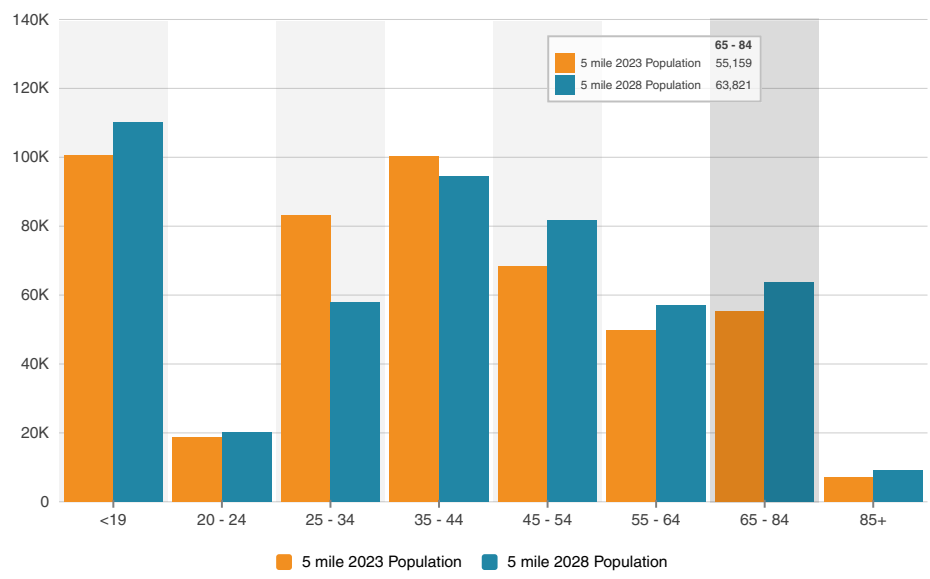
2619 1ST AVENUE | SEATTLE, 98121



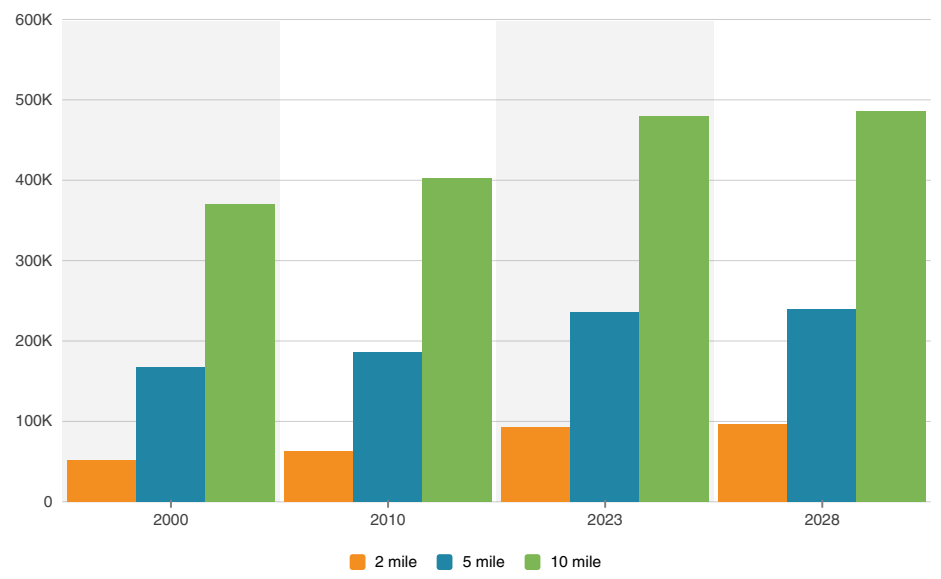
DEMOGRAPHICS

2619 1ST AVENUE | SEATTLE, 98121

Population By Age



Households



Population			
	2 mile	5 mile	10 mile
2010 Population	102,899	375,614	897,400
2023 Population	156,573	483,395	1,085,998
2028 Population Projection	163,221	494,239	1,101,655
Annual Growth 2010-2023	4.0%	2.2%	1.6%
Annual Growth 2023-2028	0.9%	0.4%	0.3%
Median Age	39.2	38.6	39.1
Bachelor's Degree or Higher	63%	63%	58%
U.S. Armed Forces	221	717	1,046

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$130,232	\$140,710	\$143,082
Median Household Income	\$104,197	\$111,534	\$113,940
Income Distribution			
	2 mile	5 mile	10 mile
< \$25,000	14,011	29,011	53,306
\$25,000 - 50,000	11,103	27,100	54,113
\$50,000 - 75,000	10,710	27,385	56,007
\$75,000 - 100,000	8,709	22,284	46,418
\$100,000 - 125,000	10,621	25,686	54,066
\$125,000 - 150,000	7,905	19,932	40,096
\$150,000 - 200,000	10,423	26,409	57,482
\$200,000+	19,150	57,454	118,498

AERIAL MAP

2619 1ST AVENUE | SEATTLE, 98121

