

24TH
STENCIL
UNION

RETAIL SPACE AVAILABLE

2407 E Union St, Seattle



REAL RETAIL

PROJECT

STENCIL^{24TH} UNION



On the corner of **24th and Union** at the heart of Seattle's beloved **Central District**, Stencil offers a unique retail opportunity to join the neighborhood's eclectic mix of independently- owned **cafes, restaurants, and shops**, along with vibrant cultural events and street art. Surrounded by Capitol Hill, First Hill, Downtown and the Rainier Valley, Stencil is conveniently located and easily accessible with a **walk score of 94** and well served by public transit. The project features 39 apartment units above ground floor retail. The available **820 SF** second generation retail space features high ceilings and natural light.



NEIGHBORHOOD

5-Minute 10-Minute Drive Times



POPULATION

5-MIN 10-MIN

65,122 | 244,655



AVG HH INCOME

5-MIN 10-MIN

\$169K | \$164K



BACHELORS +

5-MIN 10-MIN

72% | 70%



WALK SCORE

94



BIKE SCORE

65



TRANSIT SCORE

91

24TH STENCIL UNION

WALKABLE

TREE-LINED

VIBRANT

RESIDENTIAL

EVOLVING

COMMUNITY-DRIVEN

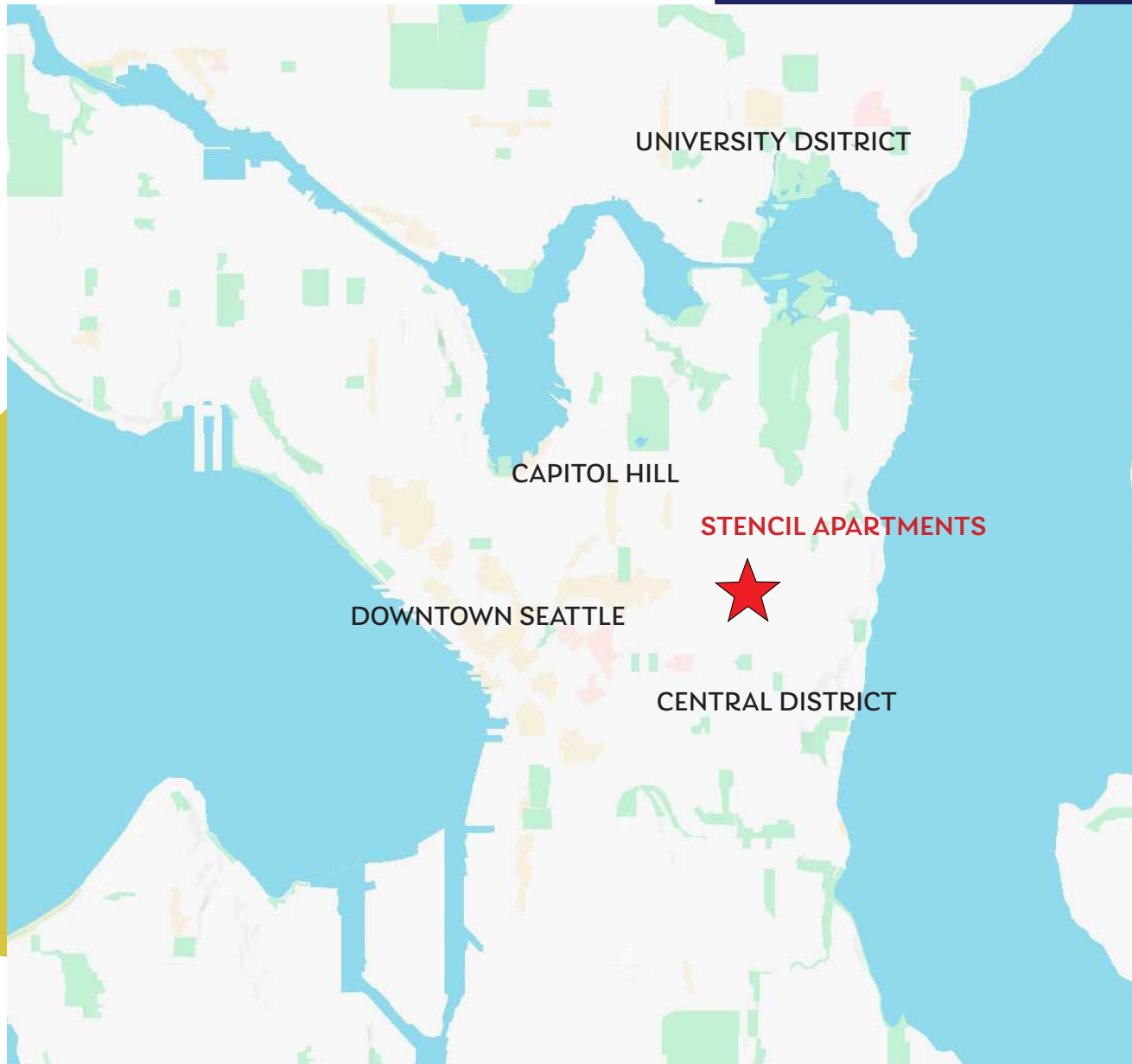
DYNAMIC

INCLUSIVE

HERITAGE-RICH



LOCATION



DRIVE TIMES

Capitol Hill | 8-minutes

Downtown Seattle | 10-minutes

University District | 12-minutes

Downtown Bellevue | 20-minutes

NEIGHBORHOOD CO-TENANTS



The Central District, rich in cultural heritage and history, is a dynamic Seattle neighborhood known for its diverse community, soulful eateries, vibrant arts scene, and tree-lined streets. Once the heart of Seattle's jazz movement, it now boasts a mix of historic charm and modern development, with walkable parks, bustling local businesses, and a strong sense of community, making it a cornerstone of the city's identity.



AVAILABLE RETAIL

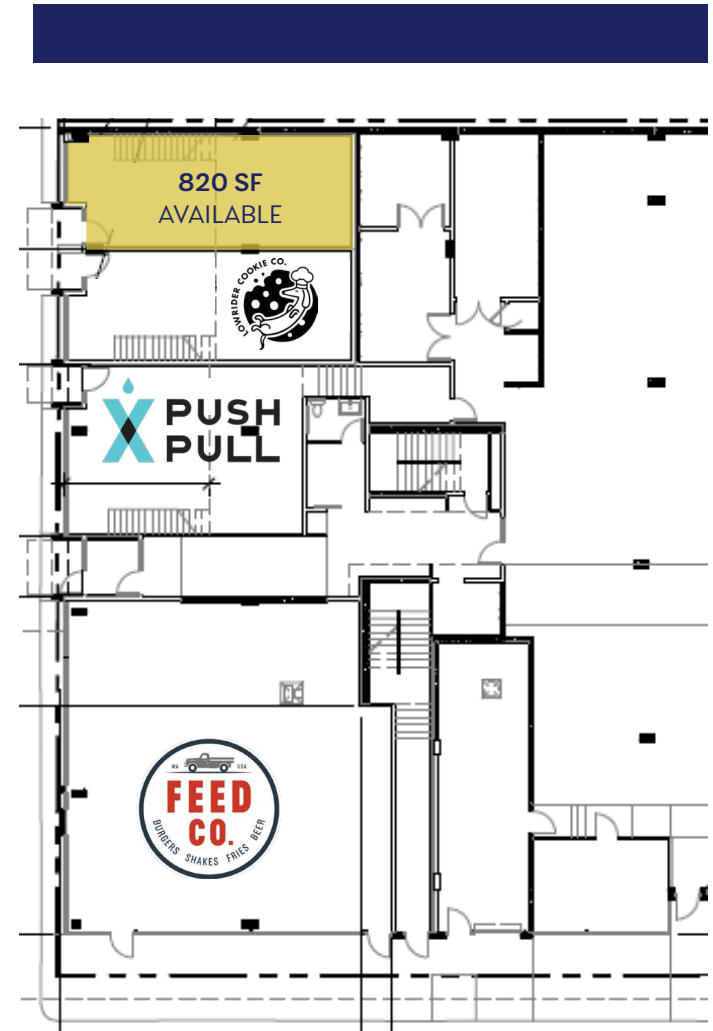
The available second generation space features high ceilings, abundant natural light, ADA restroom, kitchen area and loft space.

NNN \$11.30

Asking rate Contact Broker



E Union St



24th Ave

24TH
STENCIL
UNION

REAL RETAIL

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