

# 1411 FOURTH AVE RETAIL

*Prime street-level  
retail space in heart  
of Seattle's Central  
Business District*

1411 4TH AVE, SEATTLE, WA

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**km** Kidder  
Mathews



*Superior retail location with high-volume pedestrian traffic on Fourth Avenue and Union Street.*



**ICONIC  
TOURIST  
DESTINATION**



**HIGH-  
VISIBILITY  
STOREFRONT**



**STRONG  
DEMOGRAPHIC  
GROWTH**



**TRANSIT  
PARADISE  
98/100**



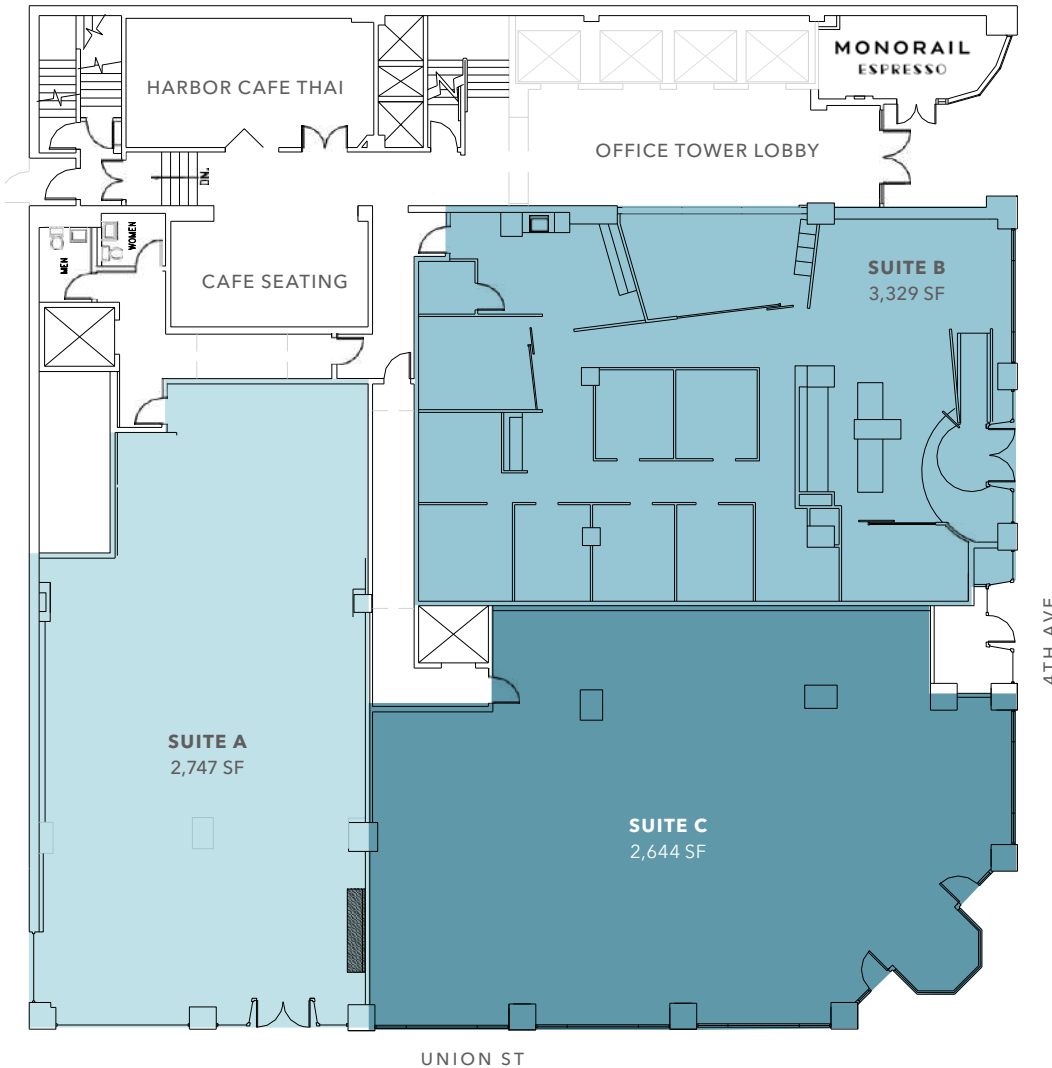
**PRIME RETAIL  
OPPORTUNITIES**



**100/100  
WALKERS  
PARADISE**

- Located in Seattle's Central Business District
- 3 spaces available
  - Suite A - 2,747 SF
  - Suite B - 3,329 SF
  - Suite C - 2,644 SF
  - All spaces can be combined for a total of 8,720 SF

# SUITE ABAILABILITES



*2,747 SF*

SUITE A

*3,329 SF*

SUITE B

*2,644 SF*

SUITE C

*8,720 SF*

SUITE A+B+C



TAKE VIRTUAL  
TOUR OF SUITE A

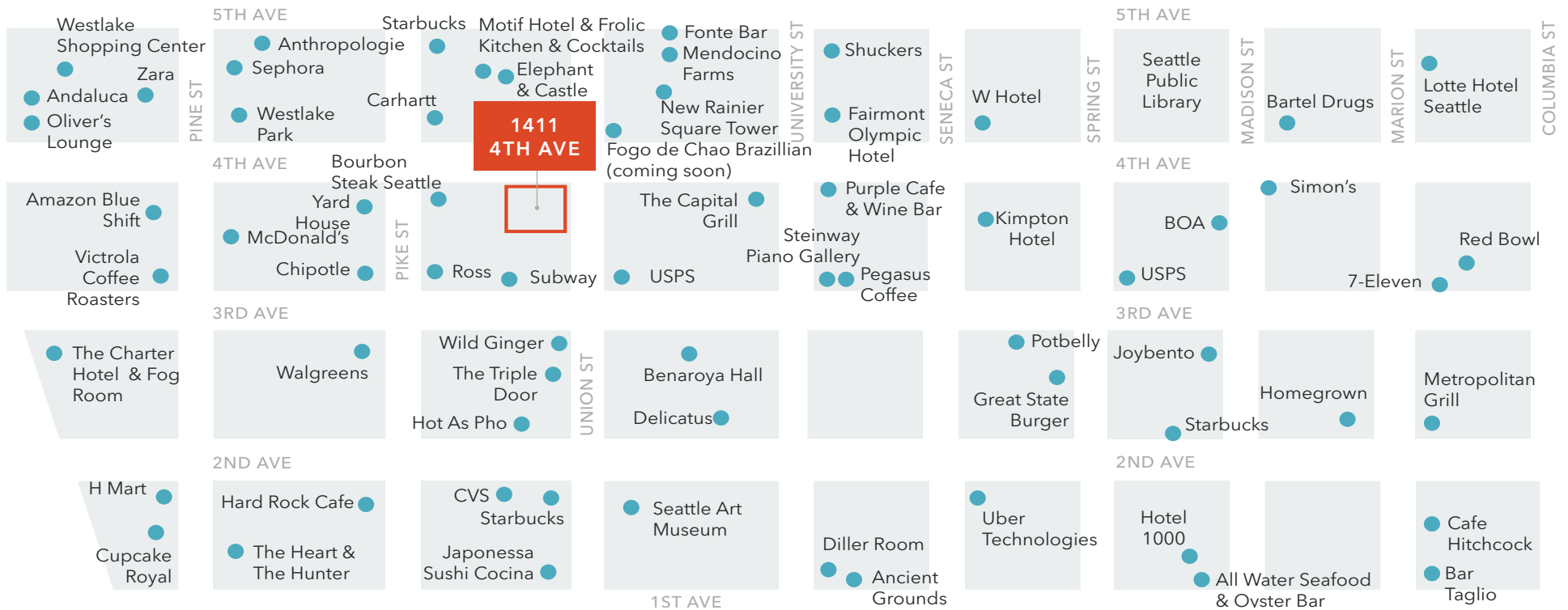


TAKE VIRTUAL  
TOUR OF SUITE B

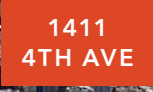
# BE IN THE *CENTER* OF SEATTLE'S *REFRESHED* RETAIL DISTRICT

Positioned at the dynamic junction of Union Street and 4th Avenue this commercial space boasts exceptional visibility and accessibility. With the Westlake Light Rail station, Rainier Tower, and Westlake Shopping Center just blocks away.

Iconic tourist destinations are just down the road, with 10M+ overnight visitors annually to Seattle's Pike Place Market, Seattle Center, Seattle Art Museum and more.



# 1411 FOURTH AVE RETAIL



AVAILABLE FOR LEASE

KIDDER MATHEWS

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION (2023)	91,378	255,095	502,177
PROJECTED POPULATION (2028)	110,173	293,299	557,412
PROJECTED ANNUAL GROWTH (2023-2028)	18,795 (4.1%)	38,204 (3.0%)	55,235 (2.2%)

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
ESTIMATED HOUSEHOLDS (2023)	58,968	144,296	254,931
PROJECTED HOUSEHOLDS (2028)	70,850	164,844	282,840
PROJECTED ANNUAL GROWTH (2023-2028)	11,882 (4.0%)	20,549 (2.8%)	27,909 (2.2%)
ESTIMATED AVERAGE HOUSEHOLD INCOME (2023)	\$127,249	\$166,698	\$175,906
PROJECTED AVERAGE HOUSEHOLD INCOME (2028)	\$115,022	\$159,113	\$173,235

## DAYTIME DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	12,616	25,285	41,888
TOTAL EMPLOYEES	172,265	284,937	400,277

Data Source: ©2023, Sites USA



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*Exclusively leased by*

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Mathews**