

Prime Retail at the

GRAND HYATT™

SEATTLE

1532 7th Avenue
Seattle, WA 98101



 R. G. HEDREEN CO.

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OPPORTUNITY

Prime retail opportunity on the bustling corner of 7th Ave and Pine, located on the ground floor of the upscale 457-room Grand Hyatt hotel. This high-visibility space is at the center of it all, with key attractions nearby including the Washington State Convention Center, Summit Building, Paramount and ACT Theatres, and within walking distance to top Seattle destinations like the Amazon campus, the Spheres, Pike Place Market, and Capitol Hill. Capture hotel guests, tourists, convention guests, employees and downtown residents in this core location.

Additional Highlights:

- Highly-visible corner space with storefront on both 7th Avenue and Pine.
- Two blocks from the famed Paramount Theatre, one block from the Nordstrom Flagship store, and two blocks from the Convention Center and expanded Summit Building
- Washington State Convention Center hosts nearly 350 events a year.
- Downtown Seattle residential population is at an all-time high of over 106,000.
- Between Memorial Day and Labor Day 2023, downtown Seattle welcomed nearly 3.5 million unique out-of-town visitors, a post-pandemic high.
- Between July and September 2023, downtown hotels sold more room nights than during the same period in 2019.



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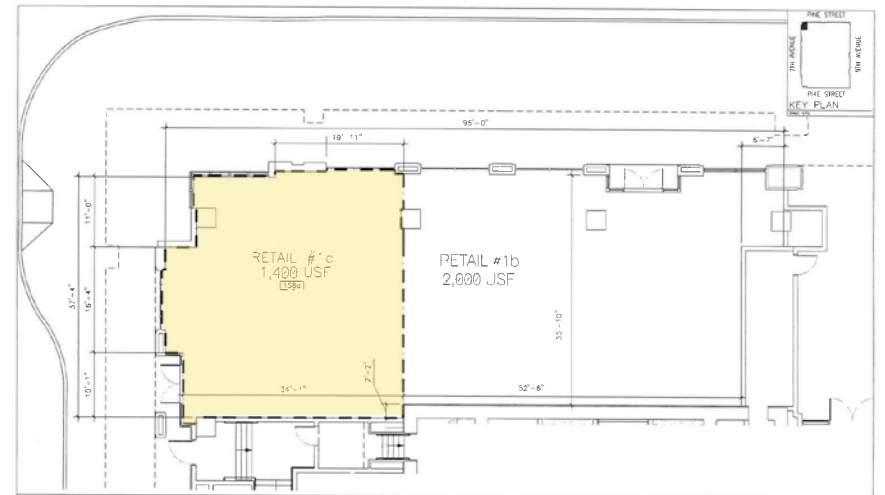
SEATTLE

RETAIL 1a - FLOOR PLAN

- 1,400 SF AVAILABLE

7TH AVENUE

PINE STREET



PINE STREET

7TH AVENUE

RETAIL 1a
1,400 SF



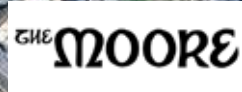
Denny Way

99



**COMING SOON TO
1200 STEWART STREET**
TRADER JOE'S
LIVE NATION
Sonder

Trader Joe's
3,000 capacity Live Nation venue
124 room Sonder Hotel
1,000 apartment units



Olive Way



WESTLAKE CENTER



NORDSTROM
Flagship store & offices



99

TRAFFIC COUNTS

7,821 vehicles per day at
7th Avenue and
the Transit Tunnel
0.03 miles from site

10,622 vehicles per day at
Pike Street and
8th Avenue
0.07 miles from site

13,103 vehicles per day at
Pike Street and
7th Avenue
0.07 miles from site



DEMOGRAPHICS



AVERAGE HOUSEHOLD INCOME

1-Mile: \$133,407

2-Mile: \$136,219

3-Mile: \$142,966

POPULATION

1-Mile: 100,282

2-Mile: 193,213

3-Mile: 267,946

HOUSEHOLDS

1-Mile: 63,367

2-Mile: 114,185

3-Mile: 142,196

EMPLOYEES

1-Mile: 213,746

2-Mile: 280,732

3-Mile: 343,473



R. C. HEDREEN CO.

Prime Retail for
Lease at the

**GRAND
HYATT**
SEATTLE

FOR MORE INFORMATION

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