

9th & Stewart

808 Howell Street
Seattle, WA 98101



WCCR | West Coast
Commercial
Realty

THE OPPORTUNITY:

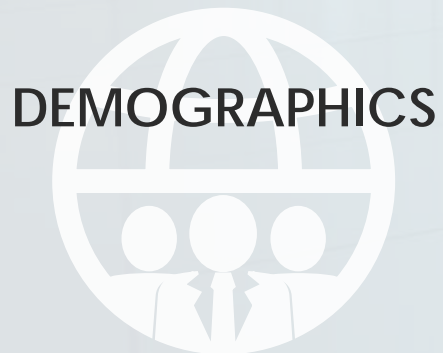
Discover the unparalleled potential of this premier retail space located on the ground floor of the 45-story, 1,264-room Hyatt Regency — the largest hotel in Downtown Seattle. The prime retail space located on 9th + Stewart offers an exceptional opportunity for businesses seeking high visibility, benefitting from the bustling activity of hotel guests, business travelers and tourists, as well as locals exploring living and working in Downtown Seattle.



Building Highlights:

- Beautiful floor to ceiling windows that capture Seattle's natural light.
- Situated on the ground floor of the Hyatt Regency, steps away from the Washington State Convention Center and its new expansion, the Summit Building.
- Located blocks away from Amazon Spheres and other major employers in South Lake Union, capturing a steady influx of tech professionals and visitors in the area.
- Conveniently located walking distance from Pacific Place, Westlake Center, and Downtown Seattle's retail core.
- Suite B - Potential restaurant opportunity with Type 1 Hood vent available and 789 SF outdoor seating space for customers.





DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

1-Mile: \$138,413
2-Mile: \$137,052
3-Mile: \$143,102

TOTAL POPULATION

1-Mile: 101,172
2-Mile: 193,532
3-Mile: 266,128

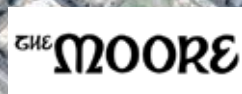
Denny Way

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



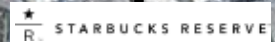
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Olive Way

Pine St

Pike St



5

99

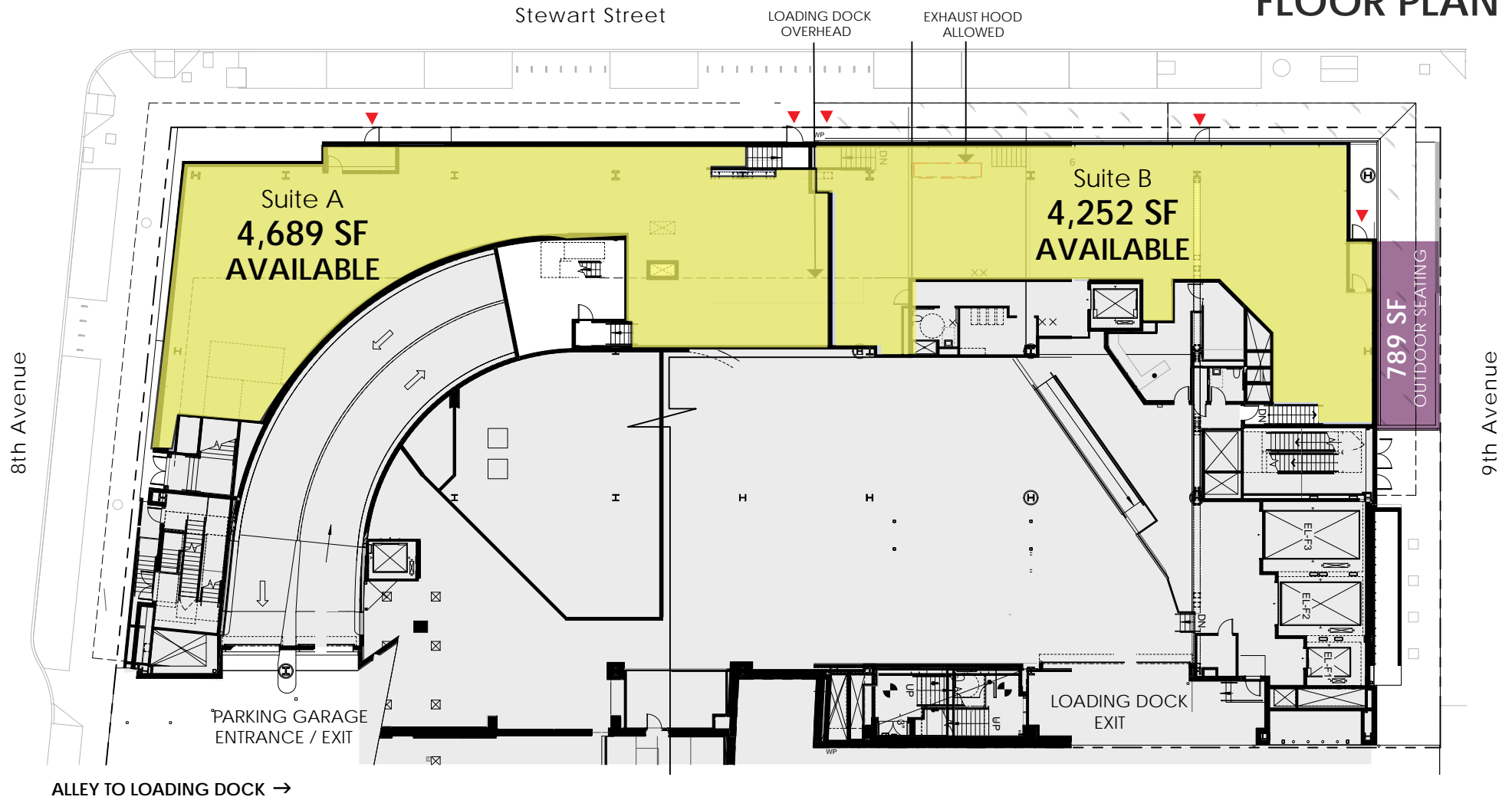
TRAFFIC COUNTS

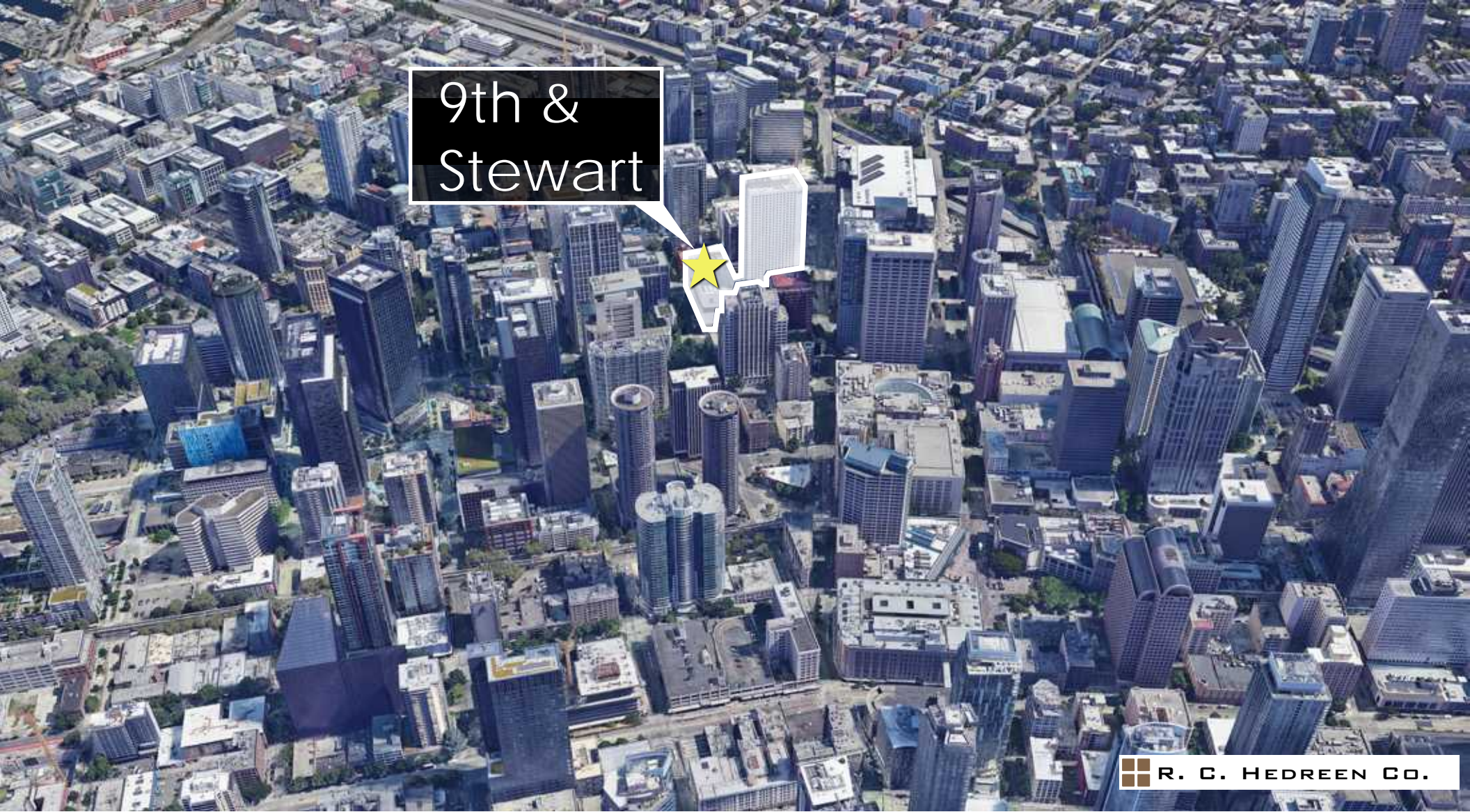
11,536 vehicles per day at
Stewart Street and
9th Avenue SW
0.07 miles from site

11,373 vehicles per day at
Olive Way and
9th Avenue SW
0.08 miles from site

12,658 vehicles per day at
Howell Street and
Terry Avenue SW
0.13 miles from site

FLOOR PLAN





9th &
Stewart

 R. C. HEDREEN CO.

9th & Stewart - RETAIL FOR LEASE

FOR MORE INFORMATION

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WCCR

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