



CENTER STEPS RETAIL

FOR LEASE

*Prime Restaurant and Retail Available,
across from Seattle Center and Climate Pledge Arena*

225 ROY ST | SEATTLE, WA

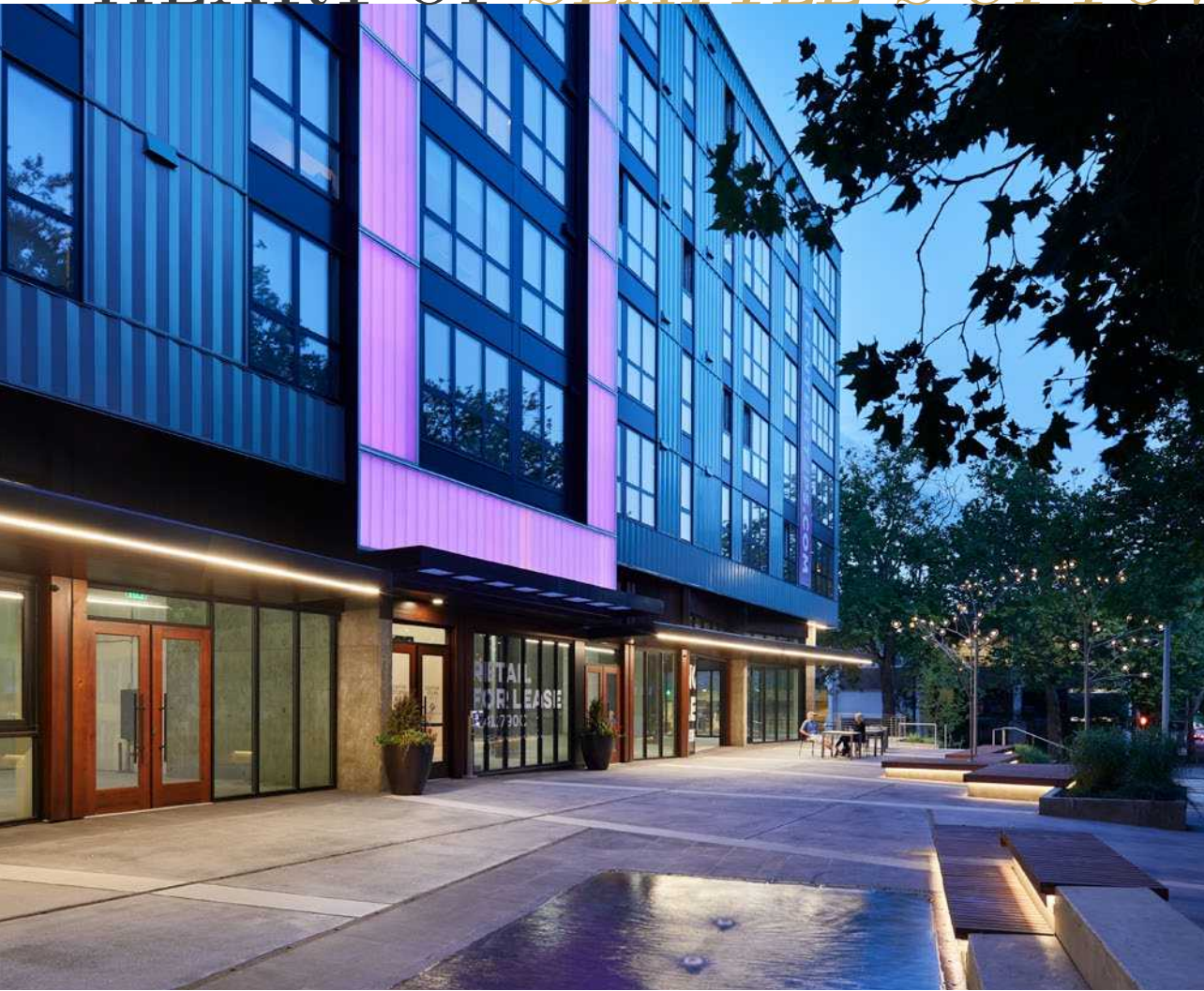
912 SF

207 ROY ST

3,497 SF

222/224 MERCER ST

AN OPPORTUNITY TO BE AT THE HEART OF *SEATTLE'S UPTOWN DISTRICT*



Restaurant and retail spaces now available in the 268-unit Center Steps apartments

Steps away from Seattle Center, the Bill & Melinda Gates Foundation and the newly renovated Climate Pledge Arena

Seattle Center gets 10+ million visitors annually

Climate Pledge Arena is the home of the NHL's Seattle Kraken, with 2.8 million visitors in 2023

21,671+ vehicles per day on Mercer Street

22 public parking stalls on site and across from 1,300-stall Mercer garage

Tenant improvement allowances available

\$35-40/SF/year + NNN (2024 estimate: \$10.99)

Please contact Brokers to schedule a tour

\$35-40

PER SF/YEAR

\$10.99

NNN (2024 ESTIMATE)



AMAZING
LOCATION, STEPS
AWAY FROM
SEATTLE CENTER



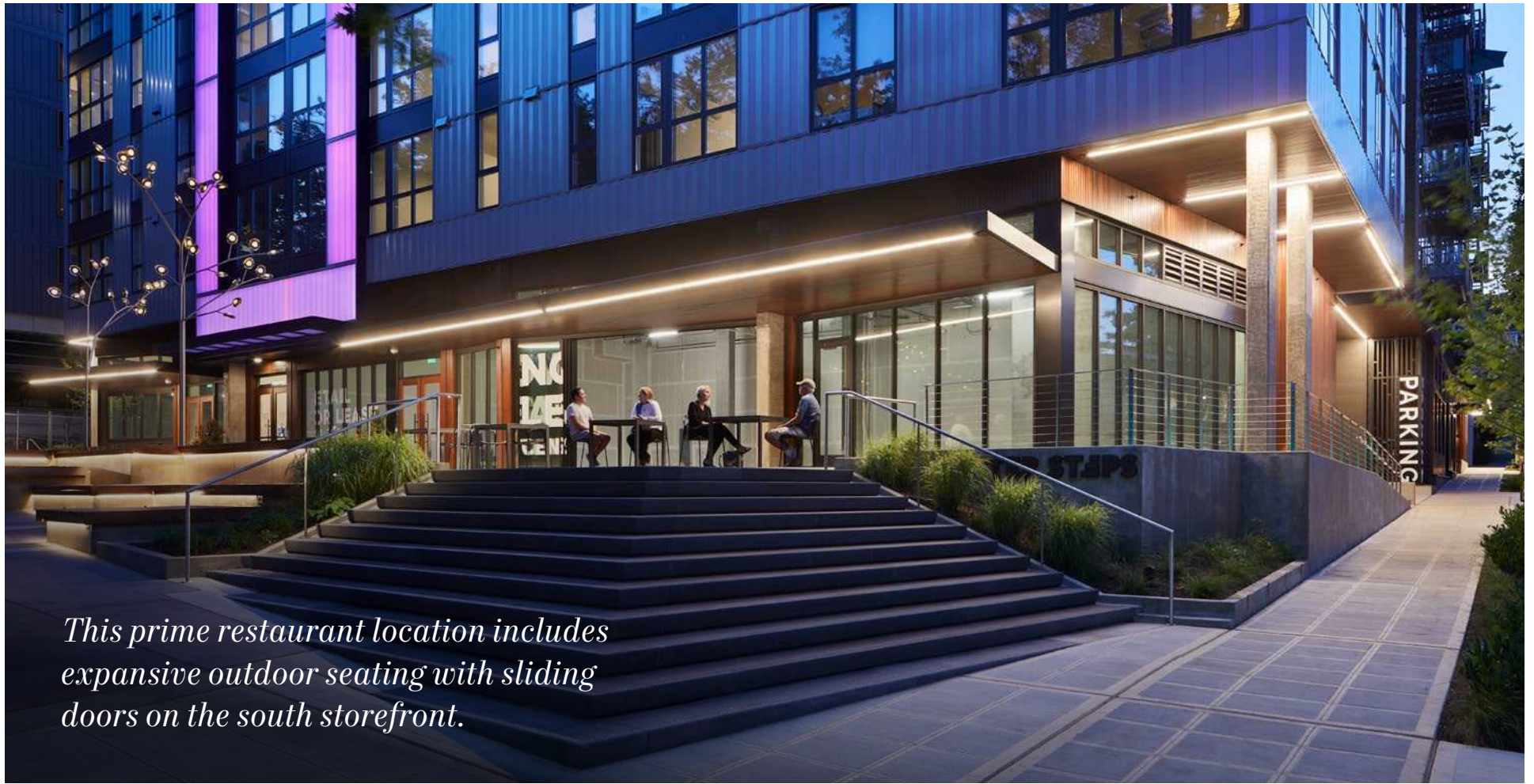
HIGH VISIBILITY
FROM ROY ST OR
MERCER ST



RESTAURANT
SPACE WITH
TYPE-1 SHAFT

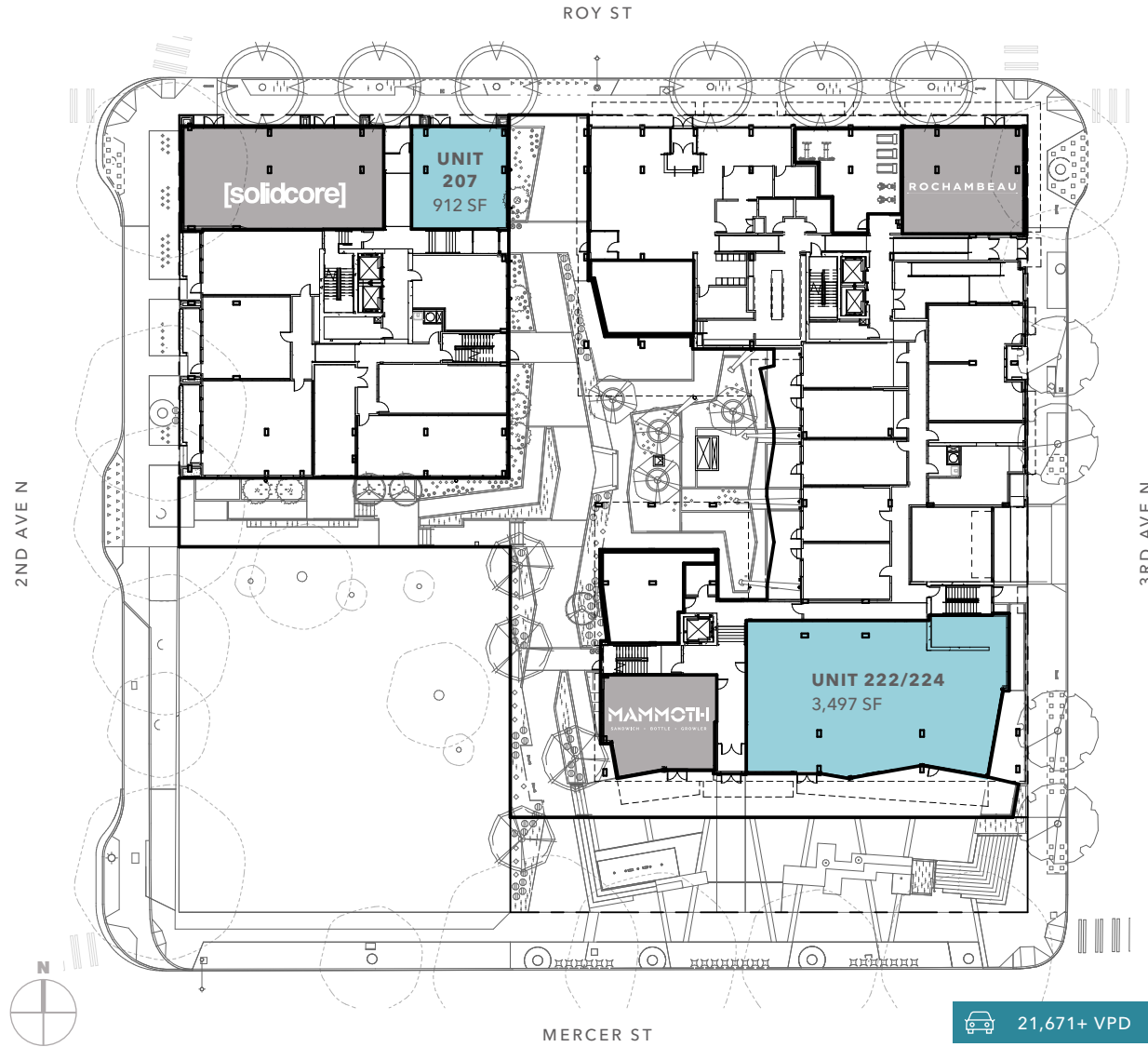


READY FOR
TENANT
IMPROVEMENTS



This prime restaurant location includes expansive outdoor seating with sliding doors on the south storefront.

RETAIL SITE PLAN



Availabilities

3,497 SF

UNIT 222 / 224 MERCER ST

Can divide to 2,781 SF and 716 SF

Prime restaurant location on the hard corner of Mercer St & 3rd Ave N, directly across from Seattle Center

High visibility from street and 1,300-stall Mercer garage

Expansive outdoor seating with sliding doors on south storefront

Ready for tenant improvements with type-1 shaft installed

912 SF

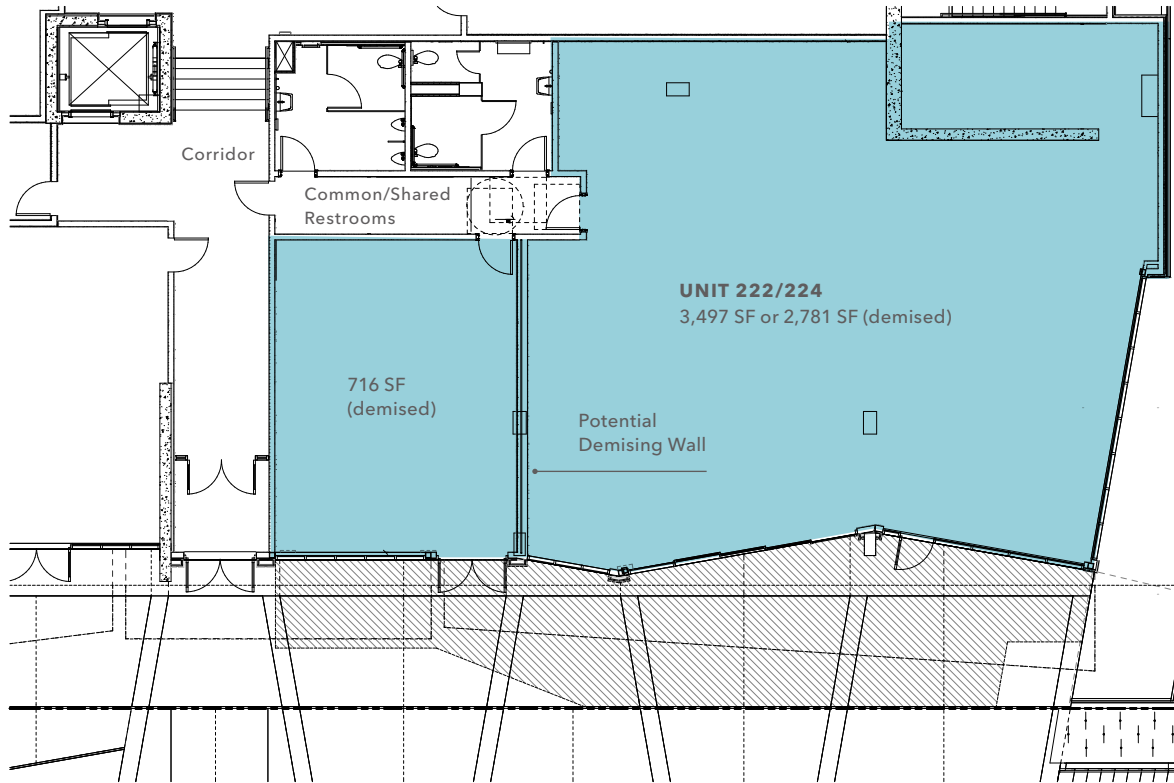
UNIT 207 ROY ST

Great visibility on busy Roy St

Neighbors include Solidcore pilates and Rochambeau cocktail lounge

Ready for tenant work

FLOORPLAN *UNIT 222/224*



MERCER ST



AVAILABLE FOR LEASE



3,497 SF

UNIT 222 / 224 MERCER ST



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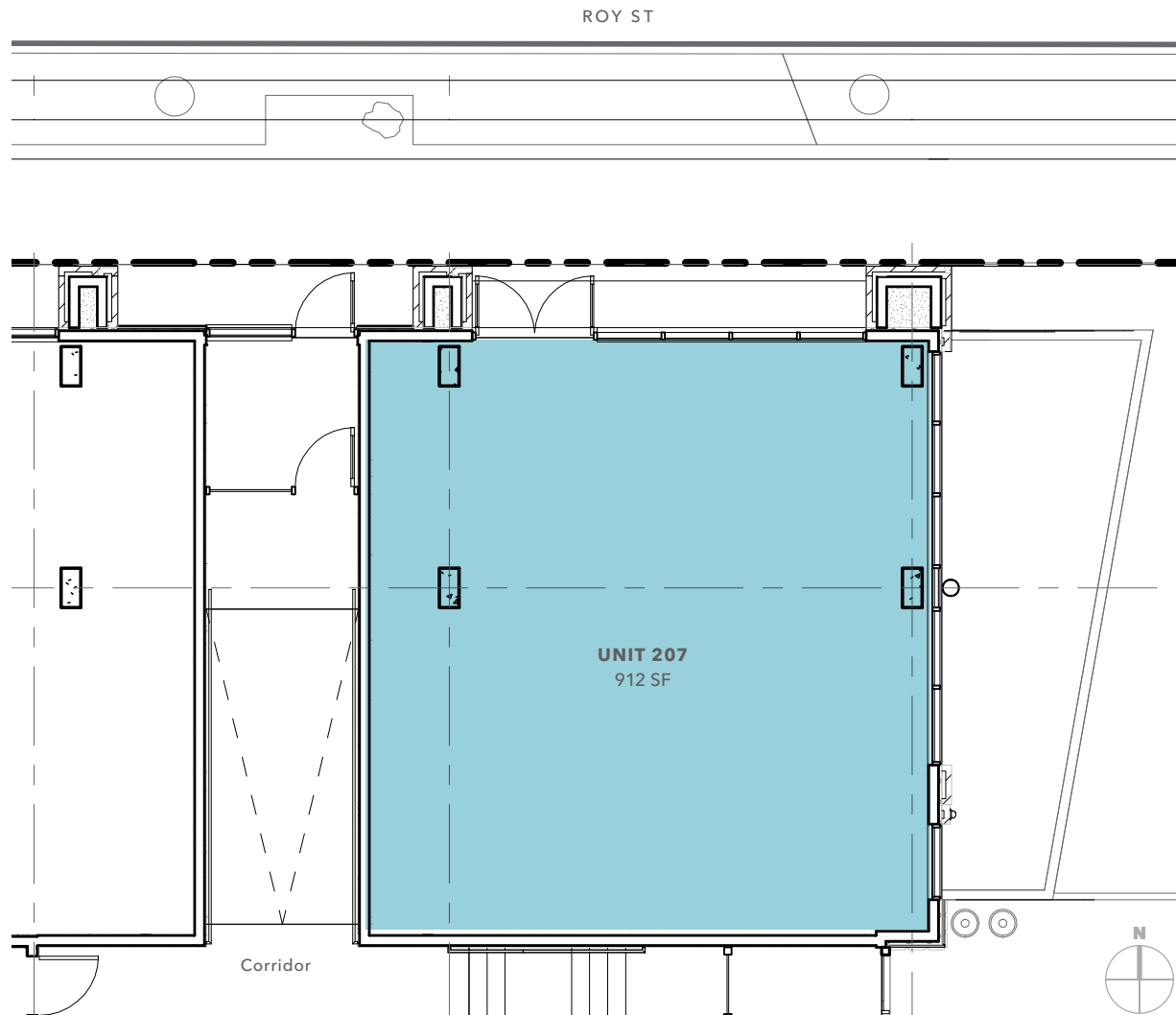
High visibility from street and 1,300-stall Mercer garage

Expansive outdoor seating with sliding doors on south storefront

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KIDDER MATHEWS

FLOORPLAN *UNIT 207*



912 SF

UNIT 207 ROY ST

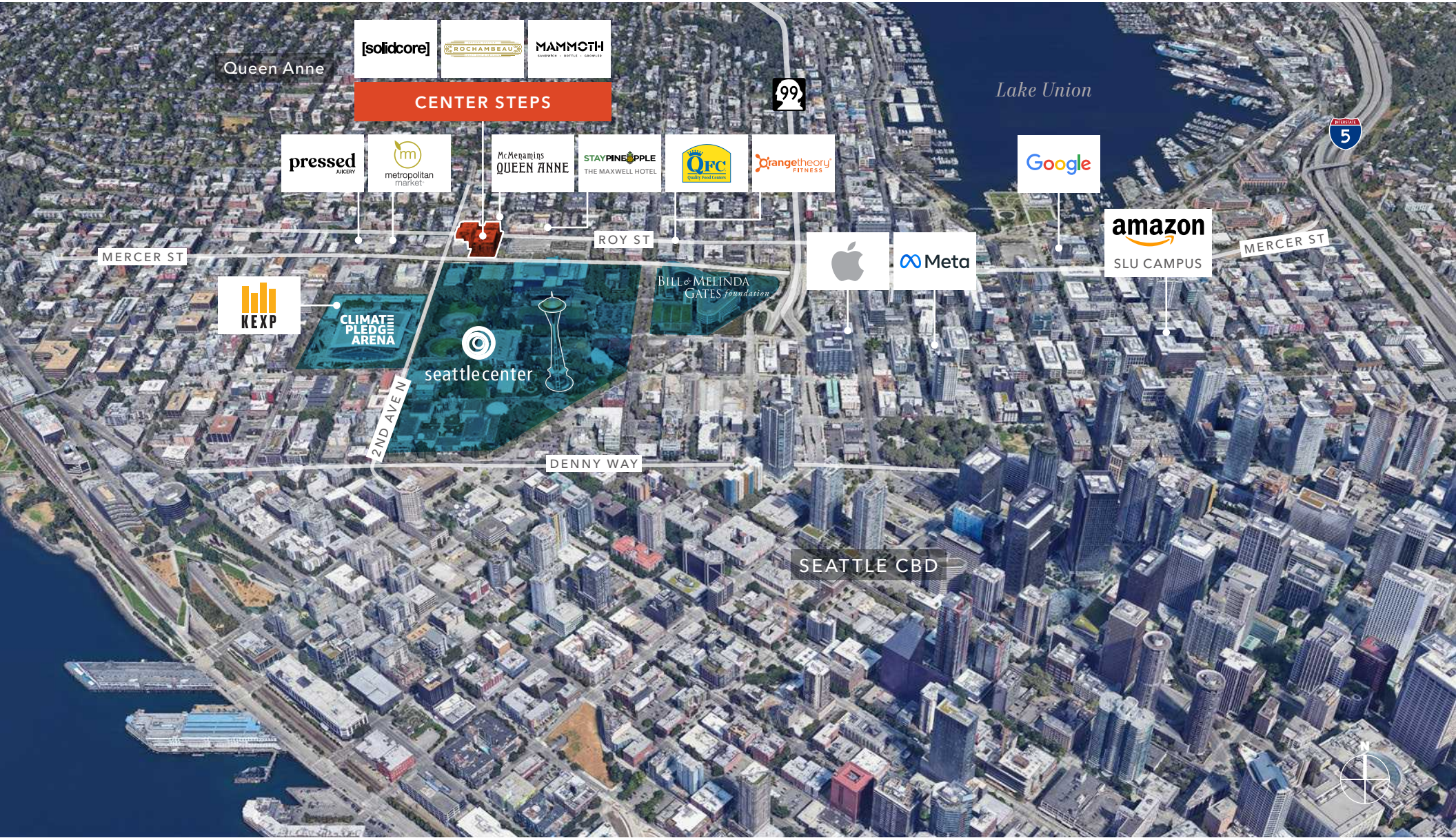
 VIRTUAL TOUR

Great visibility on busy Roy St

Neighbors include Solidcore pilates and
Rochambeau cocktail lounge

Ready for tenant work

CENTER STEPS RETAIL | SEATTLE



DEMOGRAPHICS

POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|--------|---------|---------|
| 2010 CENSUS | 36,359 | 197,470 | 393,046 |
| 2020 CENSUS | 55,626 | 259,991 | 494,126 |
| 2024 ESTIMATED | 64,906 | 282,507 | 525,201 |
| 2029 PROJECTED | 70,651 | 304,271 | 563,945 |
| 2024 DAYTIME POPULATION | 78,053 | 358,596 | 514,909 |

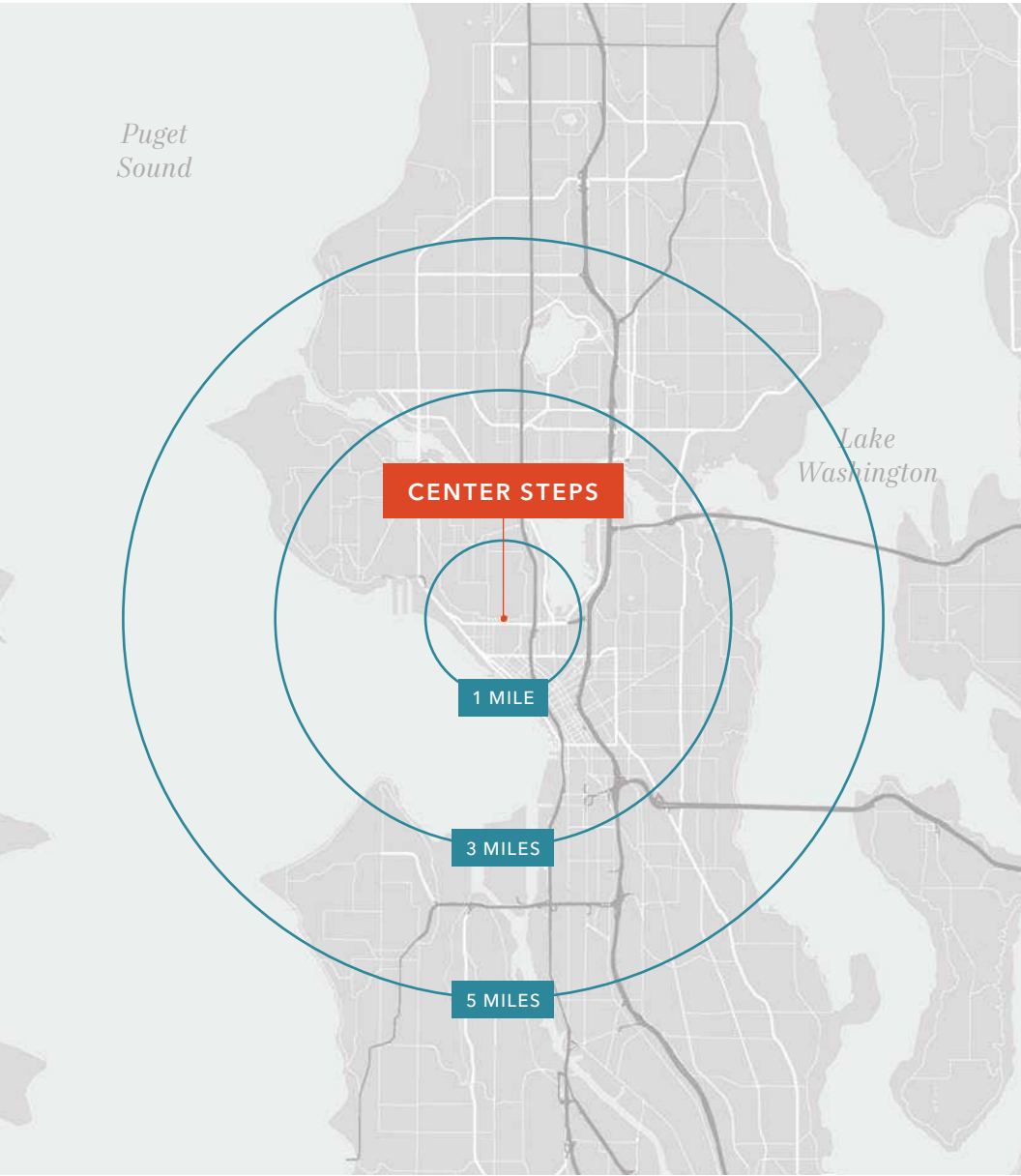
MEDIAN AGE & GENDER

| | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 33.4 | 34 | 35.3 |
| FEMALE | 45% | 44.6% | 46.4% |
| MALE | 55% | 55.4% | 53.6% |

HOUSEHOLDS & INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|-----------|-----------|-----------|
| 2024 HOUSEHOLDS | 41,651 | 157,837 | 268,482 |
| 2029 PROJECTED HOUSEHOLDS | 45,040 | 169,572 | 287,467 |
| 2024 MEDIAN HH INCOME | \$149,370 | \$133,766 | \$140,838 |
| 2029 MEDIAN PROJ. HH INCOME | \$155,816 | \$138,306 | \$144,876 |

Data Source: ©2024, Sites USA



CENTER STEPS

CENTER STEPS

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