



330 YALE

HARD CORNER RETAIL OPPORTUNITY

330 YALE AVENUE N, SEATTLE, WA 98109

REAL **RETAIL**



THE NEIGHBORHOOD

Adjacent to South Lake Union, the Cascade neighborhood blends residential charm with urban living. Its proximity to South Lake Union offers retailers access to a dense mix of residential and workforce populations.

Home to REI's flagship store as well as a collection of well-established retail and restaurant uses, the neighborhood is a vibrant mix of dense urban residential, retail and office population. The neighborhood also features excellent regional accessibility with its proximity to Interstate 5, Downtown Seattle and Capitol Hill.

DEMOGRAPHICS - 1 Mile Radius



90,431
POPULATION



59,626
HOUSEHOLDS



\$162,829
AHHI



136,075
EMPLOYEES



CASCADE | SLU

NEIGHBORHOOD MAP



WALK SCORE

97



BIKE SCORE

73

330 YALE



AMAZON EMPLOYEES

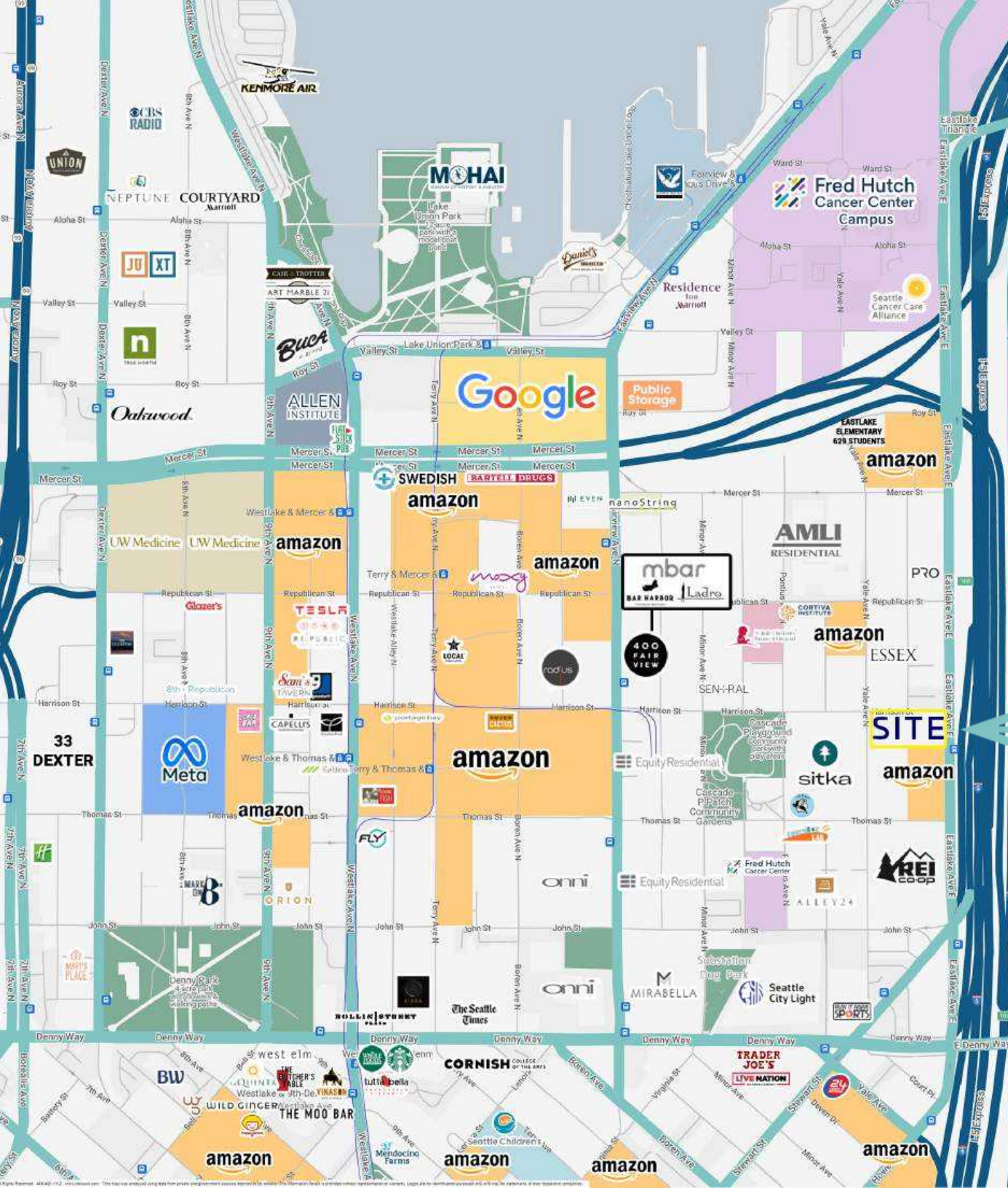
55K



PROJECTED JOB GROWTH

NEXT 10 YEARS

43.8%



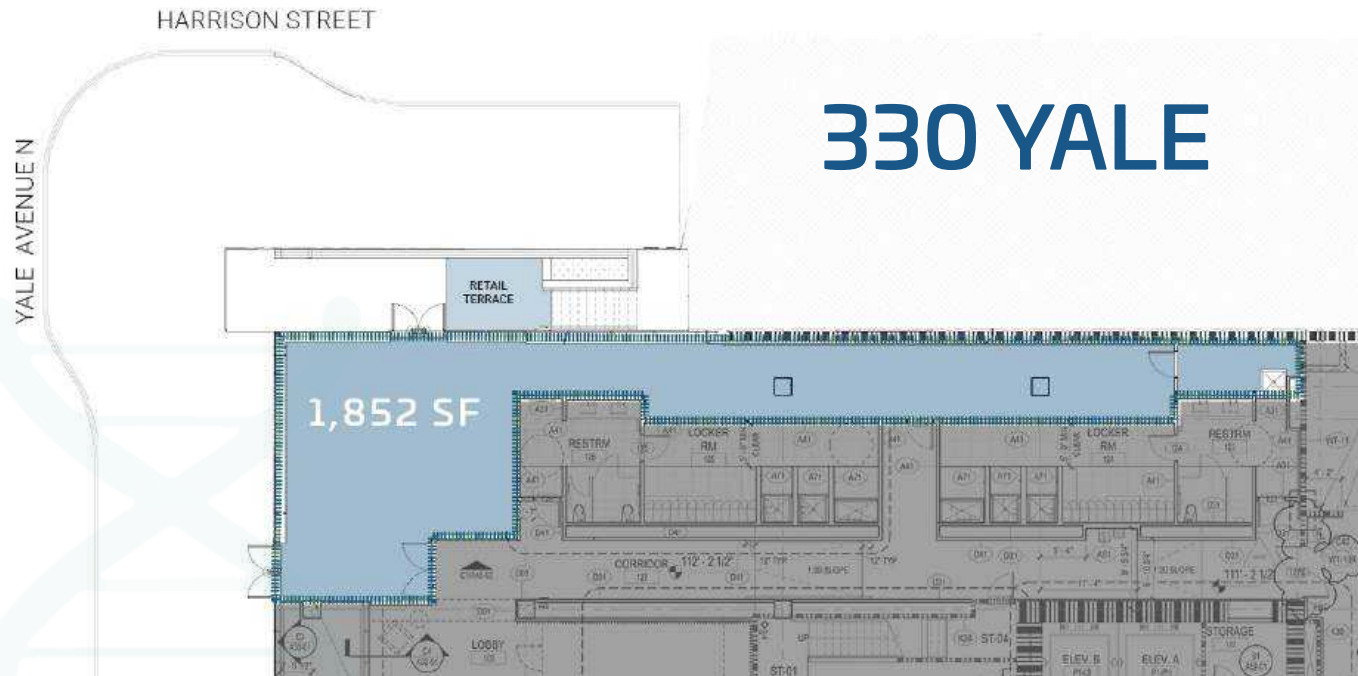


PROJECT DETAILS

330 Yale presents an exciting addition to the thriving landscape of the Cascade and South Lake Union neighborhoods—a state-of-the-art 211,554 RSF **Class A Life Science Building**.

Situated at the prominent intersection of Yale Ave. N & Harrison St., the retail site spans **1,852 square feet**. Boasting robust demographics and exceptional walkability and bikeability scores, the location is well-suited for a range of service-oriented tenants, including but not limited to salons, fitness, and medical retail uses.

The site benefits from its close proximity to REI's Flagship store, as well as, restaurants, mixed-use apartments, and a dense concentration of office spaces.



Retail 1 **1,852 SF**

Rent **Please Call**

NNNs. **\$13.39 PSF (est.)**

Availability. **Immediately**

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