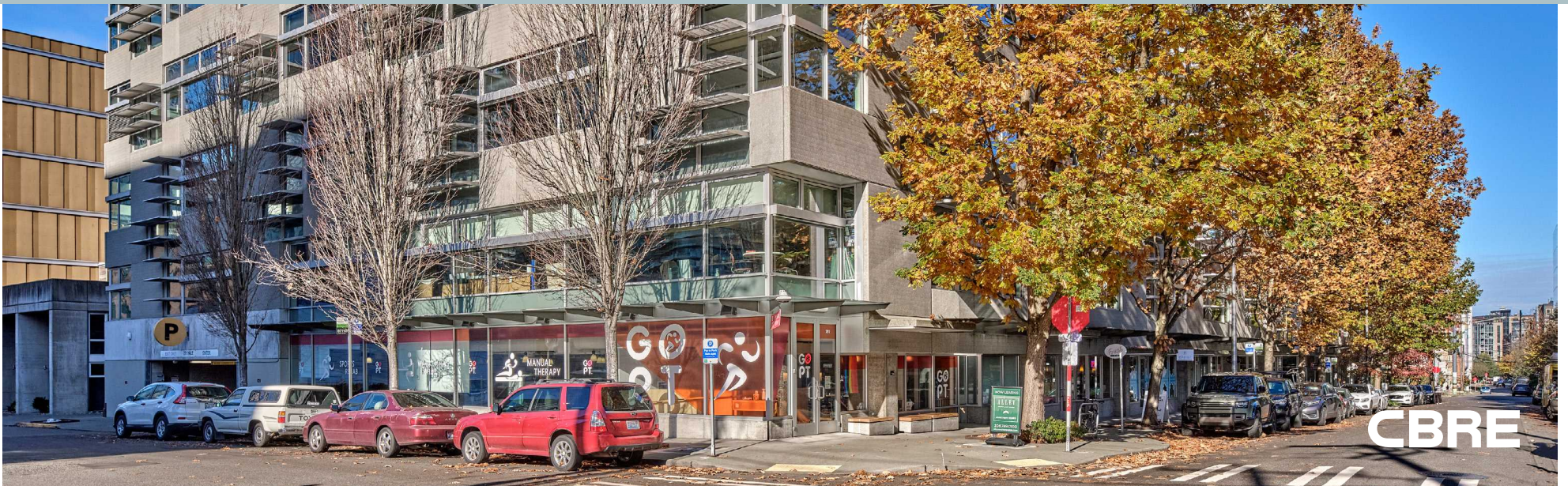


221 Yale Avenue N
Seattle, WA

ALLEY 24





The LOCATION



The Cascade Neighborhood is the most densely populated residential area in South Lake Union, with over 14,800 housing units as of 2022



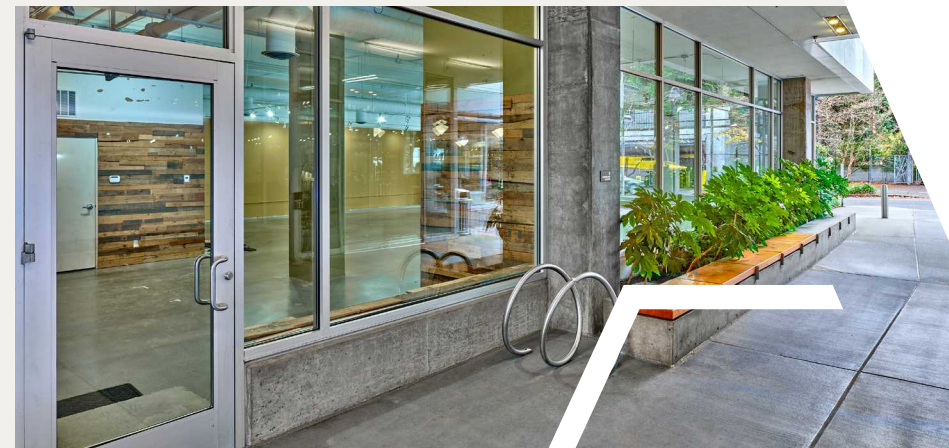
30,000 SF of ground floor retail space across the street from the REI flagship store



Mixed use project with 200,000 SF of office space (900 workers) and 172 market-rate apartments (350 residents)



Co-tenants include Espresso Vivace, Bury Me in Gold, Feathered Friends, & GolfTec





The NEIGHBORHOOD

2024 Demographics	1 mile	3 miles	5 miles
Population	98,733	283,725	515,818
Daytime Population	169,384	355,713	452,128
2029 Projected Population	101,509	290,246	524,501
Number of Households	64,118	154,010	256,292
Average Household Income	\$138,853	\$141,495	\$148,006

Source: CoStar

- Restaurant/Café
- Grocery/Services/Supplies
- Coffee/Smoothie/Sweets
- Fitness, Health & Wellness
- Nightclub/Bar
- Cultural/Activities/Tourism
- Retail
- SLU Streetcar



The OPPORTUNITY



Corner space with excellent visibility and site lines



Common area restrooms for staff & guests



Wide open interiors



Asking rate \$25.00 PSF, NNN's \$16.76 PSF



ALLEY 24

221 Yale Avenue N | Seattle, WA



FOR RETAIL LEASING INFORMATION:

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