

# FOR LEASE RESTAURANT/RETAIL

## ARLO

4720 Rainier Ave South, Seattle, WA 98118



For more information please contact:

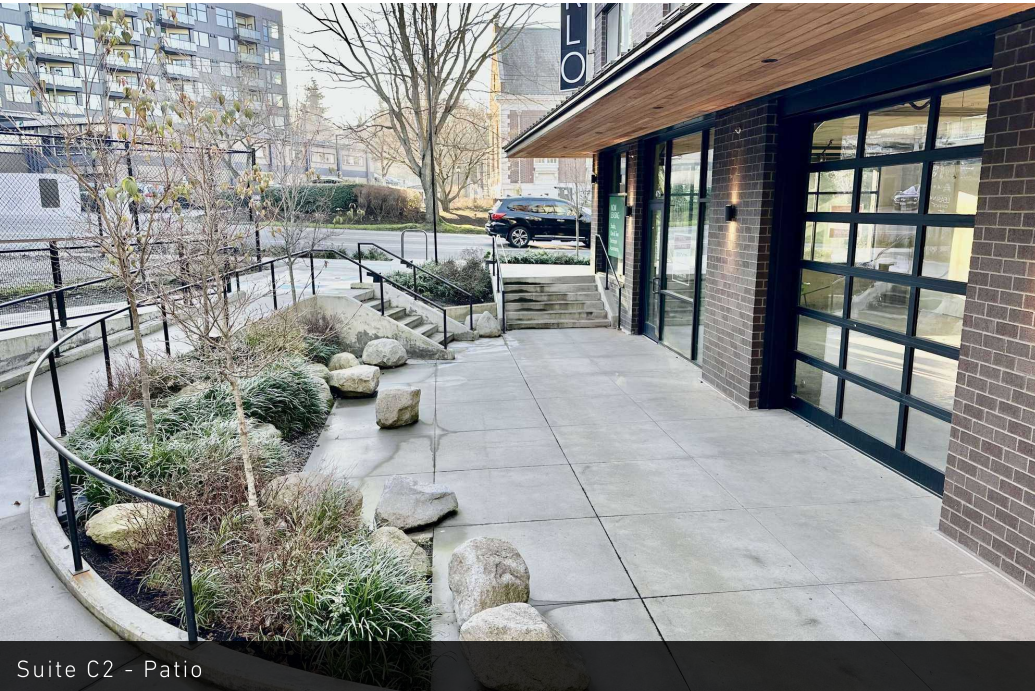
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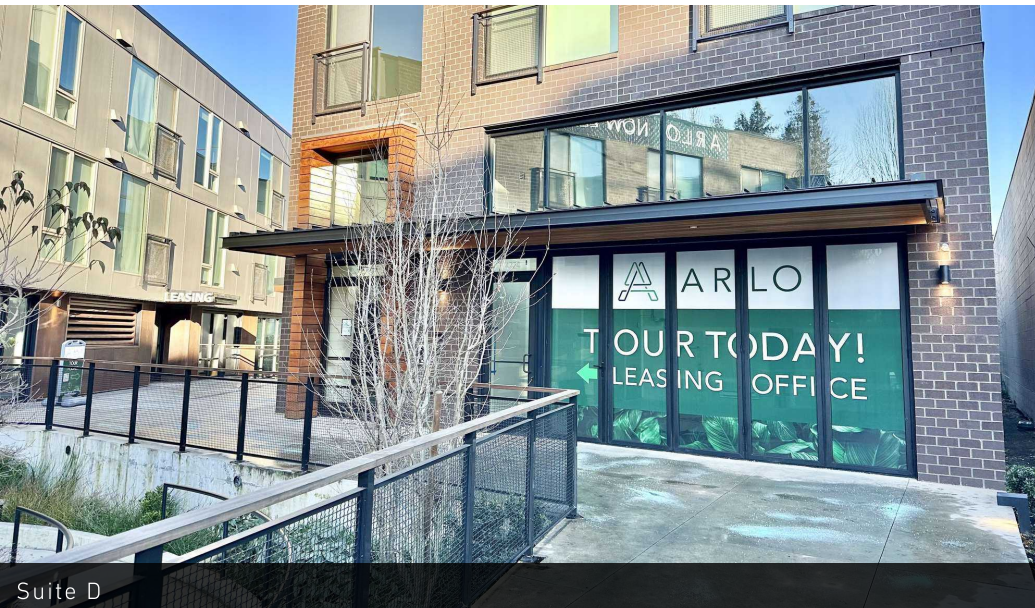


4720 RAINIER AVE S, SEATTLE, WA 98118

# RESTAURANT/RETAIL FOR LEASE



Suite C2 - Patio



Suite D

## THE OPPORTUNITY

[WWW.ARLOSEATTLE.COM](http://WWW.ARLOSEATTLE.COM)

- Located at the base of Arlo Apartments, a 243-unit apartment project who achieved One Green Globe level certification for implementing practical and measurable solutions in areas including sustainable site development, water savings and energy efficiencies
- Shell condition: concrete floors, operable storefront, Type 1 Duct (Suite C2), full floor retail garage, high ceilings, visibility to Rainier Ave
- Building Co-Tenants: BECU and Emerald City Athletics
- Surrounding neighborhood businesses include PCC, All The Best Pet Care, Olympia Coffee Roasting, Jackalope Tex Mex + Cantina, Tutta Bella Pizzeria, La Medusa, Columbia Park
- Annual Rent: \$38/SF plus 2024 NNN \$7.25



61

TRANSIT SCORE



93

WALK SCORE



83

BIKE SCORE



115,484

TOTAL POPULATION



44,884

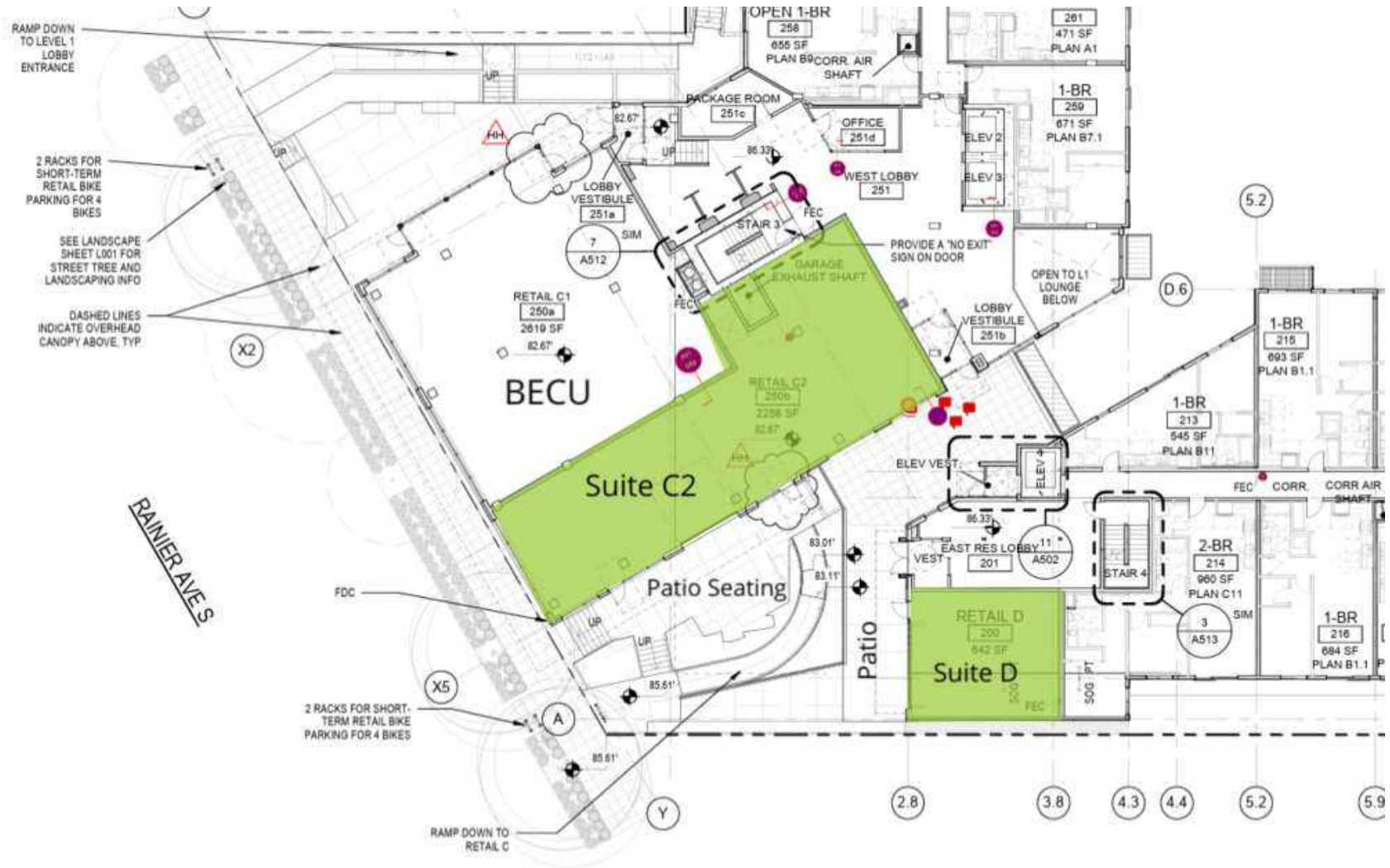
TOTAL HOUSEHOLDS



105,902

MEDIAN INCOME

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## AVAILABLE SPACES

| SUITE      | TENANT    | SIZE (SF) | EST. NNN | LEASE RATE    | DESCRIPTION   |
|------------|-----------|-----------|----------|---------------|---|
| ■ Suite C2 | Available | 2,417 SF  | \$7.25   | \$38.00 SF/yr | Features Type 1 hood shaft, large dedicated patio, garage roll-up door, great natural light. Ideal for restaurant, cafe or retail   |
| ■ Suite D  | Available | 681 SF    | \$7.25   | \$38.00 SF/yr | Rare small vacancy features high ceilings, operable folding "nano wall", and great natural light. Ideal for wine bar, ice cream shop, coffee shop, bakery, retail, flower shop, salon/skincare, art gallery, service office |

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**ARLO COLUMBIA CITY**  
4720 Rainier Ave S

Columbia Park

PCC Community Markets

La Medusa

Emerald City Athletics

All The Best Pet Care

Olympia Coffee Roasting

Jackalope Tex Mex & Cantina

Tutta Bella Neapolitan Pizzeria

Ohler's Island