

ICONIC 1ST + UNION
RETAIL/RESTAURANT
AVAILABLE



ARCADE BUILDING

1st Avenue + Union Street | Seattle, WA 98101

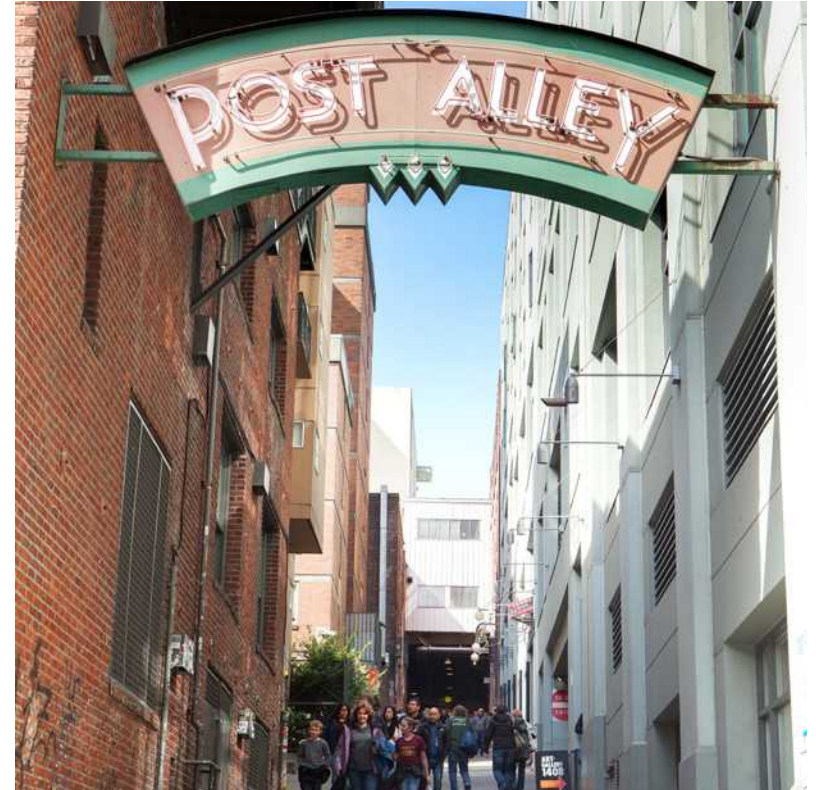


TRACY CORNELL
tracyc@gibraltarusa.com
206.948.0630

LAURA MILLER
laura@gibraltarusa.com
206.351.3573

1ST + UNION THE ARCADE BUILDING

- The Arcade Building is an iconic Pike Place Market property consisting of 79 residential units and 49,000 SF of retail
- Adjacent to The Four Seasons Hotel and Residences, Seattle Waterfront, and Seattle Art Museum
- This highly walkable location is steps away from the entrance to the Pike Place Market and the \$700M Seattle Waterfront Transformation opening Fall 2024
- Over 18,000 residents in the immediate Pike Place/ Waterfront neighborhood
- Over 6 hotels within walking distance of the site: Thompson Hotel, Inn at the Market, The Charter Hotel, The State Hotel, The Alexis, and The Pali Hotel





1ST + UNION THE ARCADE BUILDING

1403 1ST AVENUE:

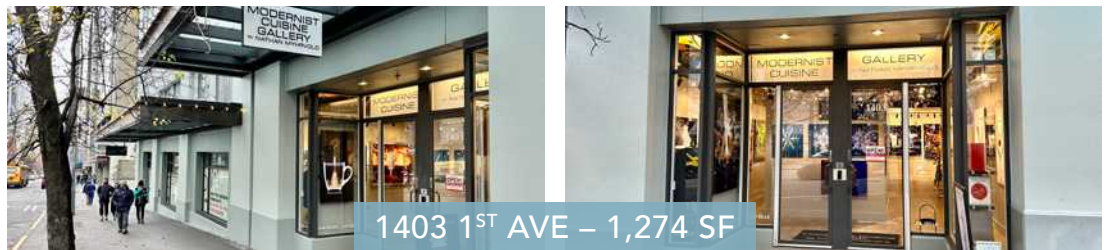
1,274 SF

- Beautiful gallery space build out
- Perfect for retail or café
- In-suite restroom
- Existing 2-ton HVAC
- No class one hood capability
- Rental Rate: \$55.00/SF plus NNN
- Estimated 2025 NNN: \$17.24

1401 1ST AVENUE:

2,744 SF

- Retail, restaurant, or cafe space with storefront visibility on 1st Avenue and Union Street
- Prime corner location
- Horizontally vented Type I hood or Type II hood possible
- In-suite restroom
- Rental Rate: \$55.00/SF plus NNN
- Estimated 2025 NNN: \$17.24





98
WALKSCORE

10M+
PIKE PLACE
MARKET
VISITORS

150K
DAYTIME
POPULATION

600K+
TRADE AREA
RESIDENTS

This map illustrates the Pike Place Market area in Seattle, highlighting the location of The Arcade Building. Key features include:

- Streets:** Virginia St, Stewart St, Pine St, 3rd Avenue, Pike St, 2nd Avenue, Pike St, Western Ave, Union St, Post Alley, 1st Avenue, University St, Pike Place Market, Seattle Waterfront Revitalization, and Pike Place Boulevard.
- Landmarks:** Pike Place Market (shaded gray area), Seattle Waterfront Revitalization (blue area), and The Arcade Building (orange star and label).
- Numbered Points of Interest:**
 - Green circles: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.
 - Purple circles: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14.
 - Blue circles: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.
 - Red circles: 1, 2, 3.
 - Gray circles: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16.
- Other Features:** A black line with a white circle containing '99' (likely a highway marker) and a blue arrow pointing towards the waterfront.

1. Pike Place Market
2. Seattle Aquarium
3. Seattle Great Wheel

1. El Gaucho
2. Seatown Seabar
3. Cutters Crabhouse
4. Virginia Inn
5. Kells Irish Restaurant & Bar
6. The Pink Door
7. Sushi Kashiba
8. Cafe Campagne

1. Showbox
2. Benaroya Hall
3. Seattle Art Museum

1. Orvis
2. Patagonia
3. Kitchen & Market
4. H Mart
5. Fjällräven
6. Rachel's Ginger Beer
7. Ellenos

1. Thompson Hotel
2. Charter Hotel
3. Inn at the Market

1. Viktoria Apartments
2. Eammons on 3rd
3. Helios
4. West Edge

1. Pike Brewing

9. Cupcake Royale
10. Lowell's Restaurant
11. Radiator Whiskey
12. Matt's in the Market
13. IL Bistro
14. Place Pigalle
15. Maximilien Restaurant
16. Von's 1000 Spirits

8. DeLaurenti Food & Wine
9. Ben Paris
10. Wells Fargo
11. KÜHL
12. Target
13. Dr. Martens
14. Vans

4. Palihotel
5. The State Hotel
6. Four Seasons Hotel

5. Harbor Steps
6. Waterfront Place
7. Waterfront Tower
8. Cyrene

THE ARCADE BUILDING SITE PLAN



1ST AVENUE

UNION STREET

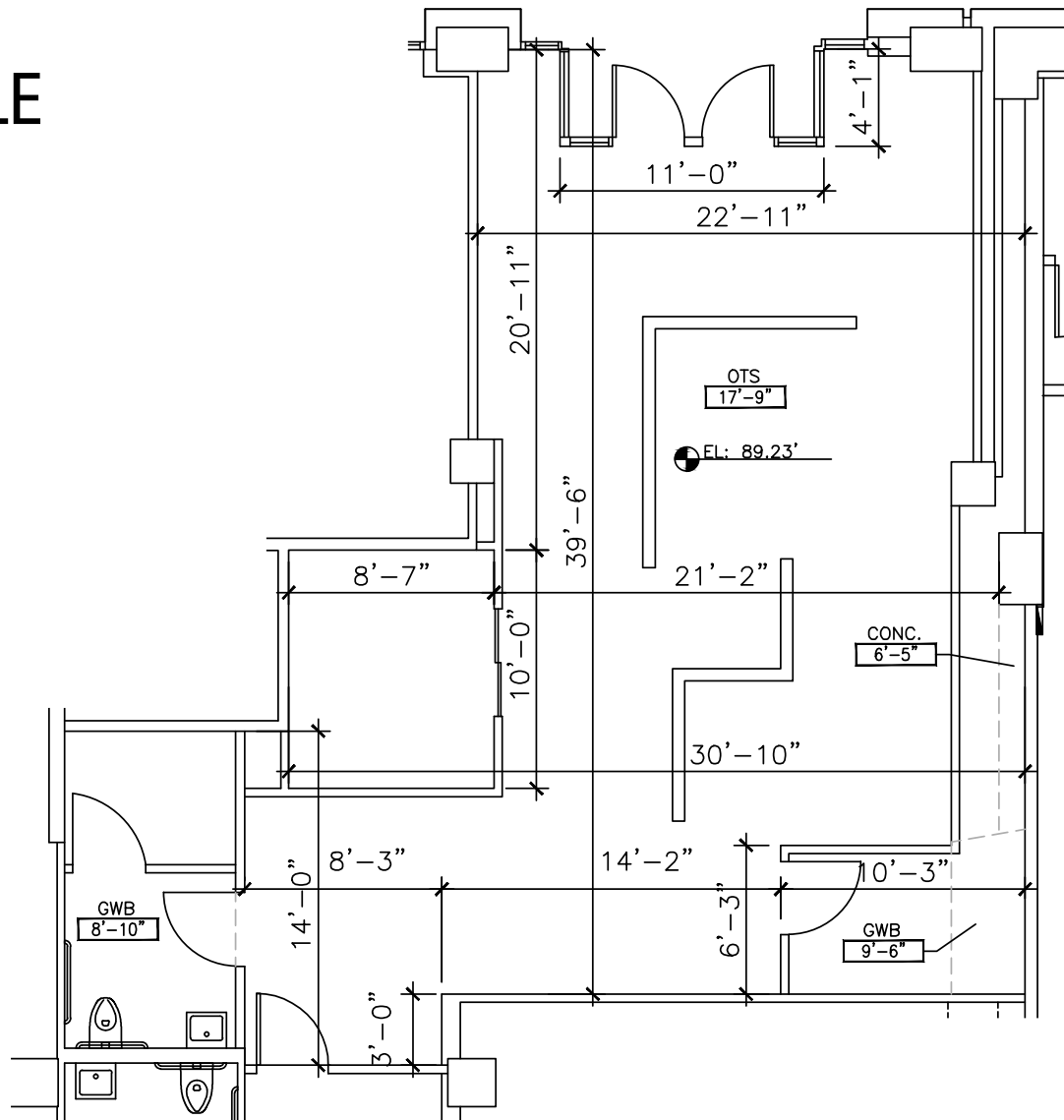




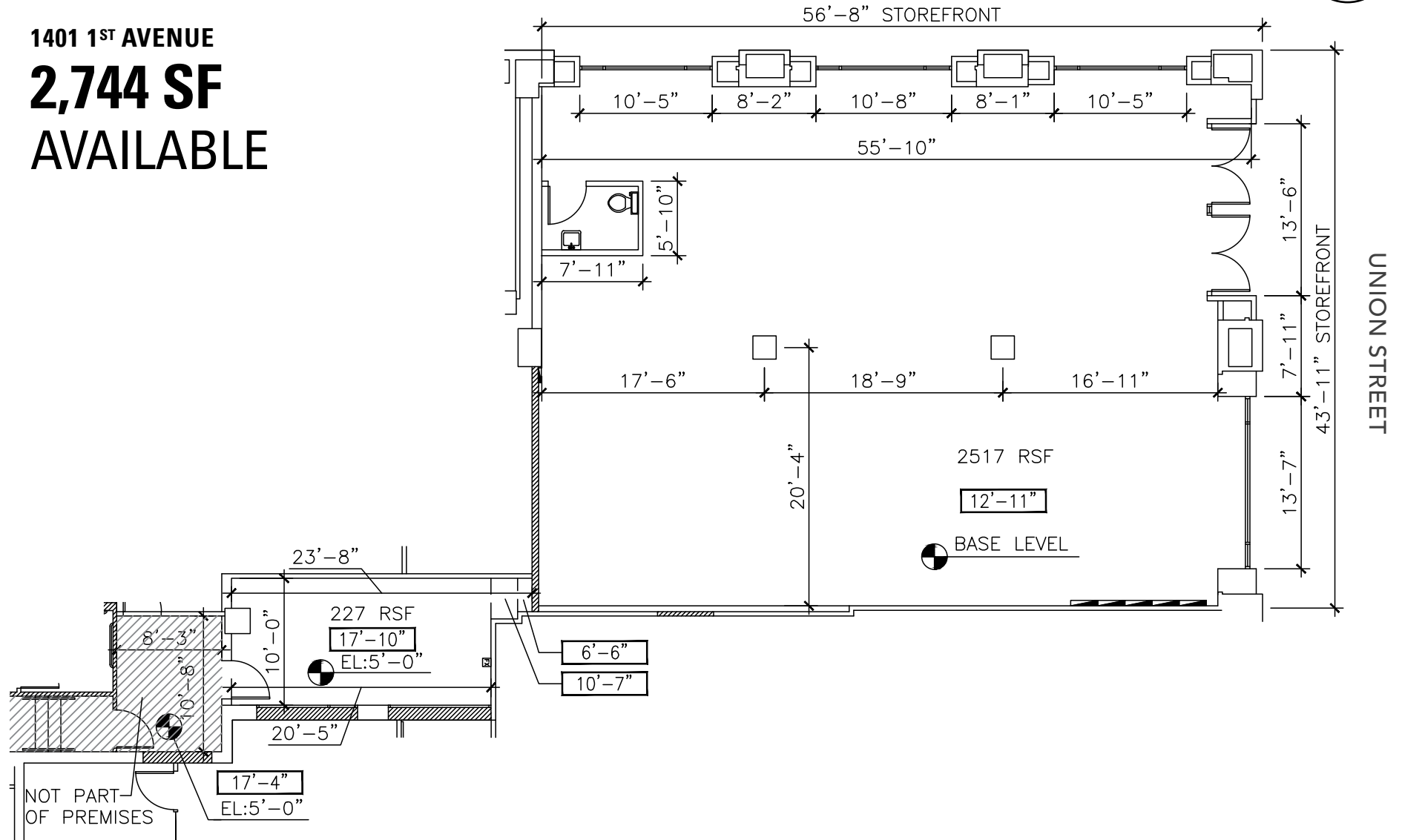
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