

Interurban Building

102 Occidental Avenue S
Seattle, WA 98104

RETAIL
FOR
LEASE

Blake Taylor | Kara Farley

WCCR

West Coast Commercial Realty



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Seattle, WA 98104

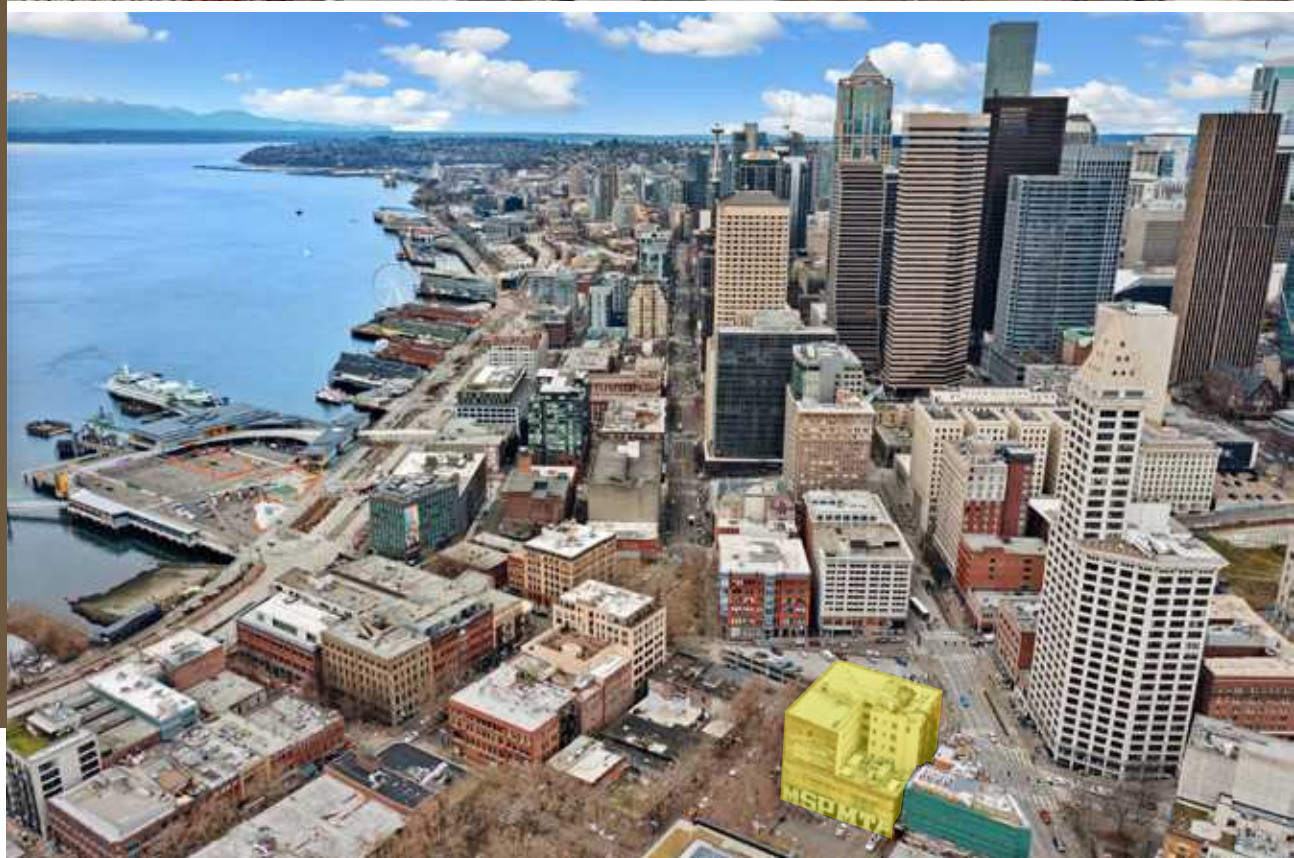
THE OPPORTUNITY

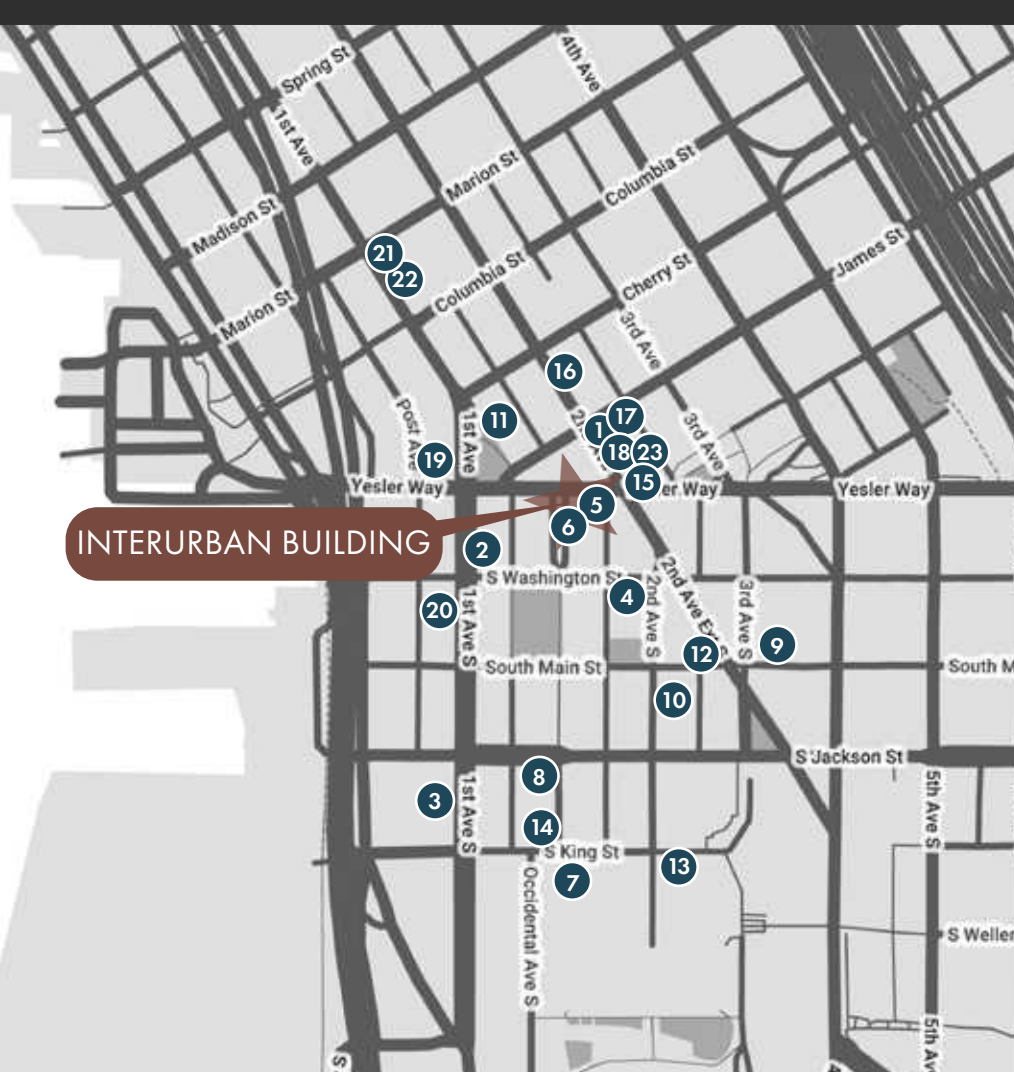
Welcome to the Interurban Building, an iconic landmark nestled in the heart of Seattle's vibrant Pioneer Square. Positioned at the corner of Yesler Way and Occidental Ave N, adjacent to the historic Smith Tower, this historic gem presents a prime opportunity for businesses seeking to make their mark in a dynamic urban landscape.

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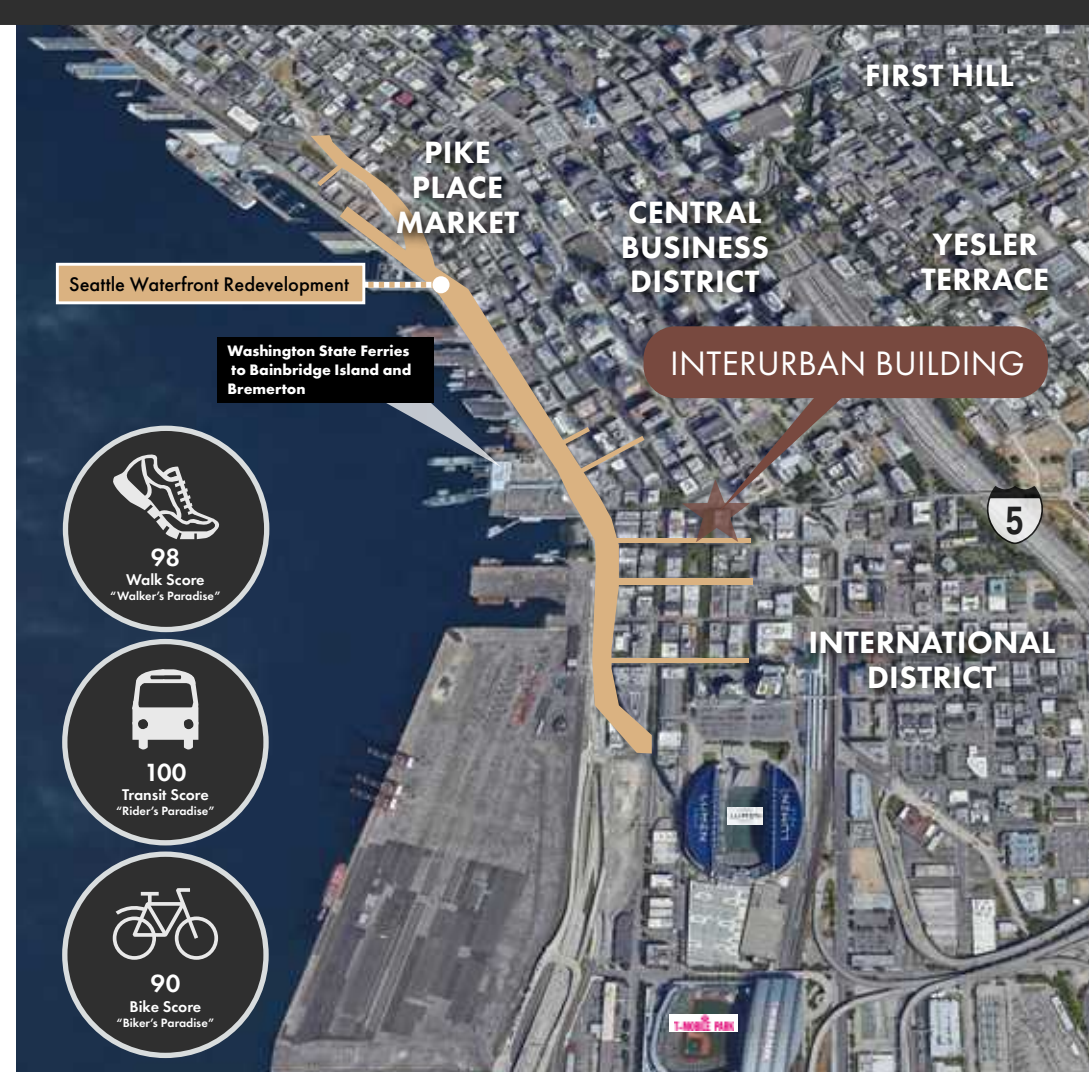
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Pioneer Square Neighborhood

- | | |
|------------------------------------|--|
| 1. Collins Pub | 13. 13 Coins |
| 2. Damn the Weather | 14. Quality Athletics |
| 3. Il Terrazzo Carmine | 15. Smith Tower Observatory |
| 4. McCoy's Firehouse Bar & Grill | 16. Courtyard by Marriott |
| 5. Tat's Deli | 17. Gary Manuel Salon |
| 6. NIRMAL'S | 18. The Works |
| 7. Cone & Steiner | 19. 84 Yesler Seafood |
| 8. Stonington Gallery | 20. Central Saloon |
| 9. Foster/White Gallery | 21. Bar Solea |
| 10. The Marble Room | 22. Café Hitchcock |
| 11. Bill Speidels Underground Tour | 23. Shawn O'Donnell's American Grill & Irish Pub |
| 12. Flatstick Pub | |



DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

1-Mile: \$112,630
2-Mile: \$125,580
5-Mile: \$135,280

TOTAL POPULATION

1-Mile: 50,782
2-Mile: 176,970
5-Mile: 493,296

TOTAL EMPLOYEES

1-Mile: 50,782
2-Mile: 176,970
5-Mile: 493,296

**IMAGINE YOUR BRAND FLOURISHING NEXT TO NIRMAL'S INDIAN CUISINE
AND TAT'S DELI, BOTH DESTINATION SPOTS IN PIONEER SQUARE.**

TAT'S EAST COAST
STEAKS & SUBS
DELICATESSEN
159 YESLER WAY SEATTLE, WA 98104

Suite 102
3,322 SF
AVAILABLE



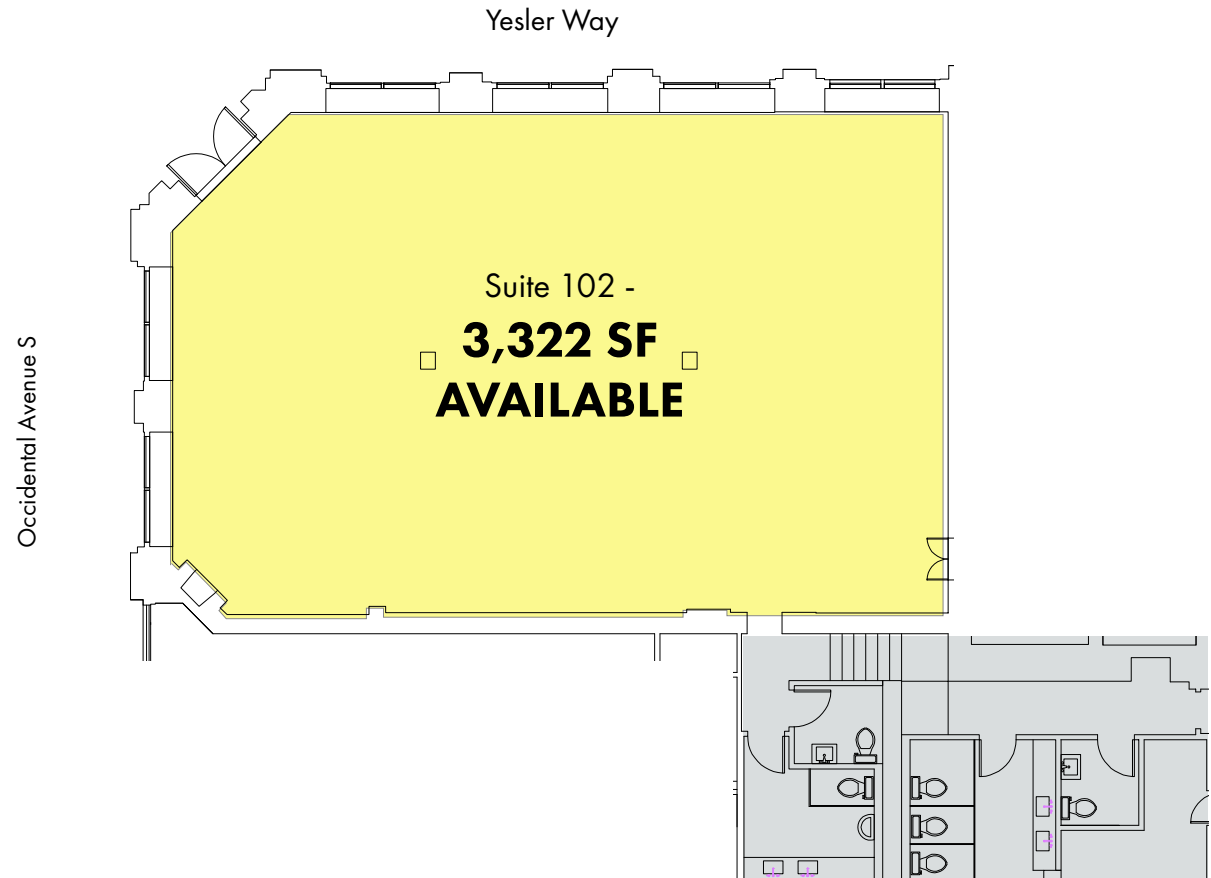
Suite 108
2,384 SF
AVAILABLE

SITE PLAN



Suite 102 - **3,322 square feet**

With its historic charm and vibrant atmosphere, Pioneer Square is the ideal location to introduce a new brewery experience. Settle into this spacious 3,322 square foot venue and become the go-to destination for craft beer enthusiasts and locals alike. Capture the essence of the neighborhood's rich heritage while offering a modern twist on classic brews. Perfectly positioned in the path to Lumen Field and T-Mobile Park, your brewery will attract sports fans and adventurers looking for the perfect spot to unwind after a day of exploring the city.





The Neighborhood



"The East/West Pedestrian Improvement Project will connect the core of Pioneer Square to the new waterfront by making it easier to walk, roll and cycle between these areas. Design improvements include curbsless streets to help calm traffic, wider sidewalks that accommodate cafes and other activations, and added greenery and native plants to improve the pedestrian experience."



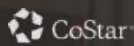
**PIONEER SQUARE
SEATTLE'S ORIGINAL NEIGHBORHOOD**

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