

FOR LEASE
BUILT-OUT CAFE SPACE

422 Yale Ave N, Seattle, WA 98109

AVAILABLE
NOW

CAFFÈ TORINO

open
UMMD
NEIGHBORHOOD
CONVENIENCE STORE
BREAKFAST LUNCH
open

U M
COFFEE MARKET
SUITE B

M D
open

UM MD
open

UMMD
FOOD BEVERAGE

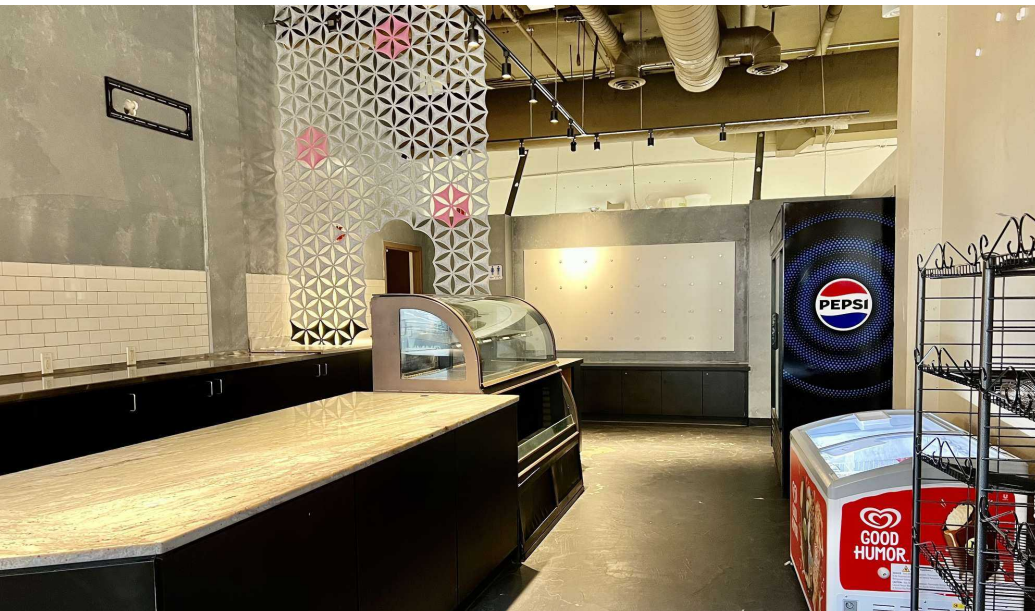
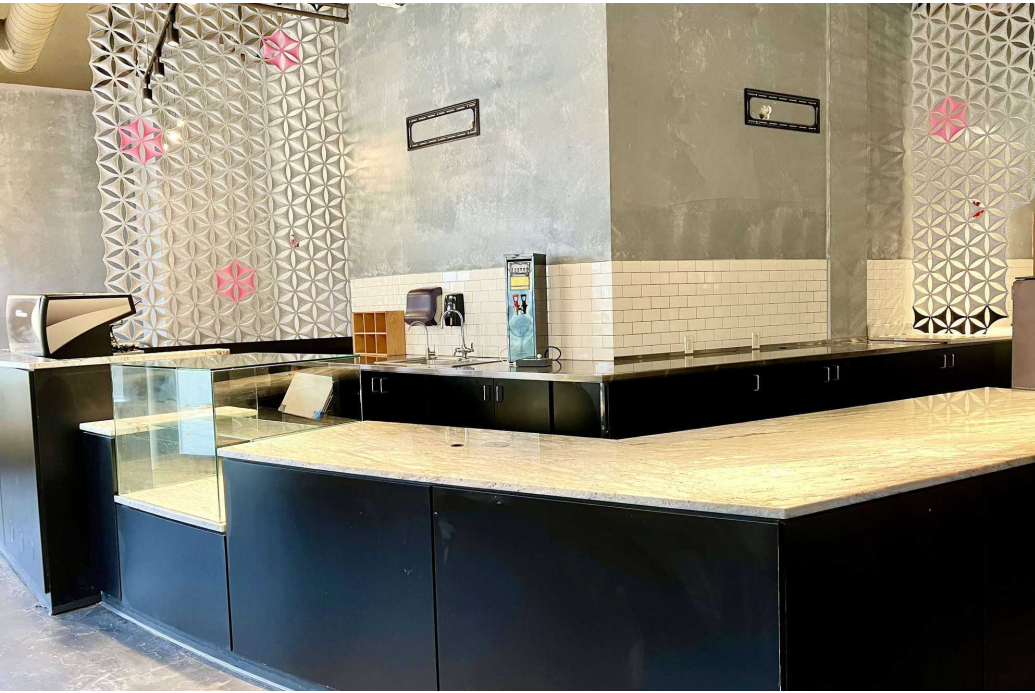
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 GIBALTAR
INVESTMENT PROPERTY SOLUTIONS

BUILT-OUT CAFE SPACE



PROPERTY HIGHLIGHTS

- Rare opportunity to lease a built-out cafe space located at the base of The Cairns Apartments, a mixed-use building in a community focused neighborhood in South Lake Union
- Modern industrial space features, large storefront windows, concrete floors, outdoor seating, restroom, storage unit
- Ideal for day-time coffee shop or cafe
- Building co-tenant is The Noodle Bar. Surrounding businesses include Amazon, NBBJ Architects, Cyclebar, Drift Yoga, PlayDate Seattle, and REI
- 1,566 Sq Ft
- Equipment list available upon request
- HVAC
- Monthly Rate \$28 plus 2024 NNN (\$9.72) = \$4,922.46
- Long term lease available



67

TRANSIT SCORE



94

WALK SCORE



82

BIKE SCORE



34,351

TOTAL POPULATION



19,897

TOTAL HOUSEHOLDS



\$124,408

MEDIAN INCOME

* Estimated 2024 Demographics based on a 2 mile radius

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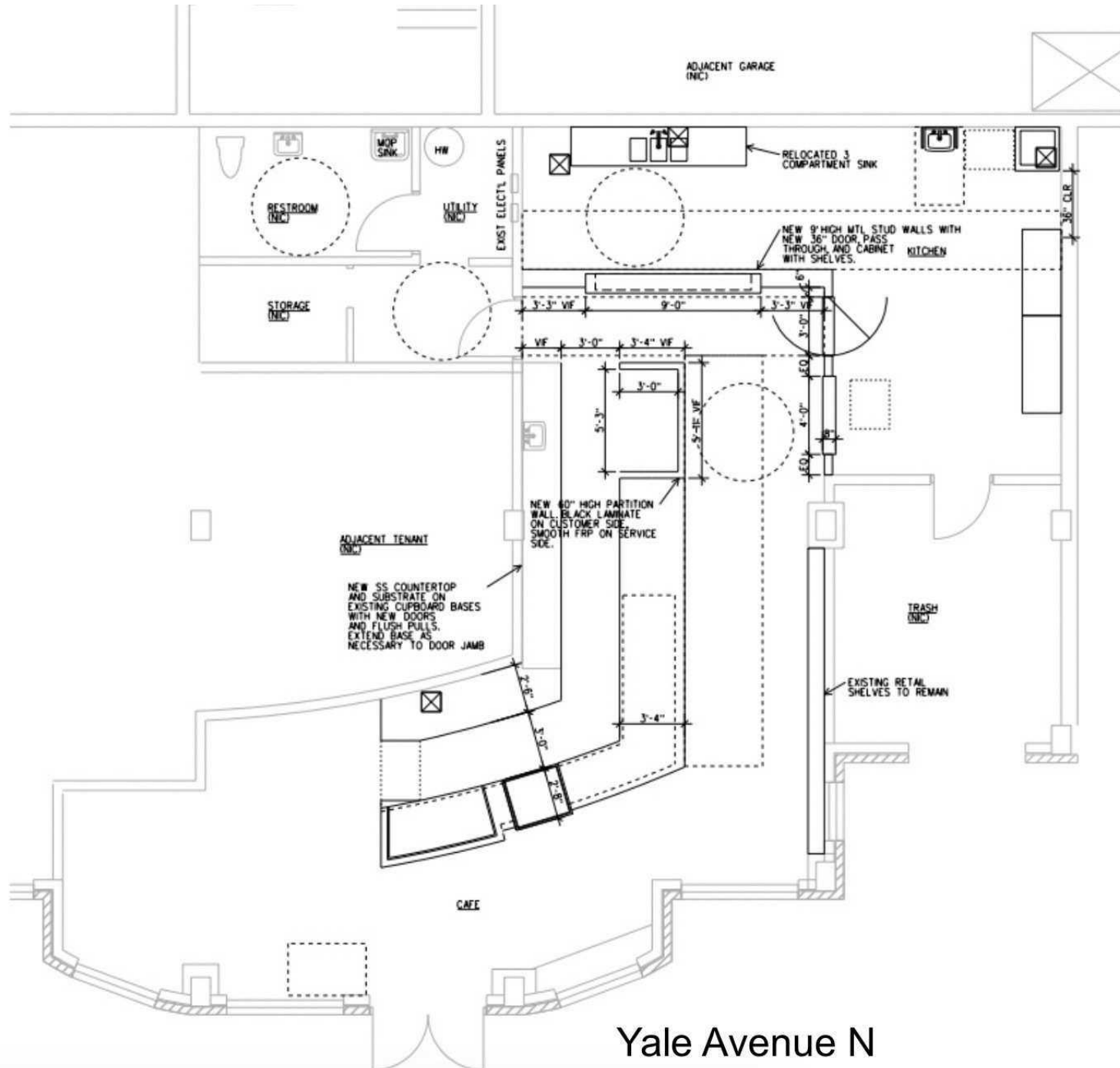
BUILT-OUT CAFE SPACE



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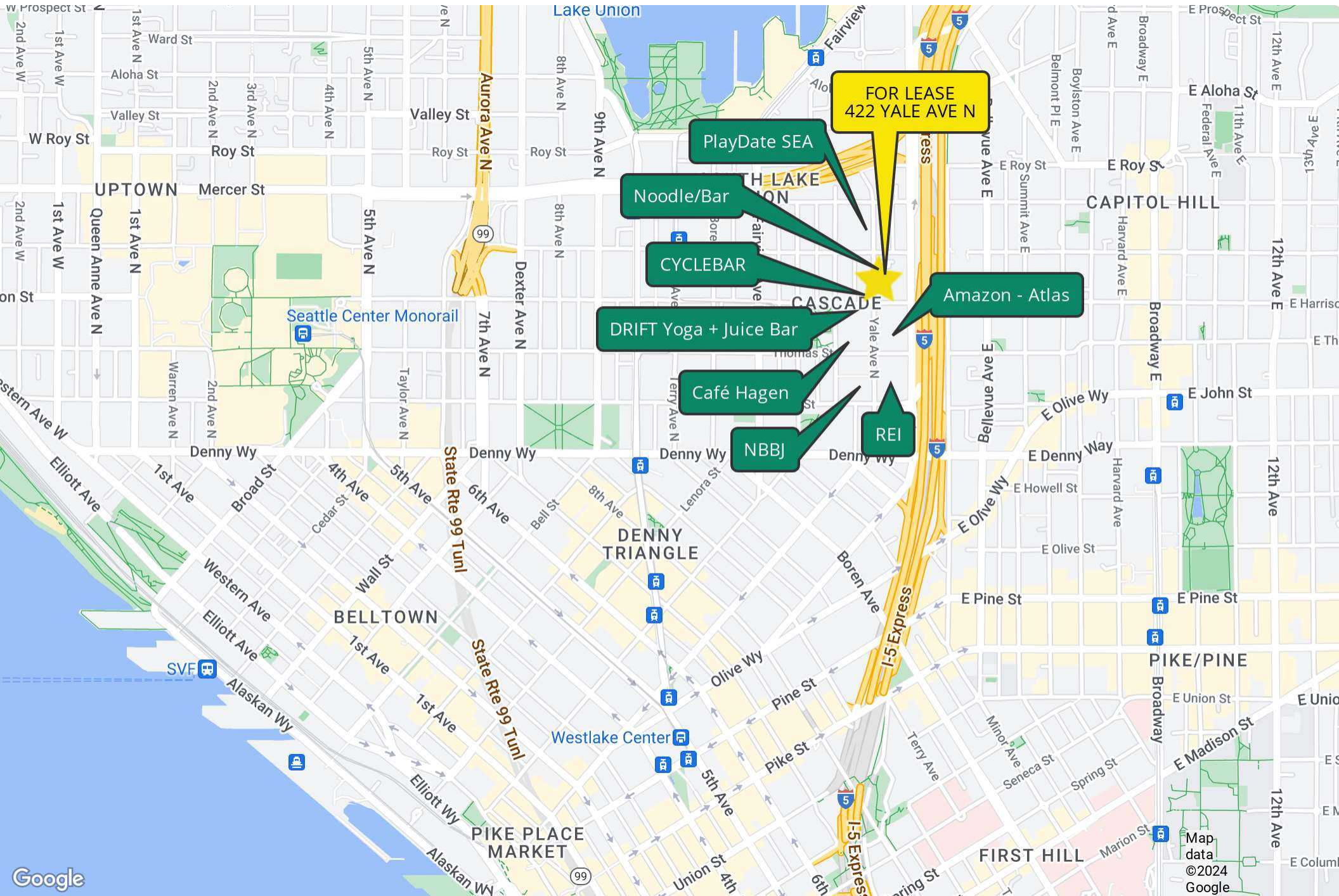
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FOR LEASE
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PlayDate SEA

Noodle/Bar

CYCLEBAR

DRIFT Yoga + Juice Bar

Café Hagen

NBBJ

REI

Amazon - Atlas