



BROADWAY MARKET

Retail for Lease

1,511-2,645 SF

SPACE AVAILABLE

\$16.17

PER SF NNN

\$25-\$32

RENTS

JOIN CURRENT TENANTS



**WELLS
FARGO**

B|E|C|U

salon
republic

**PNW
FITNESS**

T Mobile

Retail opportunity in the heart of Seattle's Capitol Hill Neighborhood at the Broadway Market, situated at the mezzanine level of QFC



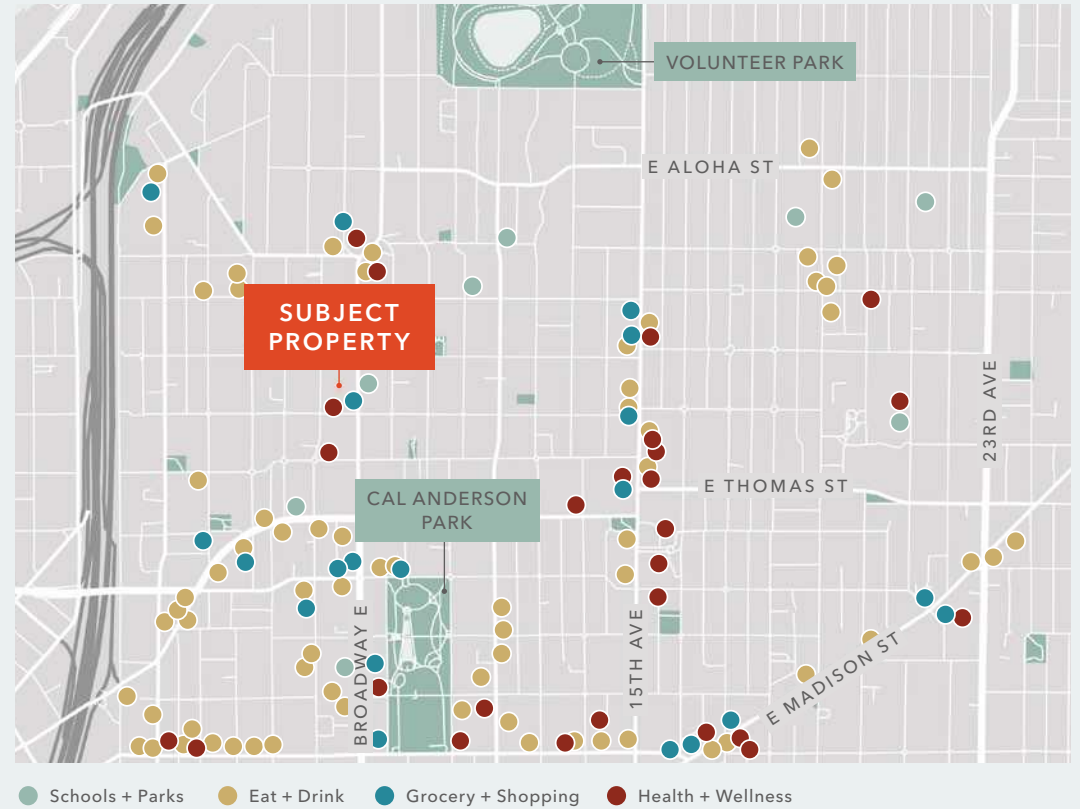
DENSELY POPULATED AREA, STRONG DEMOGRAPHICS AND PERFECT WALK SCORE OF 98



CAPITOL HILL IS KNOWN FOR ITS ECLECTIC RETAIL, HIP RESTAURANTS, AND LIVELY BARS, AND MUSIC SCENE



COVERED RETAIL PARKING



CAL ANDERSON PARK



CAPITOL HILL LIGHT RAIL STATION



CAPITOL HILL OUTDOOR DINING

FLOOR PLAN



2,645 SF

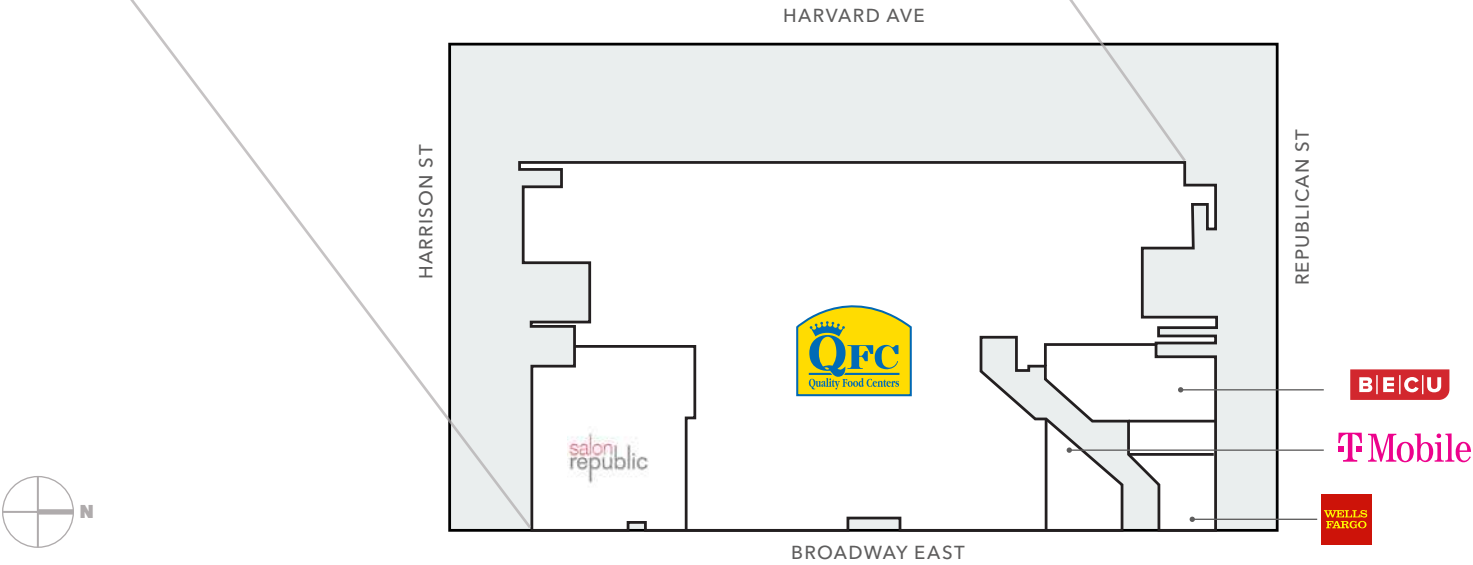
UNIT 204

1,377 SF

UNIT 215

1,511 SF

UNIT 223



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	82,778	311,444	547,830
2030 PROJECTED	89,295	333,255	572,084
2020 CENSUS	70,337	271,181	497,673
2010 CENSUS	46,926	205,694	397,213

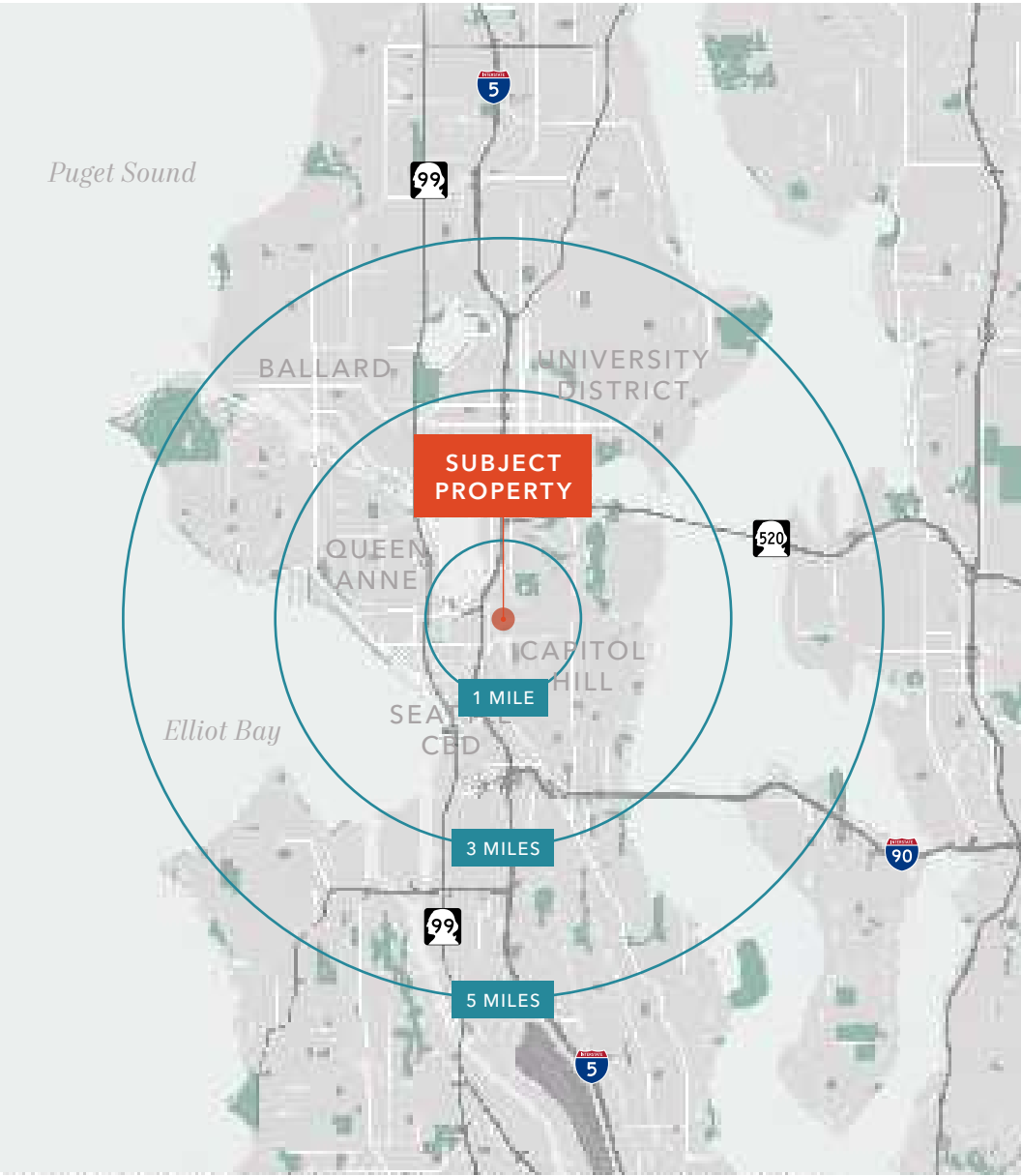
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	52,587	169,518	275,719
2030 PROJECTED	57,335	183,571	291,436
2020 CENSUS	43,600	143,987	244,631
2010 CENSUS	29,263	107,885	193,108

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$130,142	\$130,437	\$141,052
2030 MEDIAN PROJECTED	\$132,520	\$129,455	\$139,586
2025 AVERAGE	\$172,991	\$181,809	\$196,172
2030 AVERAGE PROJECTED	\$172,810	\$177,722	\$191,872

Data Source: ©2025, Sites USA



BROADWAY MARKET

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