

FOR LEASE

BELLTOWN TOWERS RETAIL

2506 2ND AVE | SEATTLE, WA



±13,468 SF
AVAILABLE



TAKE
VIRTUAL
TOUR

KIDDER.COM

AvalonBay
COMMUNITIES

km Kidder
Mathews



*±13,468 SF Retail for Lease,
below 275 multifamily units in
Seattle's Belltown neighborhood*



±13,468 RSF
AVAILABLE



275
MULTIFAMILY
UNITS ABOVE



ONSITE
PARKING



97 WALKING
SCORE



HIGHLY
VISIBLE ON
2ND AVE



BLOCKS FROM
WESTLAKE
LIGHT RAIL

Features a resident customer base with 275 multifamily units above the retail space

Dense residential and visitor population

15 onsite parking spaces

Located in downtown Seattle, blocks from the Westlake Center / Westlake light rail station and innumerable amenities

257,000 daytime employees in a 2-mile radius and over \$3 billion in annual consumer spending

Potential to demise space

NNNs approx. \$14/SF. Contact brokers for more information.

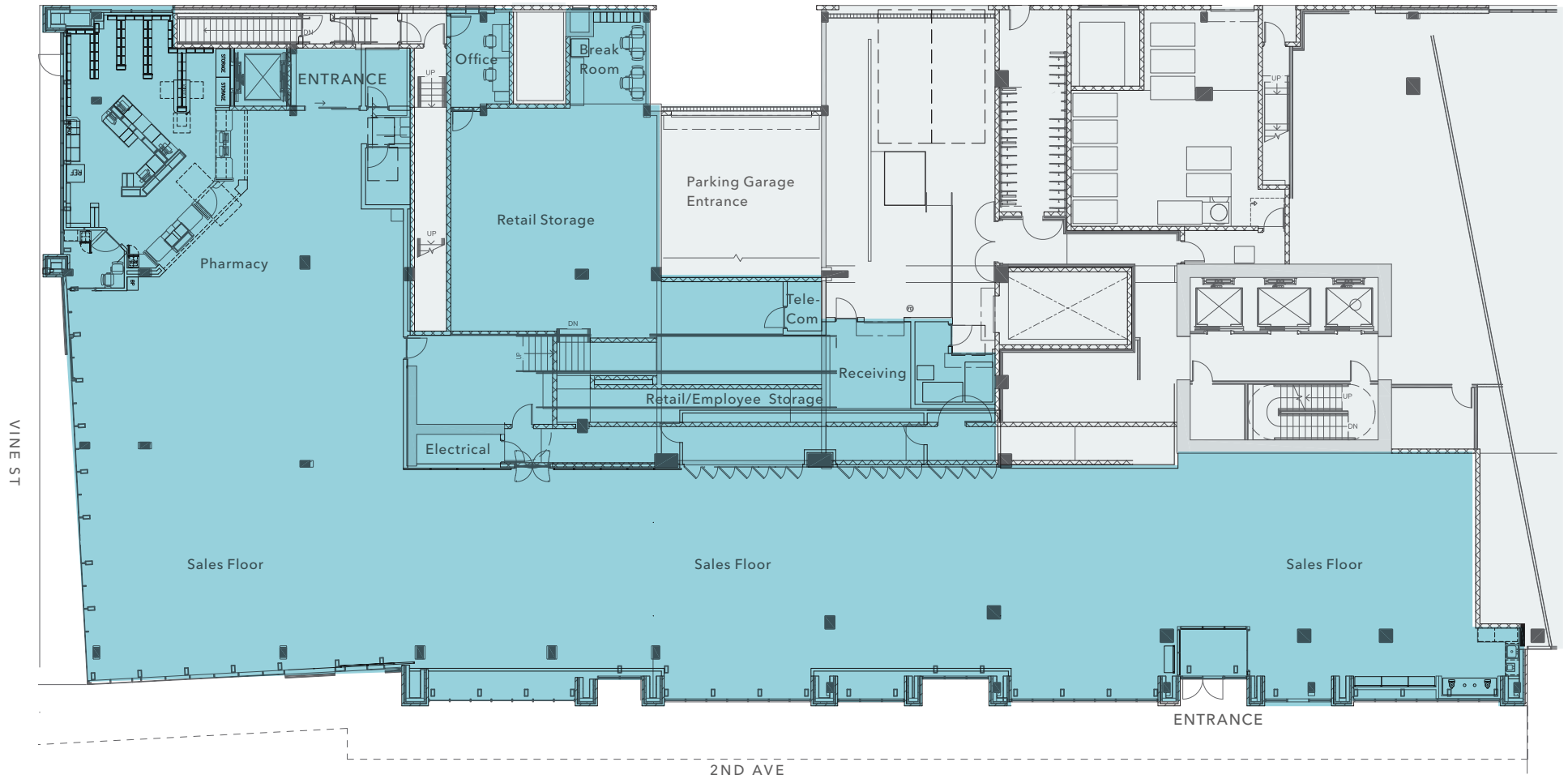
BELLTOWN TOWERS RETAIL



±13,468 SF
AVAILABLE



FLOOR PLAN



13,468 RSF

AVAILABLE

\$14/SF

APPROXIMATE NNN'S

±215'

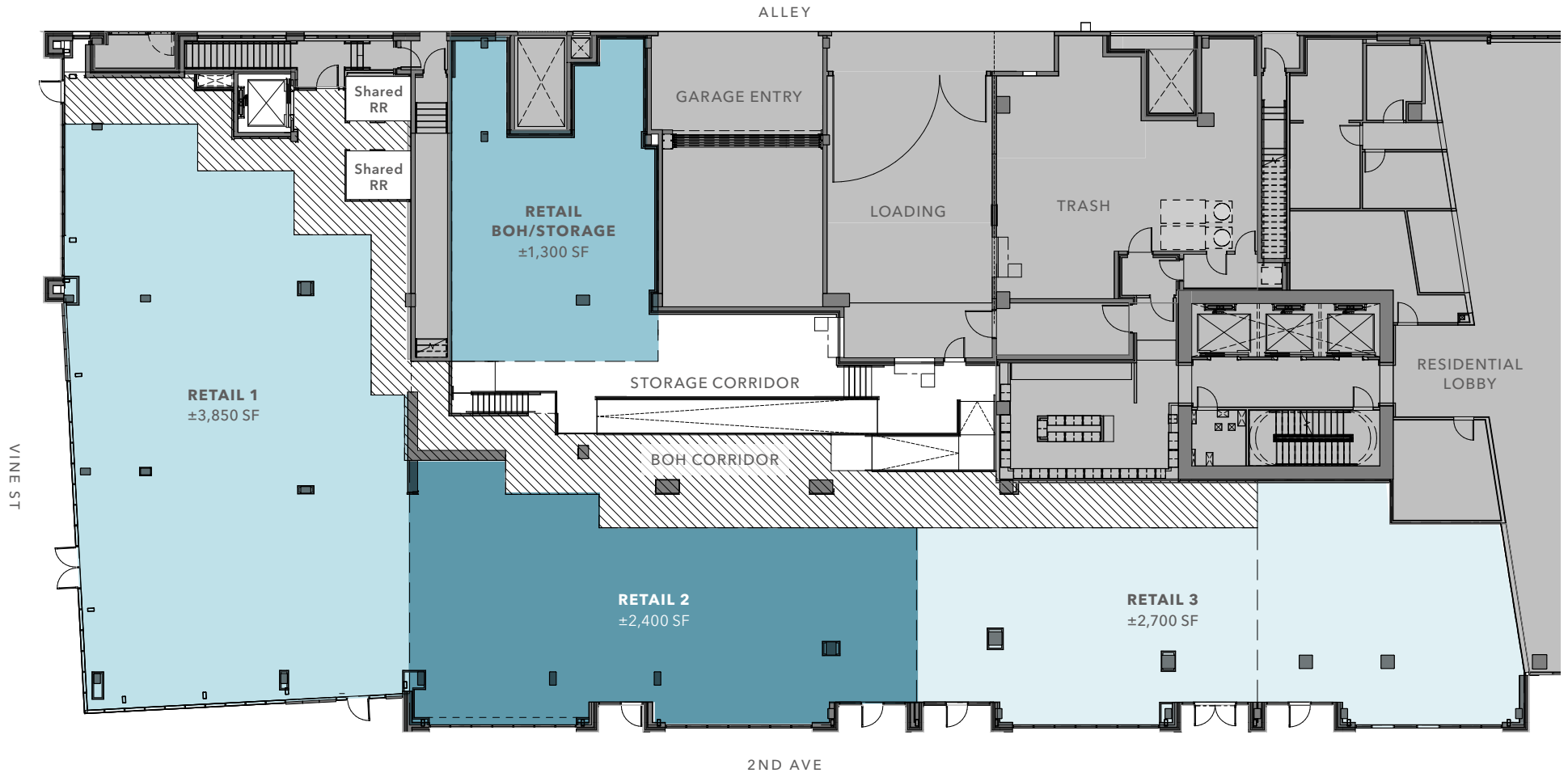
FRONTAGE

14,882+

VEHICLES PER DAY AT
WALL ST & 2ND AVE



DEMISING FLOOR PLAN



±3,850 SF

RETAIL 1

±2,400 SF

RETAIL 2

±2,700 SF

RETAIL 3

±1,300 SF

RETAIL BOH/STORAGE



THE NEIGHBORHOOD



PIKE PLACE MARKET



THE CROCODILE



ACE HOTEL



WESTLAKE CENTER



CLODBURST BREWING



LA PARISIENNE FRENCH BAKERY



MACRINA BAKERY

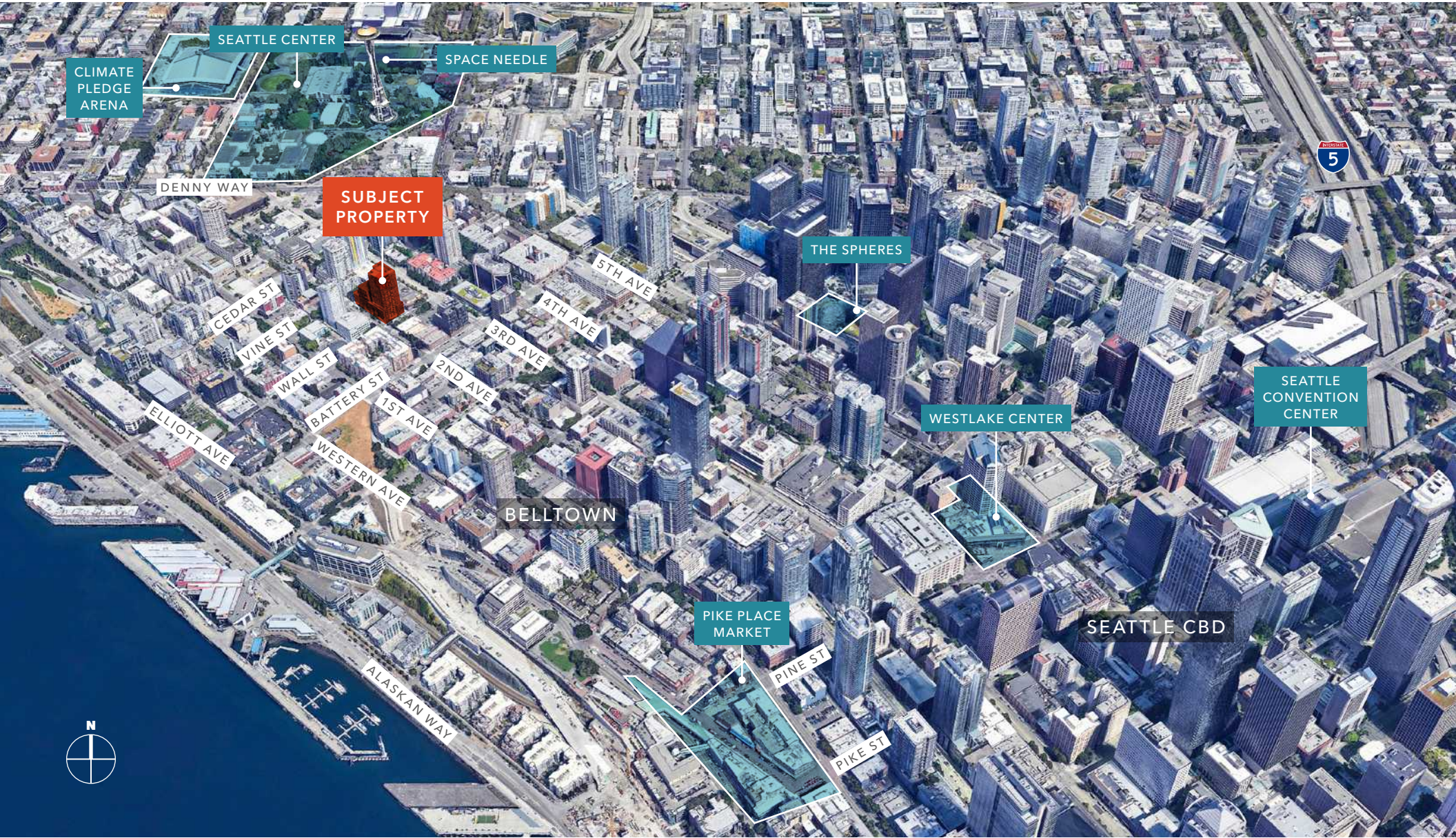


EL GAUCHO



NAVY STRENGTH

BELLTOWN TOWERS RETAIL



DEMOGRAPHICS

POPULATION	.5 Mile	1 Mile	1.5 Miles
2020 CENSUS	21,311	55,885	106,157
2023 ESTIMATED	25,493	66,781	121,748
2028 PROJECTED	28,555	78,668	139,438
2023-2028 PROJECTED GROWTH	2.4%	3.6%	2.9%

MEDIAN AGE & GENDER	.5 Mile	1 Mile	1.5 Miles
MEDIAN AGE	35.2	37.1	36.0
FEMALE	44.4%	45.9%	45.3%
MALE	55.6%	54.1%	54.7%

HOUSEHOLD INCOME	.5 Mile	1 Mile	1.5 Miles
2023 MEDIAN	\$163,719	\$144,258	\$133,738
2028 MEDIAN PROJECTED	\$169,946	\$149,814	\$138,925
2023 AVERAGE	\$174,53	\$147,029	\$142,689
2028 AVERAGE PROJECTED	\$171,315	\$136,251	\$135,640
2023 RETAIL EXPENDITURE	\$870.33M	\$1.97B	\$3.34B



Data Source: ©2024, Sites USA

BELLTOWN TOWERS RETAIL

Exclusively leased by

JASON MILLER

First Vice President

206.296.9649

jason.miller@kidder.com

RYAN JONES

Senior Vice President

425.450.1117

ryan.jones@kidder.com

MATT WEISGERBER

Senior Associate

425.450.1122

matt.weisgerber@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

AvalonBay
COMMUNITIES

km Kidder
Mathews