



RESTAURANT/CAFE + RETAIL FOR LEASE

Blake Taylor

WCCR

West Coast Commercial Realty





THE ART &
SCIENCE OF BEER
STOUP
BREWING
FEB. 2019


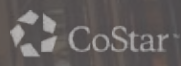
EAST UNION STREET

RETAIL FRONTAGE
Suite # 102 / 104

10th AVENUE

 **eVOLVE**

RETAIL FRONTAGE
Suite # 100

CBA  

Blake Talyor

206.931.0525

blake@wccommercialrealty.com

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DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC



EAST UNION STREET

10th AVENUE

CBA ICSC CoStar

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Suite #
102 and 104

SPACE DETAILS:

- central capitol hill location at e. union street & 10th avenue
- mixed-use 79 apartments
- 1st Generation restaurant/retail space
2,976 SF tot (divisible to 1,744 SF & 1,230 SF)
- open layout, tall storefront windows, framed restrooms, HVAC, exposed ceilings, concrete floors
- potential horizontal type 1 hood with a scrubber
- 4-5 secured employee parking stalls available

Suite # 100



SPACE DETAILS:

- turn-key restaurant operating as Betsutenjin Ramen
- type 1 hood / grease interceptor
- 848 SF
- contact broker for details



FLOOR PLAN



Floor Summary SQ. FT.
Total Occupant Area 8,022

Floor Service Area 816
 Shared Service Area 723
 Total Vertical 554

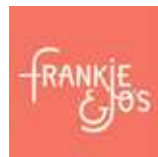
Suite #	Occupant Area
Suite 100	848
Suite 101	3,938
Suite 102 ^a	1,744
Suite 103	262
Suite 104 ^a	1,230

^aArea includes proportional share of limited common area (LCA) SF.

PROPOSED WALL

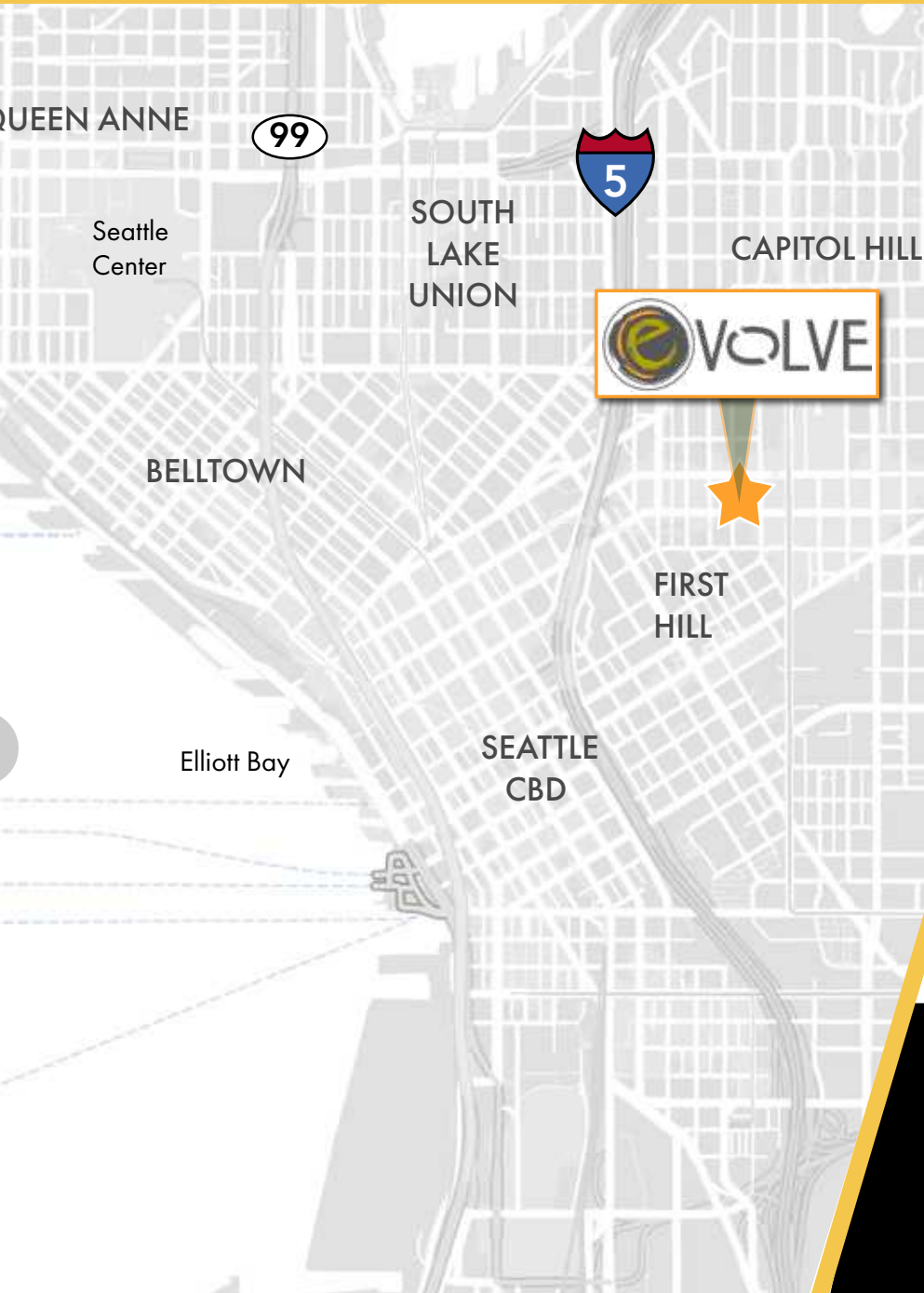


share the
block with





PIKE / PINE
RETAIL CORRIDOR



STRONG DEMOGRAPHICS

DAYTIME POPULATION

1-Mile: 83,250
 2-Mile: 83,250
 3-Mile: 213,450

TOTAL HOUSEHOLDS

1-Mile: 48,595
 2-Mile: 92,321
 3-Mile: 118,332

AVERAGE HOUSEHOLD INCOME

1-Mile: \$93,300
 2-Mile: \$115,467
 3-Mile: \$82,540





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