

FOR LEASE

# CHLOE ON MADISON & CHLOE ON UNION

*Restaurant / retail & former gym  
space with high visibility in the  
heart of Capitol Hill*

1401 E MADISON ST, SEATTLE, WA &  
1410 14TH AVE, SEATTLE, WA



KIDDER.COM

**km** Kidder  
Mathews



*Chloe on Madison is perfectly situated on the highest traffic count street at the center of Seattle's most densely populated neighborhood*

±3,550 RSF restaurant / retail space with type 1 shaft

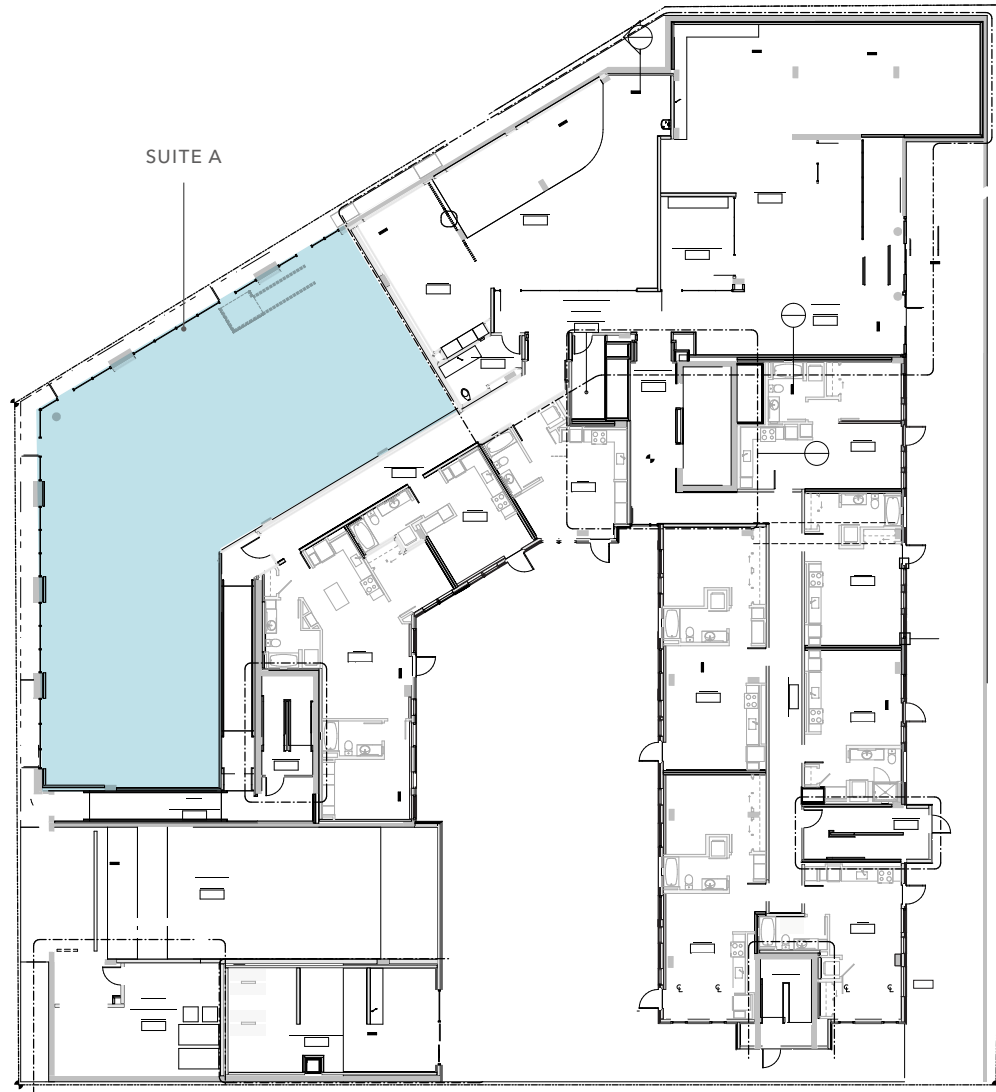
Space can be demised

137 high-end residential units

Traffic count of 22,000+ vehicles per day

Call broker for rates and details

# CHLOE ON MADISON SPACE PLAN



3,550 SF

AVAILABLE

NOW

AVAILABLE

CHLOE ON MADISON & CHLOE ON UNION



*Chloe on Union is situated right off of East Union St in bustling Capitol Hill neighborhood.*

Turnkey former Mode Fitness Space

± 2,898 RSF retail space available

Next door to Skillet Diner

Call broker for rates and details



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION (2023)	90,068	255,556	499,520
PROJECTED POPULATION (2028)	105,023	294,149	555,328
PROJECTED ANNUAL GROWTH (2023-2028)	14,955 (3.3%)	38,593 (3.0%)	55,808 (2.2%)

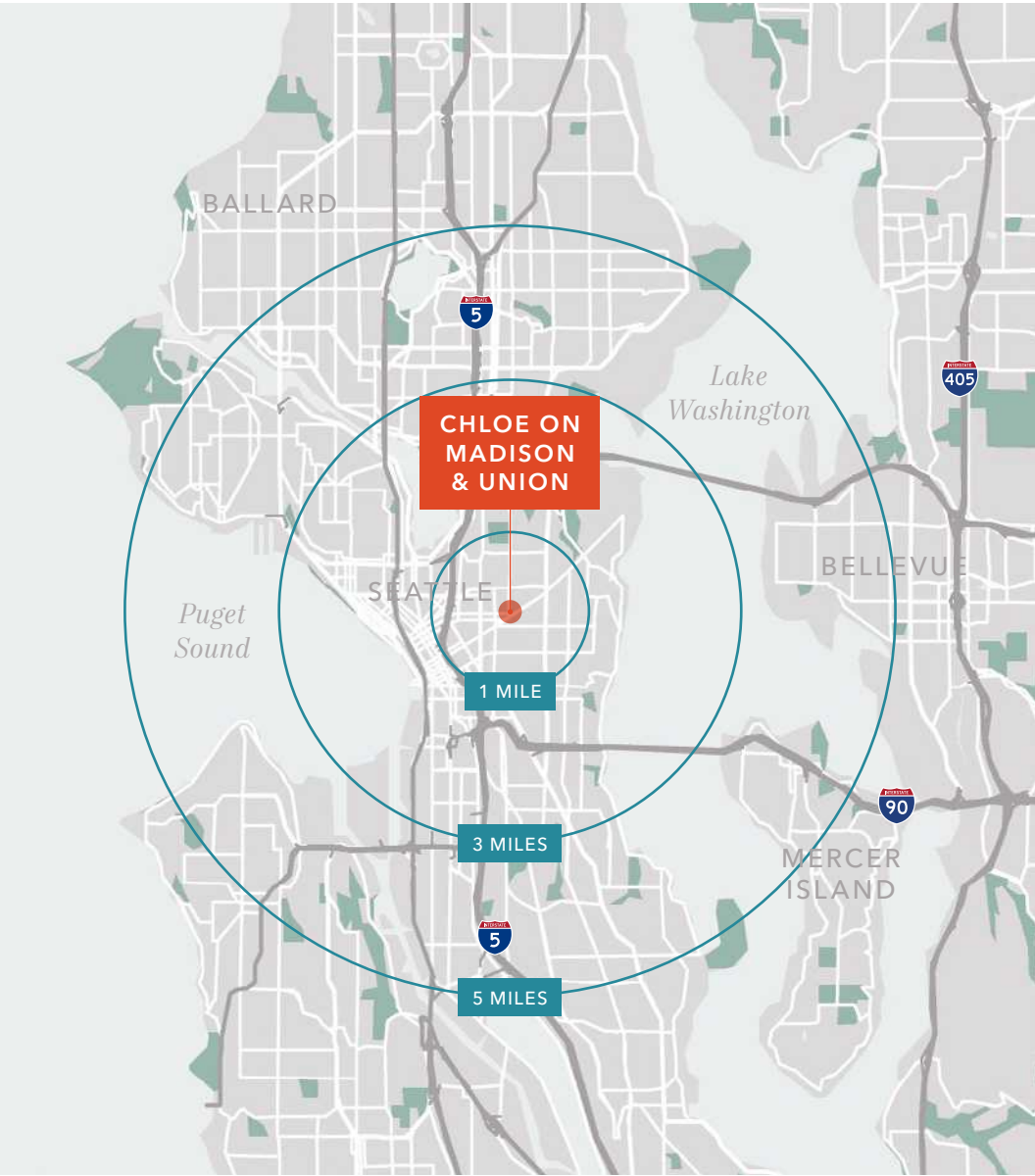
## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
ESTIMATED HOUSEHOLDS (2023)	52,442	142,470	251,691
PROJECTED HOUSEHOLDS (2028)	60,858	163,253	279,926
PROJECTED ANNUAL GROWTH (2023-2028)	8,416 (3.2%)	20,783 (2.9%)	28,235 (2.2%)
ESTIMATED AVERAGE HOUSEHOLD INCOME (2023)	\$135,166	\$166,800	\$181,933
PROJECTED AVERAGE HOUSEHOLD INCOME (2028)	\$126,769	\$158,681	\$178,820

## DAYTIME DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	6,067	24,556	41,701
TOTAL EMPLOYEES	61,251	278,805	396,377

Data Source: ©2023, Sites USA





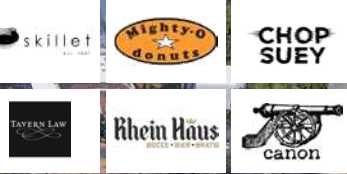
CAL ANDERSON PARK

CHOLE ON MADISON

CHOLE ON UNION

WEST OF CHLOE ON MADISON

NORTH OF CHLOE ON MADISON



SOUTH OF CHLOE ON MADISON



*Owned by*

 Equity Residential

*Exclusively leased by*

JASON MILLER  
 First Vice President  
 206.296.9649  
 jason.miller@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

