

MASON & MAIN

RETAIL FOR LEASE



209 12th Avenue South | Seattle, WA 98144

LOWE



Tiffini Connell | Susanna Tran | Avery Connell

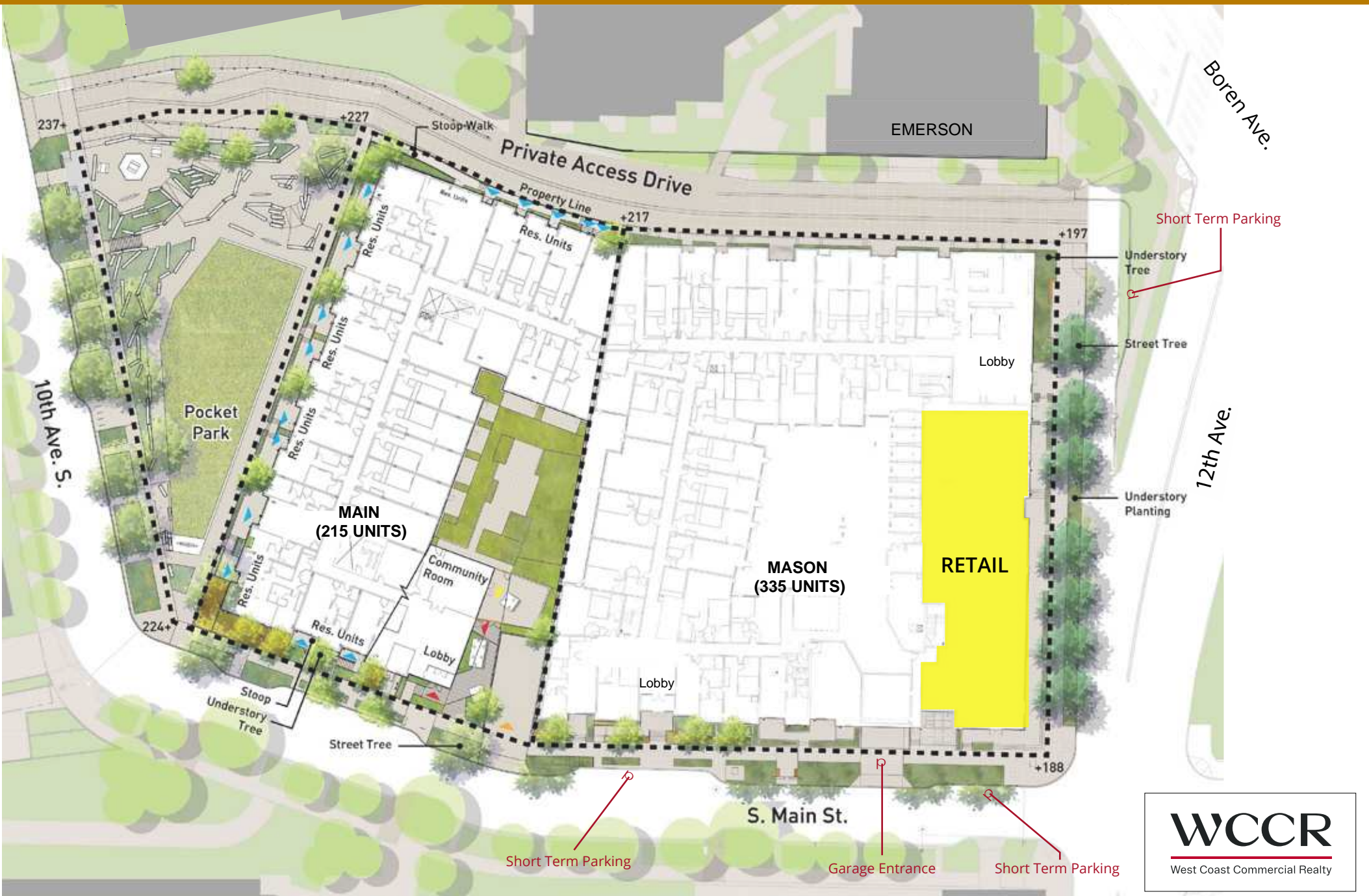
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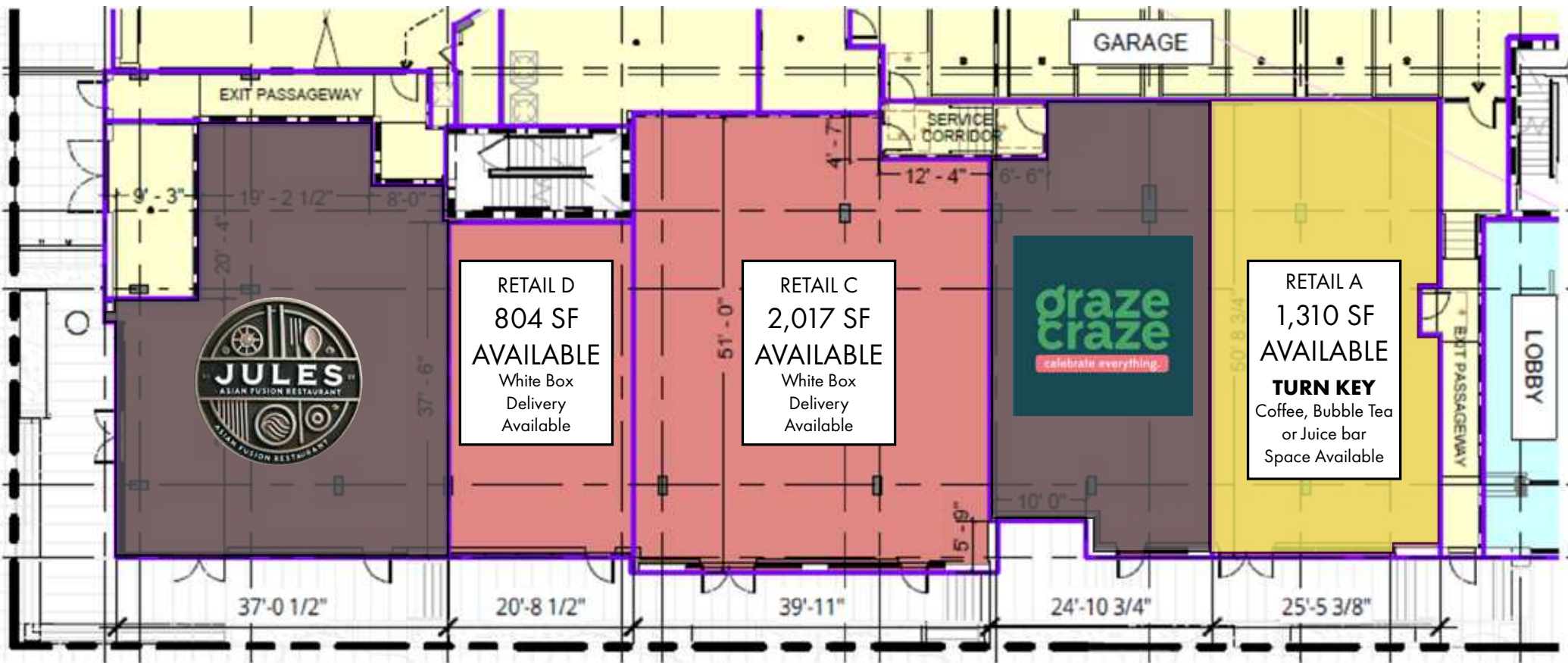


THE OPPORTUNITY

6,800 SF of prime retail located on the ground floor of this new, Leed Gold certified 550-unit residential project on the prime, signalized intersection of 12th Ave South & Boren Ave. Bridging the dynamic urban neighborhoods of First Hill and Yesler Terrace with the International District and the fast-growing Jackson corridor, this location brings a unique opportunity to a retailer who wants to be part of a significant transformation of this key corridor. This new community is designed to elevate and enhance well-established surrounding neighborhoods, while honoring the unique diversity, identity and history that our Seattle urban enclaves bring to the greater city landscape. Located on the First Hill Seattle Streetcar line, and near Seattle University, Swedish Medical Center, Harborview Medical Center, and key urban retail and restaurant zones, Mason & Main will give retailers a diverse customer base of medical employees, students and active urban residents from this and the surrounding dense neighborhoods. Gateway to over 2,385 residential units in Yesler Terrace!



SITE PLAN

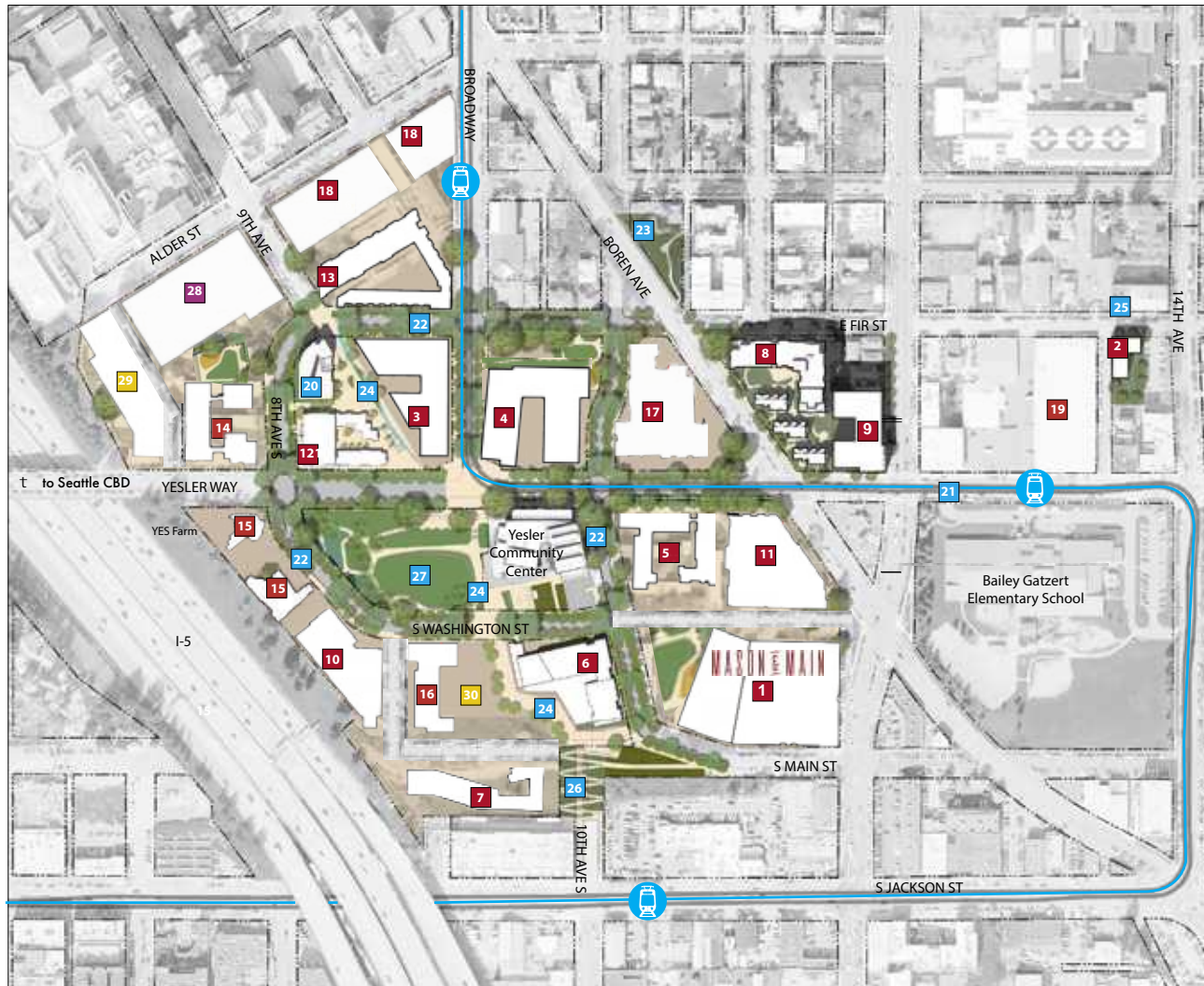


① Level 1 - Retail Area
1" = 20' - 0"

12th Avenue South



DYNAMIC URBAN REDEVELOPMENT OF YESLER TERRACE



HOUSING

1. MASON & MAIN - (550 units) Under Construction - **NOW OPEN**
2. The Baldwin - 15 renovated replacement units
3. Batik - (195 units) 123 Broadway - **COMPLETED**
4. Cypress - (237 units) 120 Broadway - **COMPLETED**
5. Hinoki - (82 replacement units) - **COMPLETED**
6. Hoa Mai Gardens - (111 affordable units) 221 10th Ave S - **COMPLETED**
7. Juniper - (95 units) Estimated Start Q2 2022
8. Kebero Court - (103 units) 1105 E Fir St - **COMPLETED**
9. Anthem on 12th - (120 units) 103 12th Ave - **COMPLETED**
10. Mack Real Estate Group - (200 units) Estimated Start Q4 2021; Completion 2024
11. Emerson Seattle - (288 units) 1051 E Yesler Way - **COMPLETED**
12. Raven Terrace - (83 units) 820 Yesler Way - **COMPLETED**
13. Red Cedar - (119 units) - **COMPLETED**
14. Sawara - (114 affordable units)
15. Su Development - (352 units) 2 phases, under construction
16. Sustainable Living Innovations - (376 units) Estimated Start Q2 2022; Completion 2025
17. Wayfarer - (261 units) 1000 E Yesler Way - **COMPLETED**
18. Vulcan development - (324 units) Estimated Start Q2 2022
19. Yesler Family Housing - 158 replacement and 60% AMI units; early learning center. Partnership with Seattle Chinatown PDA and Community Roots Housing; in design

NEIGHBORHOOD AMENITIES

20. Epstein Opportunity Center
Conversion of the historic Yesler Steam Plant to a community center
21. First Hill Streetcar
22. Green Street Loop - Half-mile, park-like neighborhood walkway; under construction
23. Horiuchi Park P-Patch - 28 gardening plots
24. Pedestrian Pathway - Diagonal path from Alder St to Jackson St
25. Washington Hall - Renovation of historic performing arts center
26. Yesler Hilllimb - A landscaped pedestrian staircase and accessible ramp
27. Yesler Terrace Park

OFFICE/MEDICAL/COMMERCIAL

28. Kaiser Permanente - 280,000 SF specialty medical care; in design

FUTURE PHASE

29. FuturePhase - Future mixed-income housing, medical, office, or hotel.
30. Future Phase - Mixed-income housing



DEMOGRAPHICS

TOTAL POPULATION

1-Mile: 49,267
2-Mile: 209,516
5-Mile: 453,295

TOTAL EMPLOYEES

1-Mile: 110,155
2-Mile: 313,177
5-Mile: 475,895

AVERAGE HOUSEHOLD INCOME

1-Mile: \$101,978
2-Mile: \$135,623
5-Mile: \$140,920



WALK SCORE

97

"Walker's Paradise"



BIKE SCORE

89

"Very Bikeable"



TRANSIT SCORE

99

"Rider's Paradise"

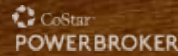


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West Coast Commercial Realty



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