

FOR LEASE RESTAURANT/RETAIL

ARLO

4720 Rainier Ave South, Seattle, WA 98118



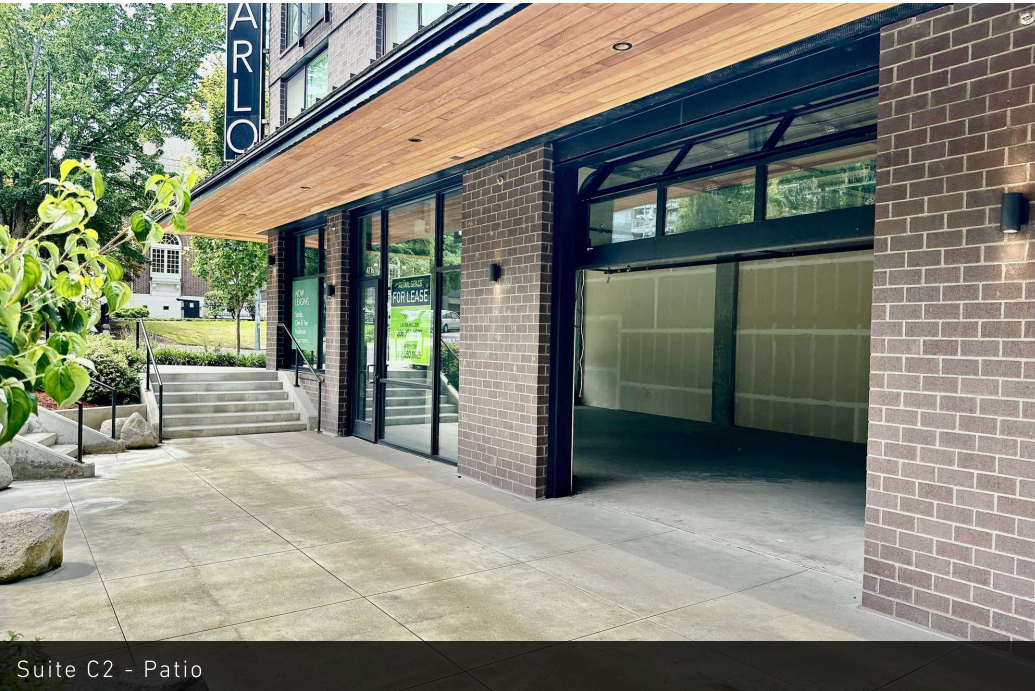
For more information please contact:

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RESTAURANT/RETAIL FOR LEASE



Suite C2 - Patio



Suite D

THE OPPORTUNITY

WWW.ARLOSEATTLE.COM

- Located at the base of Arlo Apartments, a 243-unit apartment project who achieved One Green Globe level certification for implementing practical and measurable solutions in areas including sustainable site development, water savings and energy efficiencies
- Shell condition: concrete floors, operable storefront, Type 1 Duct (Suite C2), high ceilings, visibility to Rainier Ave
- Full floor retail garage with 86 parking stalls
- Building Co-Tenants: BECU and Emerald City Athletics
- Surrounding neighborhood businesses include PCC, All The Best Pet Care, Olympia Coffee Roasting, Jackalope Tex Mex + Cantina, Tutta Bella Pizzeria, La Medusa, Columbia Park
- Annual Rent: \$38/SF plus 2025 NNN \$8.00/SF



61

TRANSIT SCORE



93

WALK SCORE



83

BIKE SCORE



115,484

TOTAL POPULATION



44,884

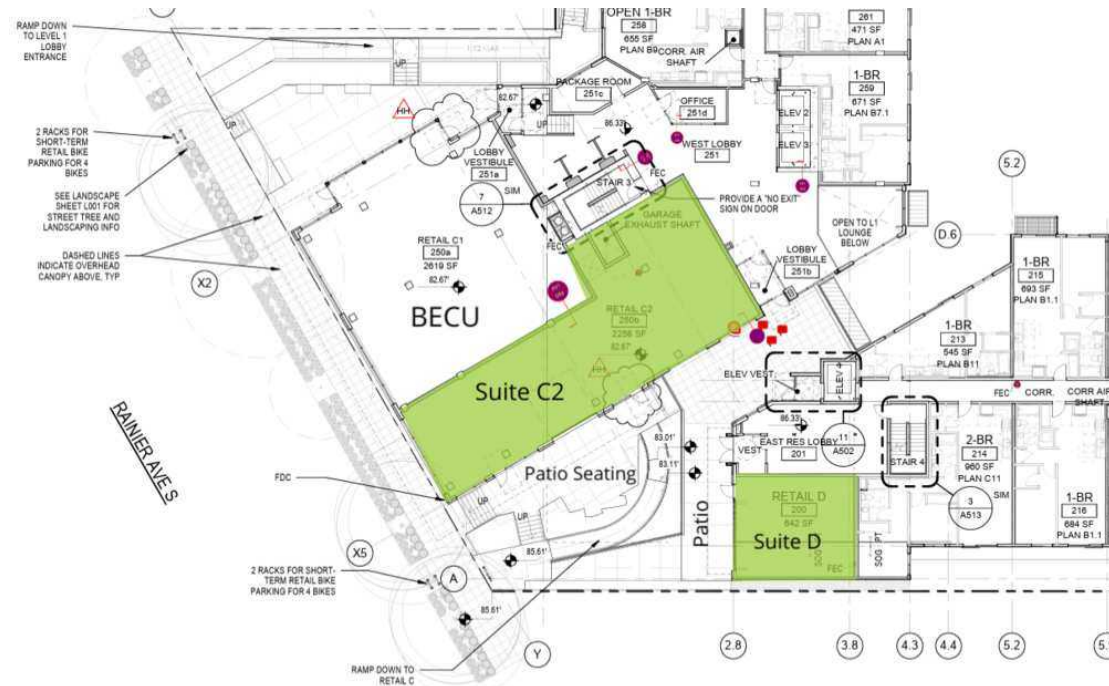
TOTAL HOUSEHOLDS



105,902

MEDIAN INCOME

RESTAURANT/RETAIL FOR LEASE



	SUITE	TENANT	SIZE (SF)	EST. NNN	LEASE RATE	DESCRIPTION
■	Suite C2	Available	2,417 SF	\$8.00	\$38.00 SF/yr	Features Type 1 hood shaft, large dedicated patio, garage roll-up door, great natural light. Ideal for restaurant, cafe or retail.
■	Suite D	Available	681 SF	\$8.00	\$38.00 SF/yr	Rare small vacany features high ceilings, operable folding "nano wall", and great natural light. Ideal for wine bar, ice cream shop, coffee shop, bakery, retail, flower shop, salon/skincare, art gallery, service office

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