

FOR LEASE

TURN-KEY RESTAURANT SPACE

STADIUM PLACE

501 STADIUM PLACE S, SEATTLE, WA 98134



FOR MORE INFORMATION PLEASE CONTACT:

LAURA MILLER

laura@gibraltarusa.com

206.351.3573

TRACY CORNELL

tracyc@gibraltarusa.com

206.948.0630



GIBRALTAR

INVESTMENT PROPERTY SOLUTIONS



HIGHLIGHTS

- Rare opportunity to lease a 2nd generation restaurant/bar space with high-end build-out and “chef’s kitchen” with two (2) type 1 hoods (8 ft and 9 ft)
- Modern, light-filled space features large storefront windows with abundant light, high ceilings, handcrafted woodwork, and outdoor dining area
- Located at the ground level of Stadium Place, a mixed-use project that includes 2 city blocks and over 500 residential living units adjacent to Lumen Field and T-Mobile Park, Seattle’s professional sports stadiums
- 5,664 SF
- 75 shared retail customer parking stalls in Building garage at hourly parking rates
- Two employee parking stalls in Building garage at \$325/month per stall
- Available March 1, 2025
- Rental Rate \$30/SF base rent plus 2024 NNN (\$8.11/SF) = \$17,988 per month





97

WALK SCORE



100

TRANSIT SCORE



91

BIKE SCORE



159,053

ESTIMATED
POPULATION (2029)



93,201

HOUSEHOLDS
(2029)



\$100,937

MEDIAN PROJECTED HOUSEHOLD
INCOME (2029)

* PROJECTED 2029 DEMOGRAPHICS BASED ON A 2-MILE RADIUS

PIONEER SQUARE NEIGHBORHOOD

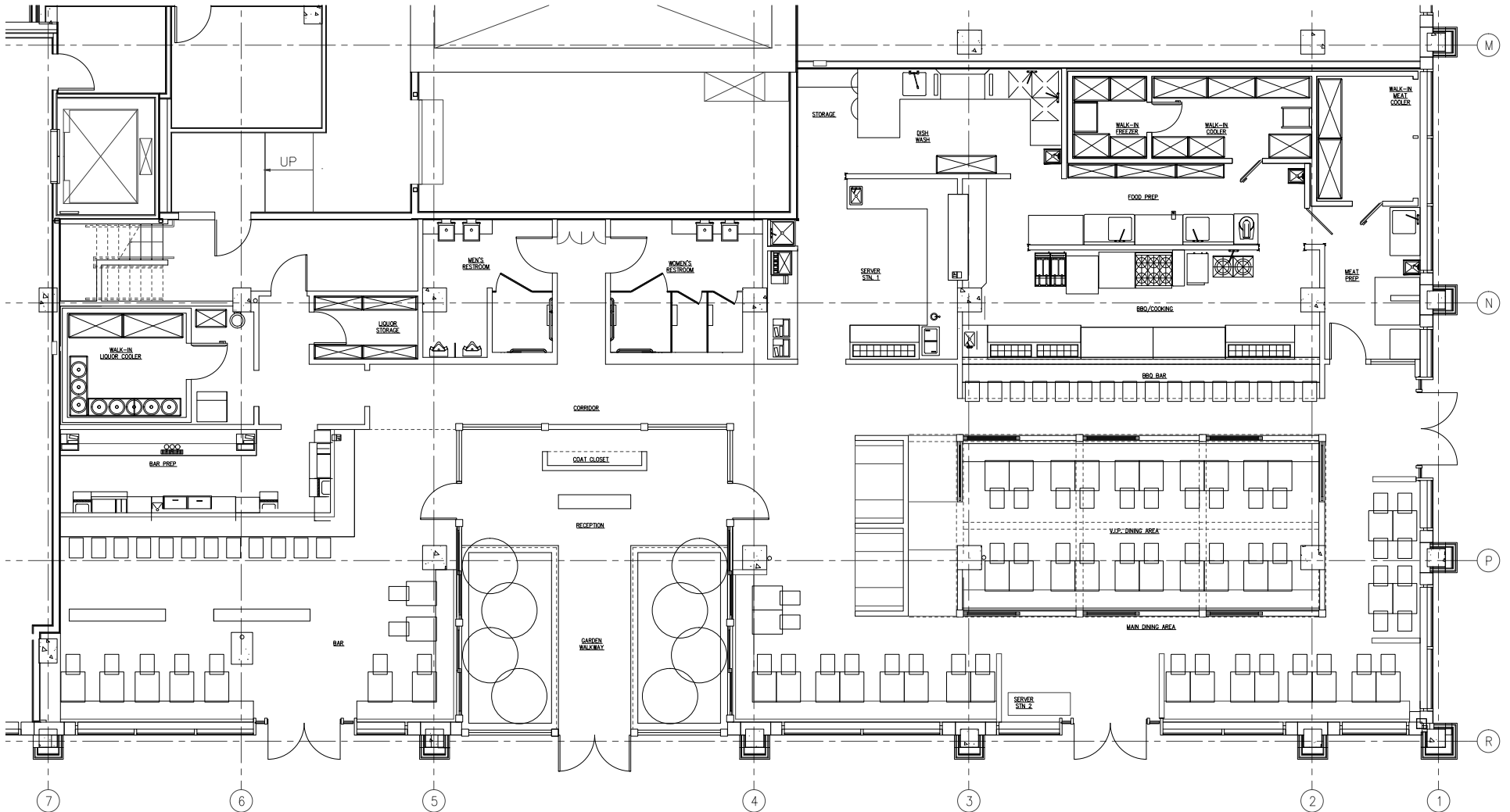
Pioneer Square is one of the oldest neighborhoods in the city, known for its art galleries and cultural events. It is home to Seattle's professional football, soccer and baseball teams, and host to over 800 sporting and cultural events at Lumen Field and T-Mobile Park, including the FIFA World Cup starting in June 2026.

The trade area is easily accessible by the light rail one block from the site, and is adjacent to the International District.

In recent months, it has been announced that Urban Village's project, RailSpur, will welcome Death + Co and a 12,000 SF new Sea Creatures (Renee Erickson concept) concept. In addition, Tom's Watch Bar will plant their flagship in the former Quality Athletics space.

In addition, the neighborhood will see a boost in tourism and diversity with the re-opening of the new Seattle Waterfront.

Join neighborhood tenants such as Sonder Hotel, Caffe Umbria, Tom's Watch Bar, a 120-key boutique hotel (coming soon), Cone & Steiner, and new concept by The Coupe & Flute operators.



STADIUM PLACE S

