

SMALL RETAIL STOREFRONT

TRACE NORTH

1412 12th Ave, Seattle, WA 98122



For more information please contact:

LAURA MILLER
laura@gibraltarusa.com
206.351.3573

LEX PETRAS
lexp@gibraltarusa.com
206.618.8462

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HIGHLIGHTS

- Rare opportunity to lease cool small retail storefront in a prime location in the heart of Capitol Hill's vibrant Pike Pine corridor
- Located at the base of Trace North, a built green condo project comprised of 100 condominium units
- 2 basin sink with cold water installed (no restroom in space)
- 263 SF
- Ideal for ice cream, flower shop, bodega, wine shop, specialty retail (no coffee or donuts)
- Building retail co-tenants include Barrio Mexican Kitchen and Katsu Burger. Surrounding neighborhood businesses include Tavern Law, Mighty-O Donuts, Elysian Brewing, Osteria la Spiga, Bai Tong Thai, and Chophouse Row
- Available Now
- Rental Rate \$55/SF/YR plus NNN (\$12.50/SF) = \$1,479.38



81

TRANSIT SCORE



100

WALK SCORE



86

BIKE SCORE



187,401

TOTAL POPULATION



103,398

TOTAL HOUSEHOLDS



\$134,238

AVG HOUSEHOLD INCOME

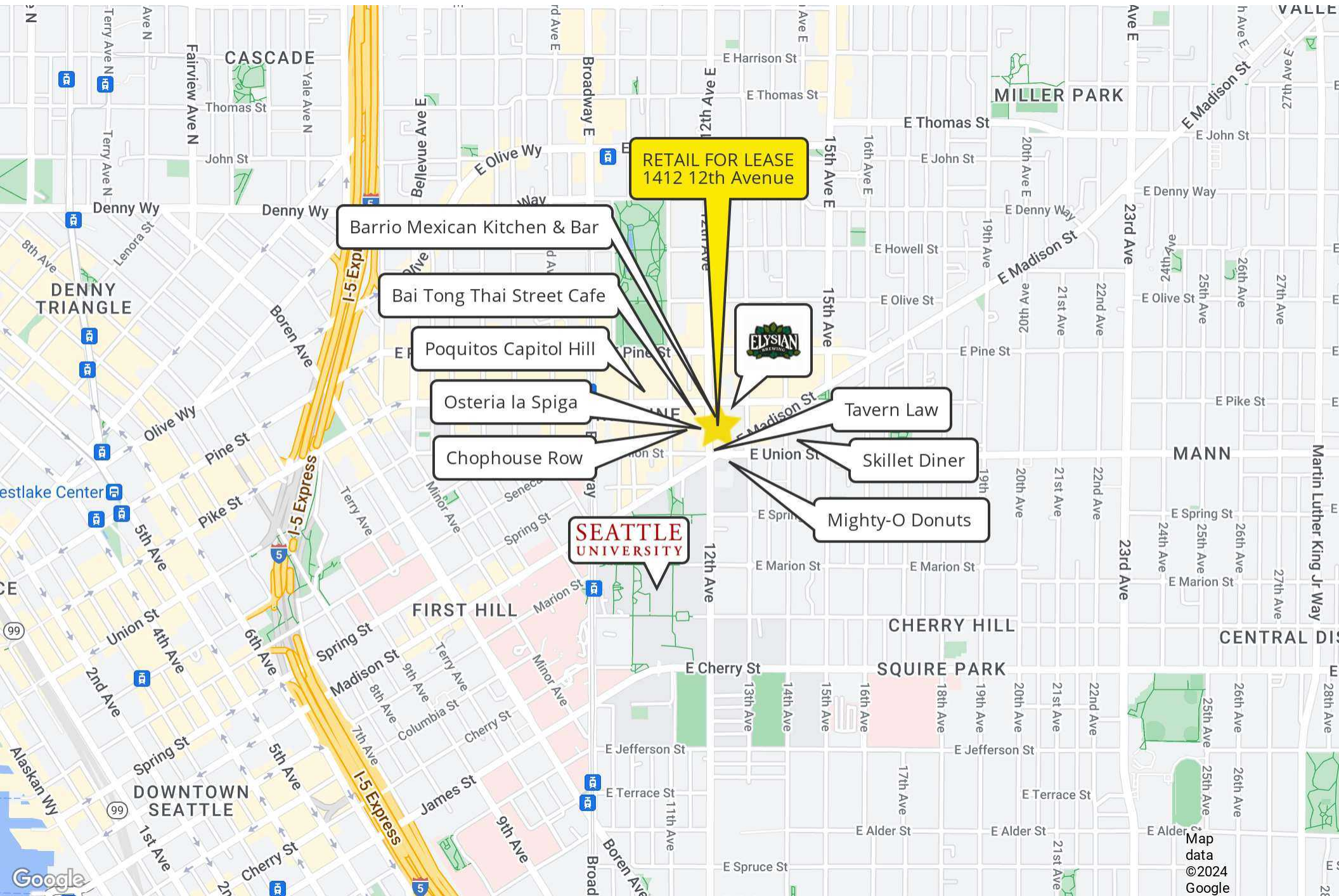
* Estimated 2023 demographics based on a 2-mile radius

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RETAIL FOR LEASE
1412 12th Avenue

Barrio Mexican Kitchen & Bar

Bai Tong Thai Street Cafe

Poquitos Capitol Hill

Osteria la Spiga

Chophouse Row



Tavern Law

Skillet Diner

Mighty-O Donuts

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UNIVERSITY