

FOR LEASE

8556 GREENWOOD

*3,500 SF Restaurant & Bar in the heart
of Seattle's Greenwood Neighborhood*

8556 GREENWOOD AVE N
SEATTLE, WA



WOMBI

FULL SERVICE • 24-HOUR SERVICE

OPEN

COINDEXIER'S
beer • booze • pinball

COINDEXIER'S
beer • booze • pinball

ARCADE
ROMANS
NAMCO

NAMCO
TIME CRISIS

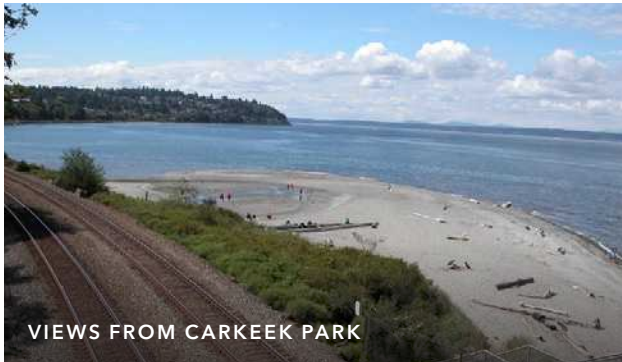
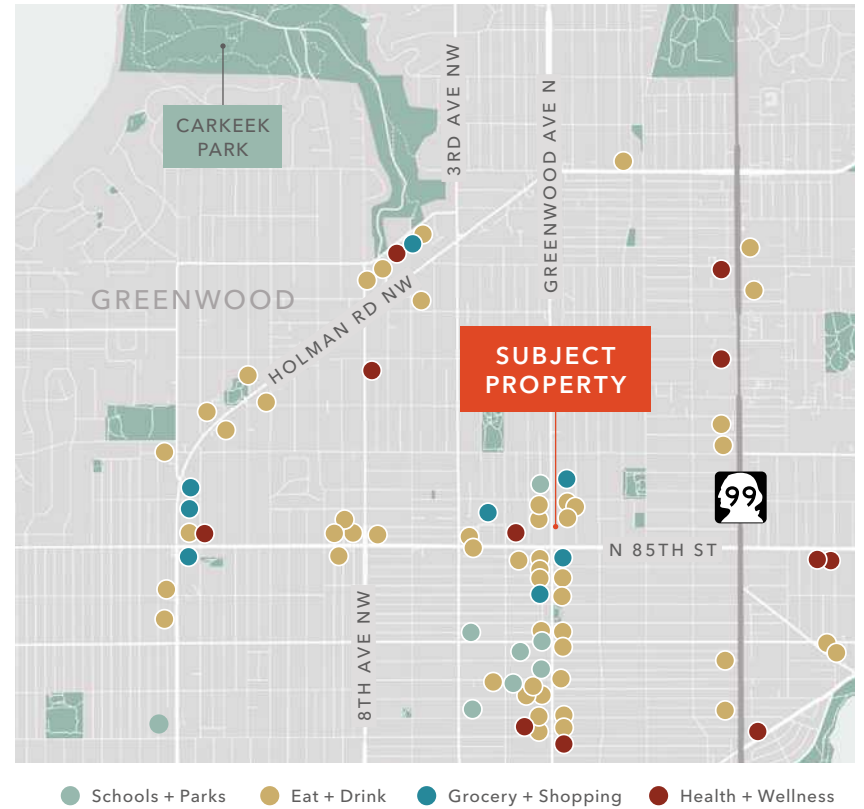
KIDDER.COM

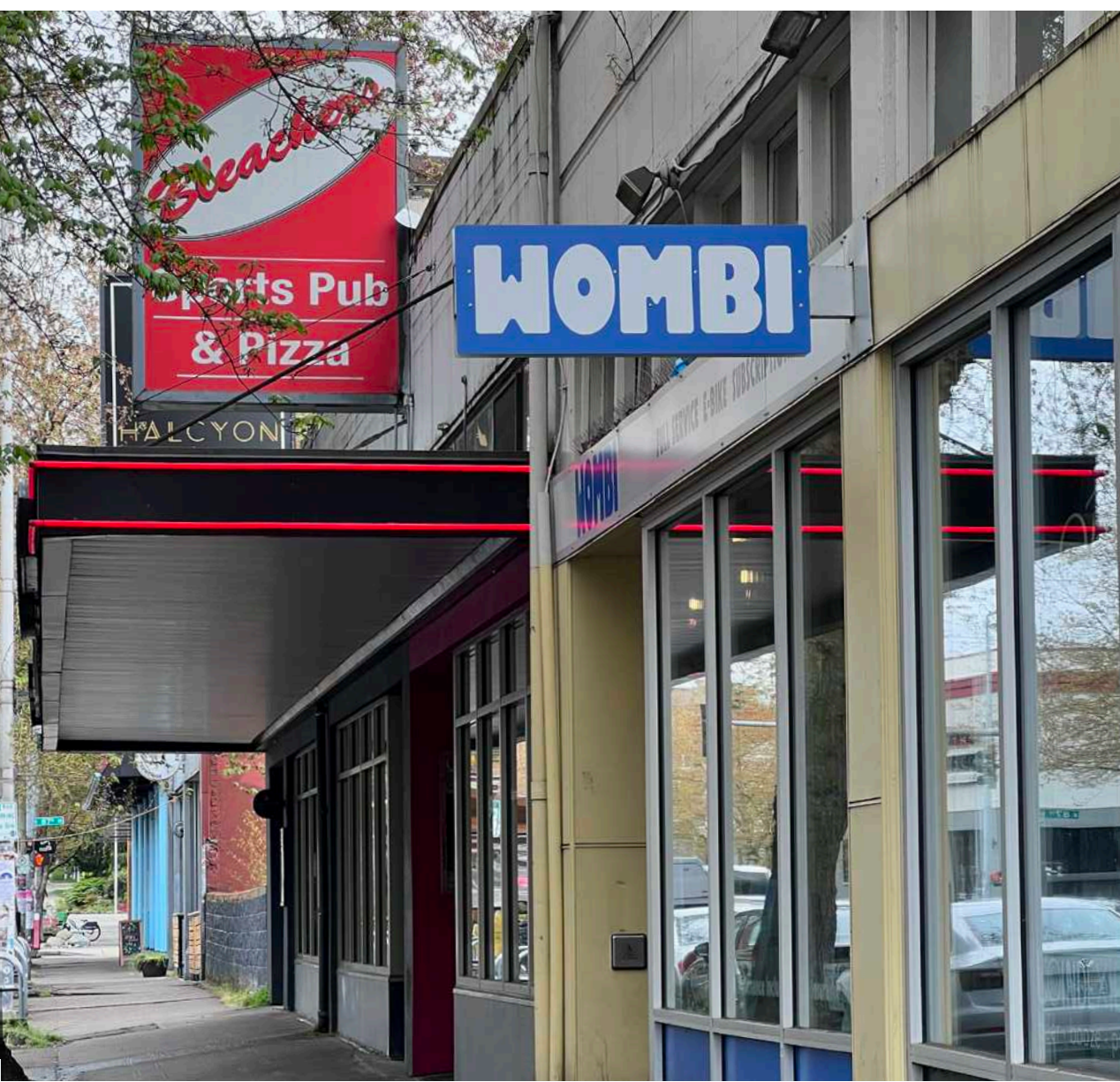
km Kidder
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GREENWOOD IS A *VIBRANT & CREATIVE* NEIGHBORHOOD

Greenwood continues to grow with new developments, events, restaurants, arts, and multifamily properties bringing in a new influx of residents.

Seattle's Greenwood neighborhood offers a captivating blend of urban and suburban characteristics. Its pedestrian-friendly ambiance is enhanced by an array of welcoming pubs, bars, eateries, shops, and parks. Notable annual events include the Greenwood Seafair Parade, the Seattle Car Show, and the lively Phinney Wood Phestivus celebration. Art enthusiasts are drawn to the area's local galleries and studios, with the Phinney Center Gallery being a highlight for its ever-changing exhibitions featuring local artists. This community also thrives as a hub for local theater performances, with the renowned Taproot Theater taking center stage.





Fantastic second generation restaurant or bar opportunity in the heart of Greenwood's bustling commercial district.

PROPERTY HIGHLIGHTS

3,500 SF available for lease

Efficient kitchen features a 4 foot type 1 hood and walk-in cooler

Situated on Greenwood Avenue with high pedestrian and vehicle traffic

Walk score of 95, Bike score of 90

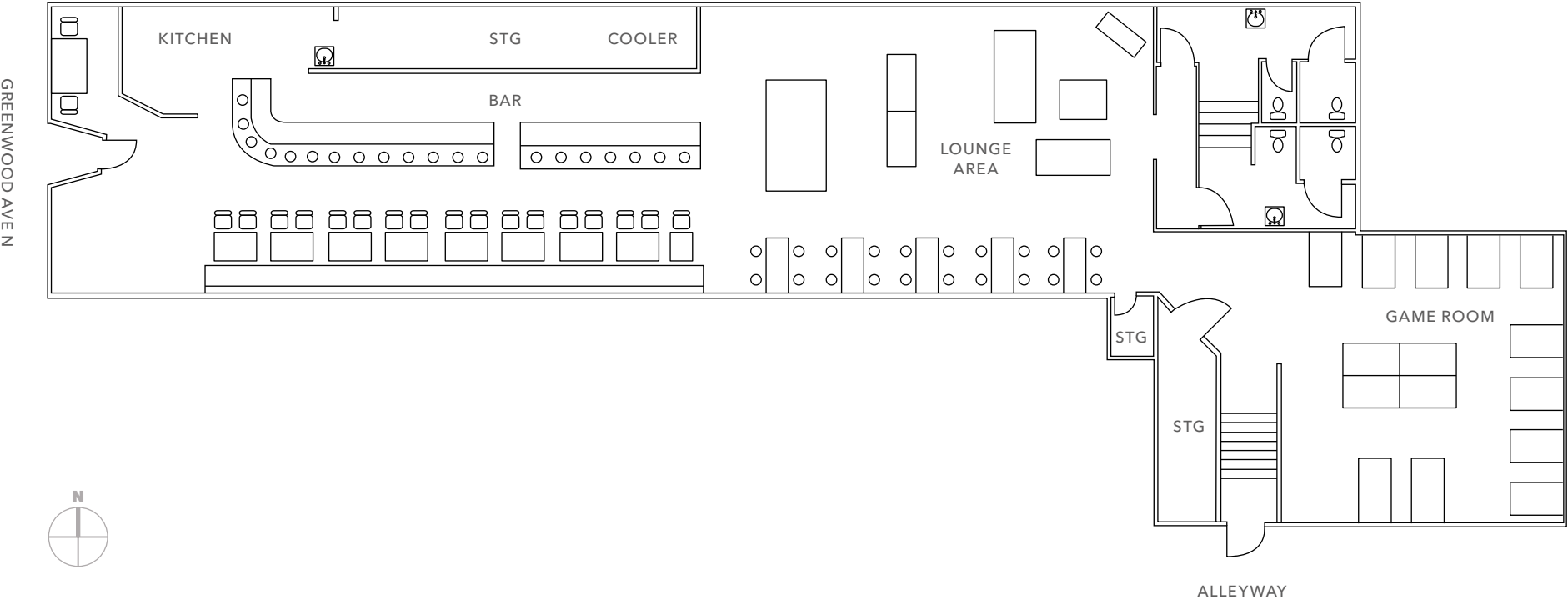
Surrounding business include Trader Joe's, Taproot Theatre, Greenwood American Bistro, Flint Creek Cattle Co., Bar Sur Mer, Coffeeholic, North Star Diner, Halcyon Brewing, and Razzi's Pizza

Rental rate is negotiable

NOW
AVAILABLE

\$5.75/SF
NNN

FLOOR PLAN



3,500 SF

AVAILABLE

NOW

AVAILABLE

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	30,983	201,848	371,585
2020 CENSUS	35,587	238,499	439,865
2024 ESTIMATED	36,852	246,246	455,960
2029 PROJECTED	39,170	259,685	476,797

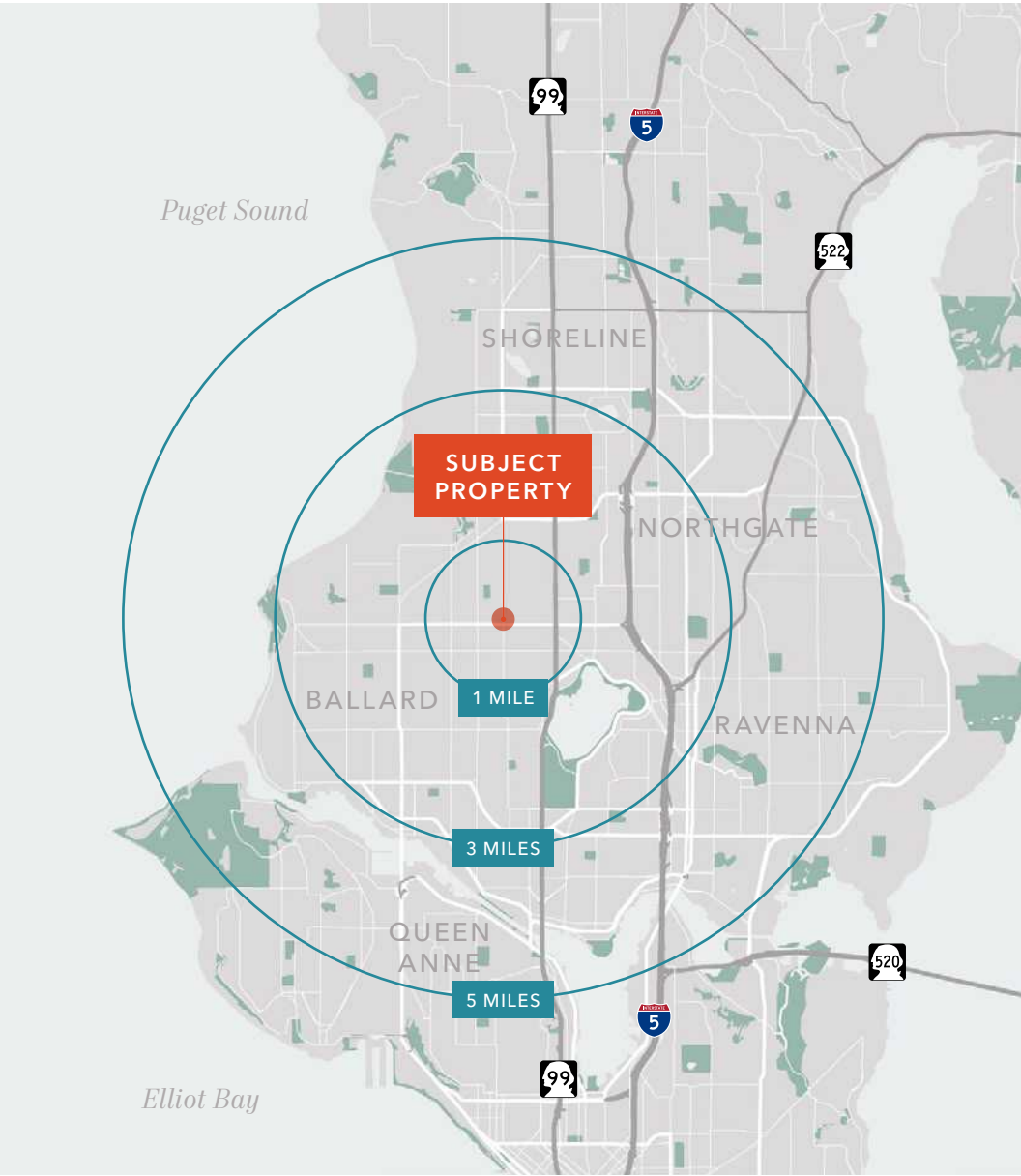
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2010 CENSUS	14,372	94,590	172,224
2020 CENSUS	16,223	111,583	203,631
2024 ESTIMATED	17,125	117,642	214,197
2029 PROJECTED	18,068	123,561	223,281

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$146,900	\$136,264	\$142,319
2029 MEDIAN PROJECTED	\$151,054	\$139,860	\$146,117
2024 AVERAGE	\$193,872	\$183,242	\$195,315
2029 AVERAGE PROJECTED	\$203,145	\$191,758	\$204,508

Data Source: ©2025, Sites USA



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Exclusively leased by

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