

FOR LEASE

FORMER AMAZON FRESH



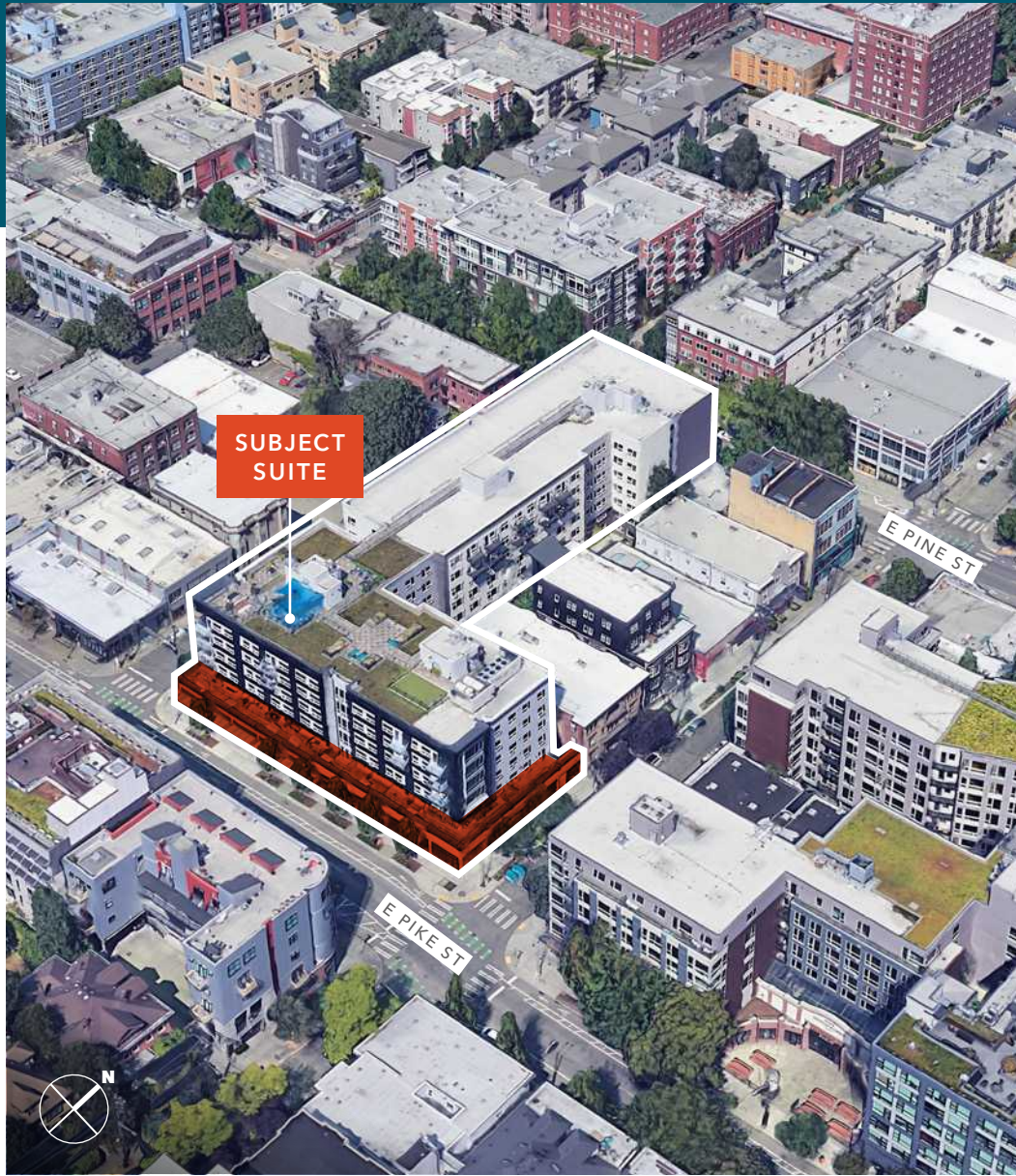
Take Virtual Tour

10,401 SF AVAILABLE

610 E PIKE ST, SEATTLE, WA

AvalonBay
COMMUNITIES

km Kidder
Mathews



*±10,401 SF Former Grocery Retail
for Lease, below 249 multifamily
units in Seattle's Capitol Hill*



**10,401 SF
AVAILABLE**



**249
MULTIFAMILY
UNITS ABOVE**



**ONSITE
PARKING**



**97 WALKING
SCORE**



**HIGHLY
VISIBLE ON
E PIKE ST**



**BLOCKS FROM
WESTLAKE
LIGHT RAIL**

Former small format grocer

Capitol Hill is one of Seattle's most vibrant neighborhoods, known for its bustling nightlife and dynamic energy

Approximately 58 retail parking stalls

The area features diverse dining options, boutique shopping, and a thriving arts and culture scene

It attracts a mix of young professionals, families, and visitors, making it a hub of activity

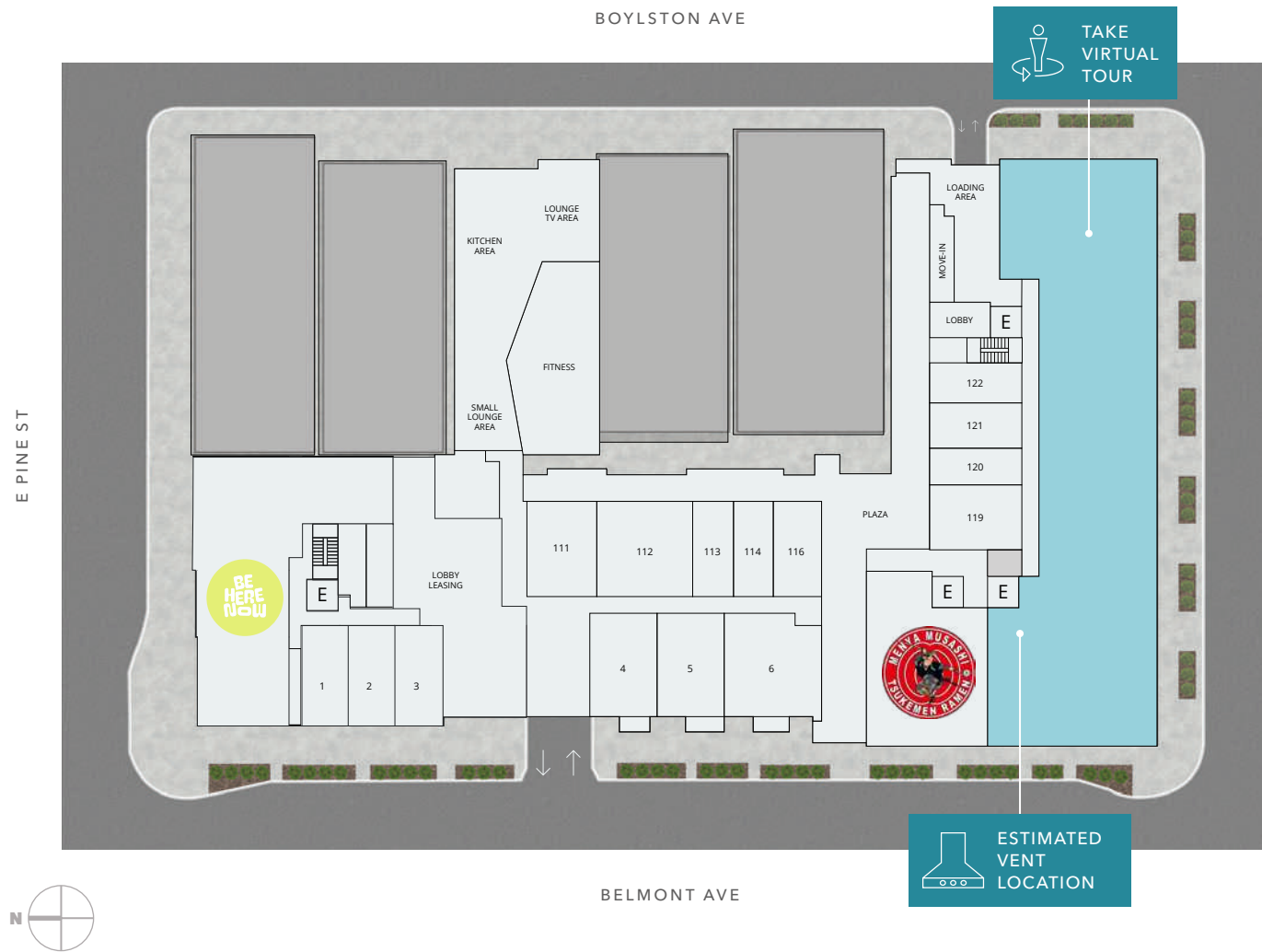
610 E Pike St is situated on a high-traffic street, offering excellent visibility and accessibility

Commercial restaurant venting available

Contact brokers for more information

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SITE PLAN



10,401 SF

AVAILABLE

VENTING

FOR COMMERCIAL
RESTAURANT AVAILABLE

CALL

BROKERS FOR RATES

JASON MILLER

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RYAN JONES

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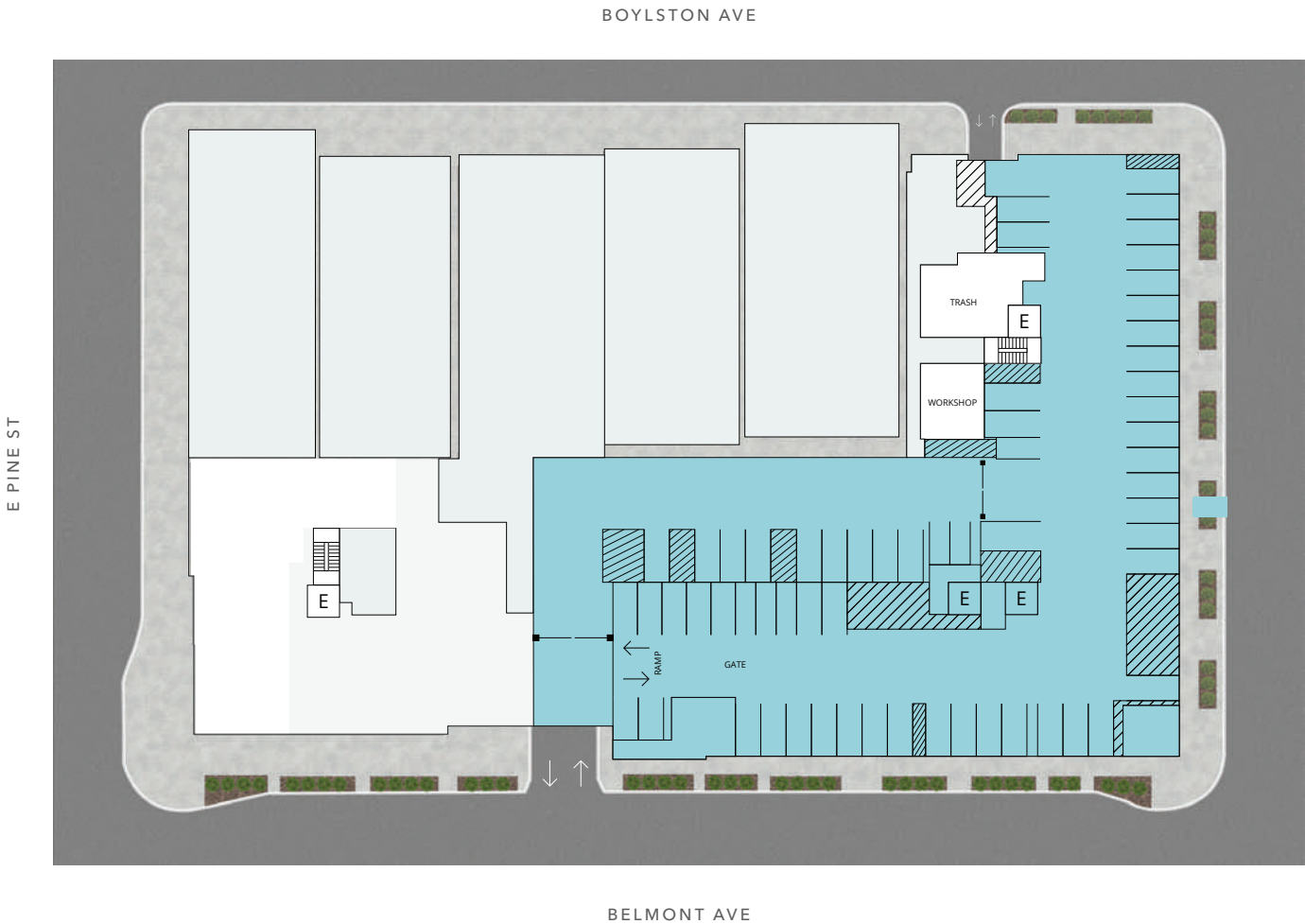
MATT WEISGERBER

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AVAILABLE FOR LEASE

KIDDER MATHEWS

RETAIL PARKING



±58

PARKING STALLS

E PIKE ST



FORMER AMAZON FRESH

Be Part of Capitol Hill



Join Seattle's Most Lively Neighborhood

PIKE/PINE CORRIDOR



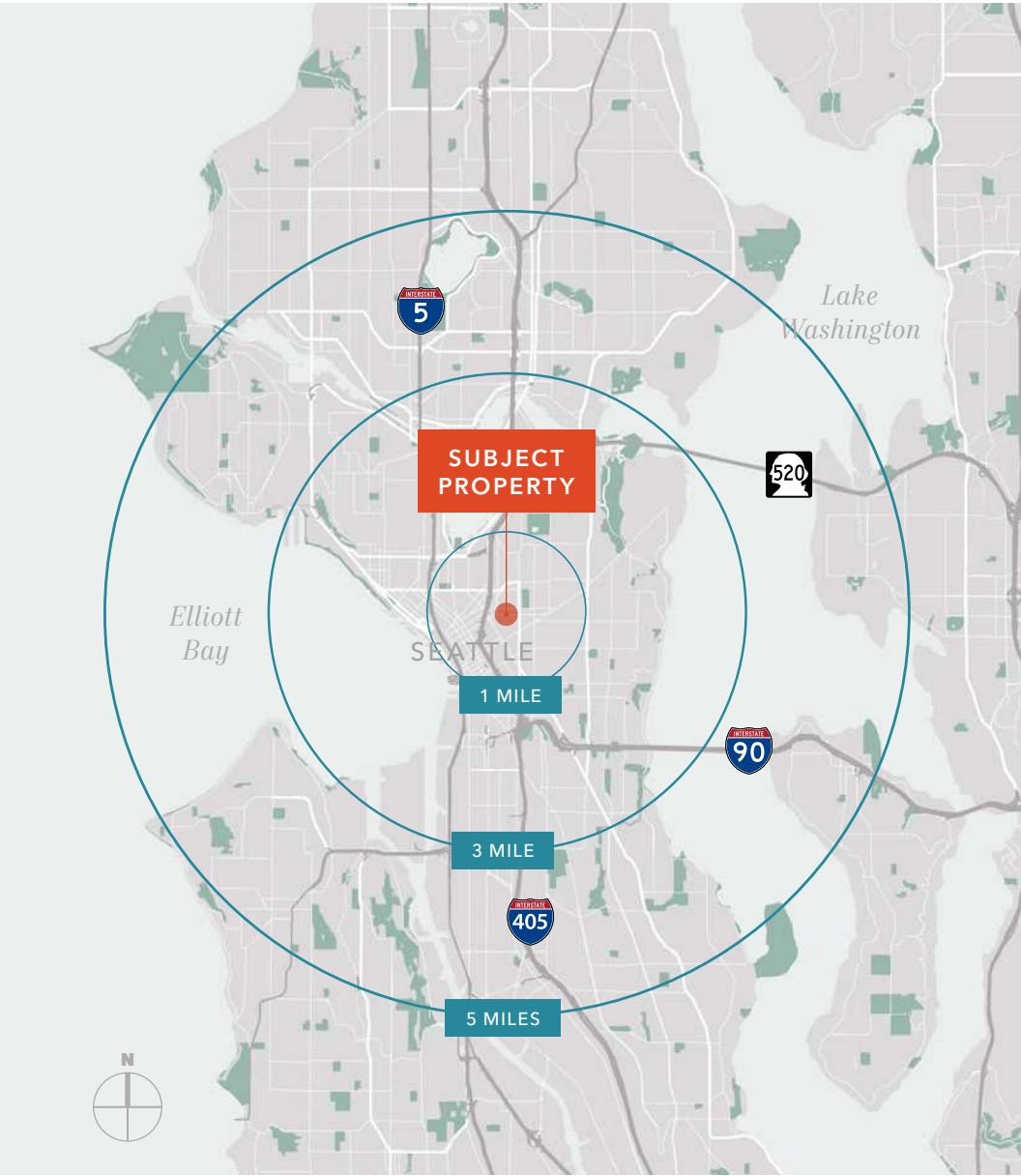
DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Miles
2020 CENSUS	56,015	130,846	239,230
2024 ESTIMATED	108,552	266,902	520,802
2029 PROJECTED	122,131	291,937	558,083
2024-2029 PROJECTED GROWTH	2.5%	1.9%	1.4%

MEDIAN AGE & GENDER	1 Mile	3 Mile	5 Miles
MEDIAN AGE	33.0	34.5	35.3
FEMALE	41.7%	44.4%	46.2%
MALE	58.3%	55.6%	53.8%

HOUSEHOLD INCOME	1 Mile	3 Mile	5 Miles
2024 MEDIUM	\$119,343	\$131,234	\$137,355
2029 MEDIUM PROJECTED	\$124,953	\$135,753	\$141,080
2024 AVERAGE	\$161,706	\$187,124	\$194,120
2029 AVERAGE PROJECTED	\$170,812	\$196,063	\$202,692
2024 RETAIL EXPENDITURE	\$4.53 B	\$10.49 B	\$18.96 B

Data Source: ©2025, Sites USA



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Exclusively listed by

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