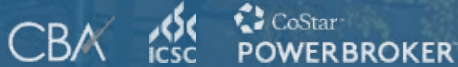


BUTLER GARAGE RETAIL

RETAIL FOR LEASE

Second Avenue and James Street in Pioneer Square
Seattle, WA 98104



Tiffini Connell | Avery Connell | (206) 283-5212
www.wccommercialrealty.com

WCCR

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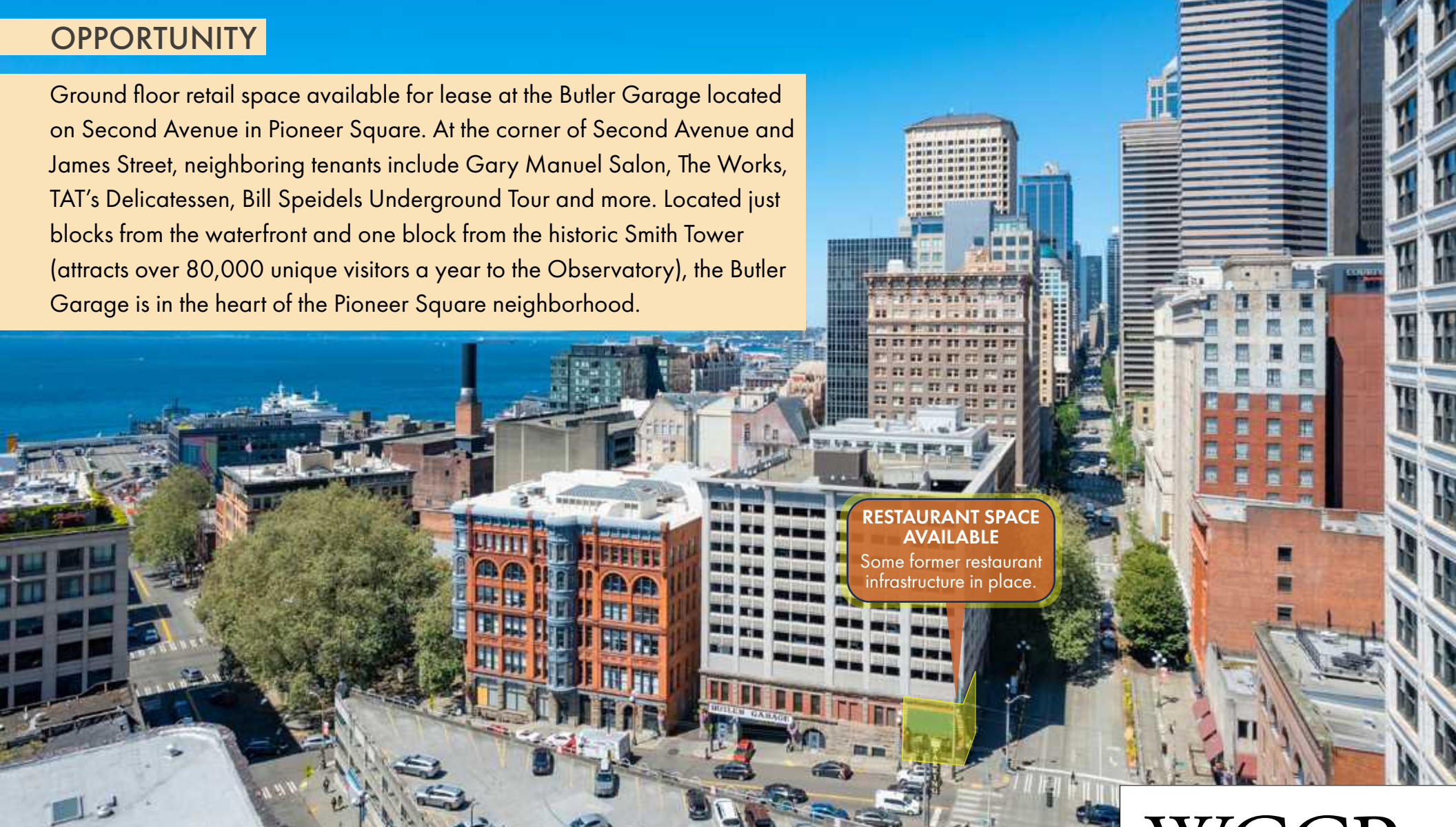
BUTLER GARAGE RETAIL

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OPPORTUNITY

Ground floor retail space available for lease at the Butler Garage located on Second Avenue in Pioneer Square. At the corner of Second Avenue and James Street, neighboring tenants include Gary Manuel Salon, The Works, TAT's Delicatessen, Bill Speidels Underground Tour and more. Located just blocks from the waterfront and one block from the historic Smith Tower (attracts over 80,000 unique visitors a year to the Observatory), the Butler Garage is in the heart of the Pioneer Square neighborhood.



**RESTAURANT SPACE
AVAILABLE**
Some former restaurant
infrastructure in place.



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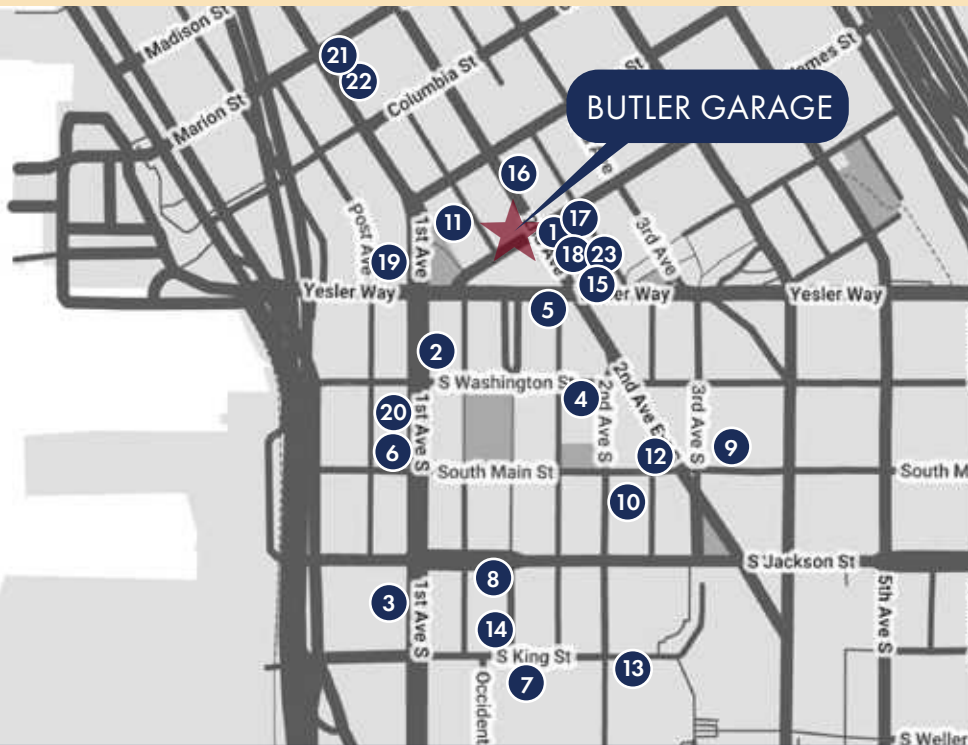
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BUTLER GARAGE RETAIL

RETAIL FOR LEASE

Second Avenue and James Street in Pioneer Square
Seattle, WA 98104



BUTLER GARAGE

Pioneer Square Neighborhood

- | | |
|------------------------------------|---|
| 1. Collins Pub | 13. 13 Coins |
| 2. Damn the Weather | 14. Quality Athletics |
| 3. Il Terrazzo Carmine | 15. Smith Tower Observatory |
| 4. McCoy's Firehouse Bar & Grill | 16. Courtyard by Marriott |
| 5. Tat's Deli | 17. Gary Manuel Salon |
| 6. Ohsun | 18. The Works |
| 7. Cone & Steiner | 19. 84 Yesler Seafood |
| 8. Stonington Gallery | 20. Central Saloon |
| 9. Foster/White Gallery | 21. Bar Solea |
| 10. The Marble Room | 22. Café Hitchcock |
| 11. Bill Speidels Underground Tour | 23. Shawn O'Donnell's
American Grill & Irish Pub |
| 12. Flatstick Pub | |



BUTLER GARAGE



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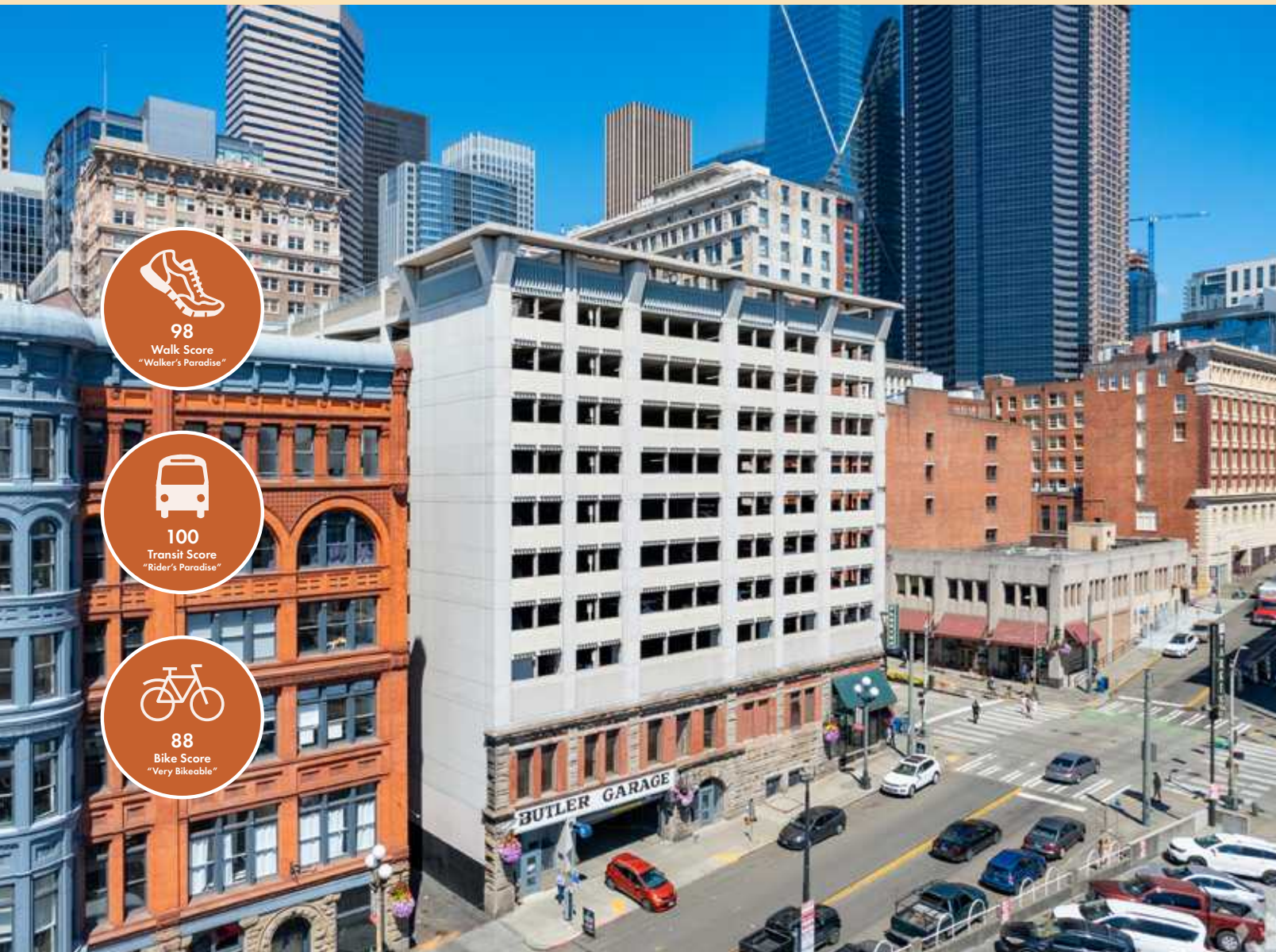


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BUTLER GARAGE RETAIL

RETAIL FOR LEASE

Second Avenue and James Street in Pioneer Square
Seattle, WA 98104




98
Walk Score
"Walker's Paradise"


100
Transit Score
"Rider's Paradise"


88
Bike Score
"Very Bikeable"

DEMOGRAPHICS



AVERAGE HOUSEHOLD INCOME

1-Mile: \$114,057

2-Mile: \$126,208

3-Mile: \$134,862



TOTAL POPULATION

1-Mile: 59,042

2-Mile: 181,048

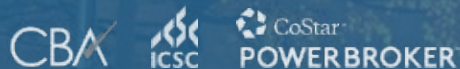
3-Mile: 257,441



TRAFFIC COUNTS

18,421 vehicles per day
1st Ave and Cherry St N

11,275 vehicles per day
James St and Yesler Way



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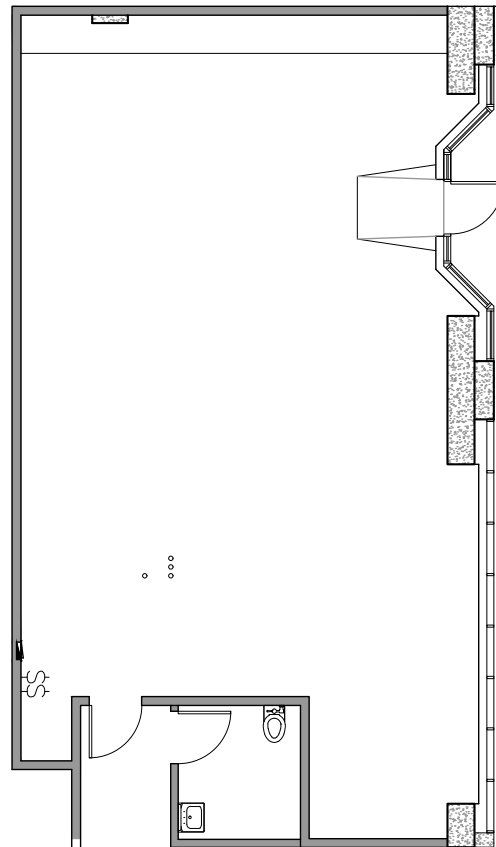
BUTLER GARAGE RETAIL

RETAIL FOR LEASE

Second Avenue and James Street in Pioneer Square
Seattle, WA 98104

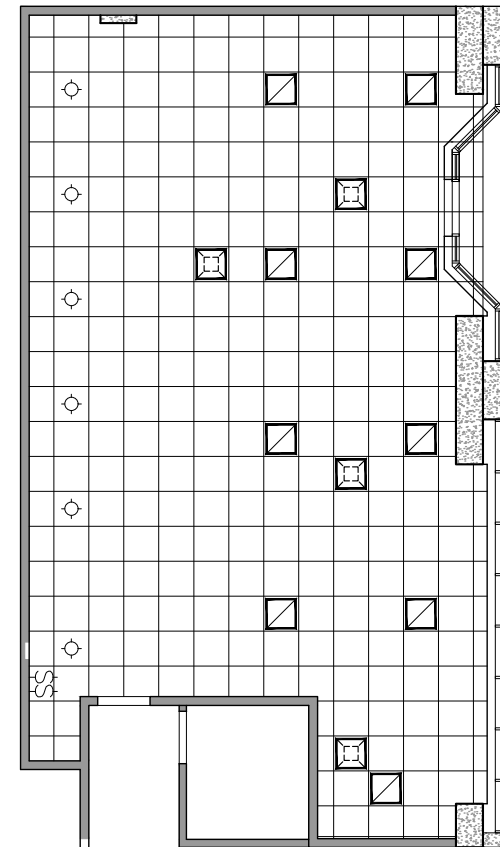
Butler Garage
Retail Unit C -

1,192 SF AVAILABLE



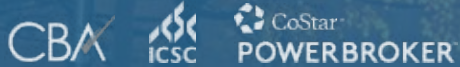
FLOOR PLAN

SECOND AVENUE



REFLECTED CEILING PLAN

SECOND AVENUE



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