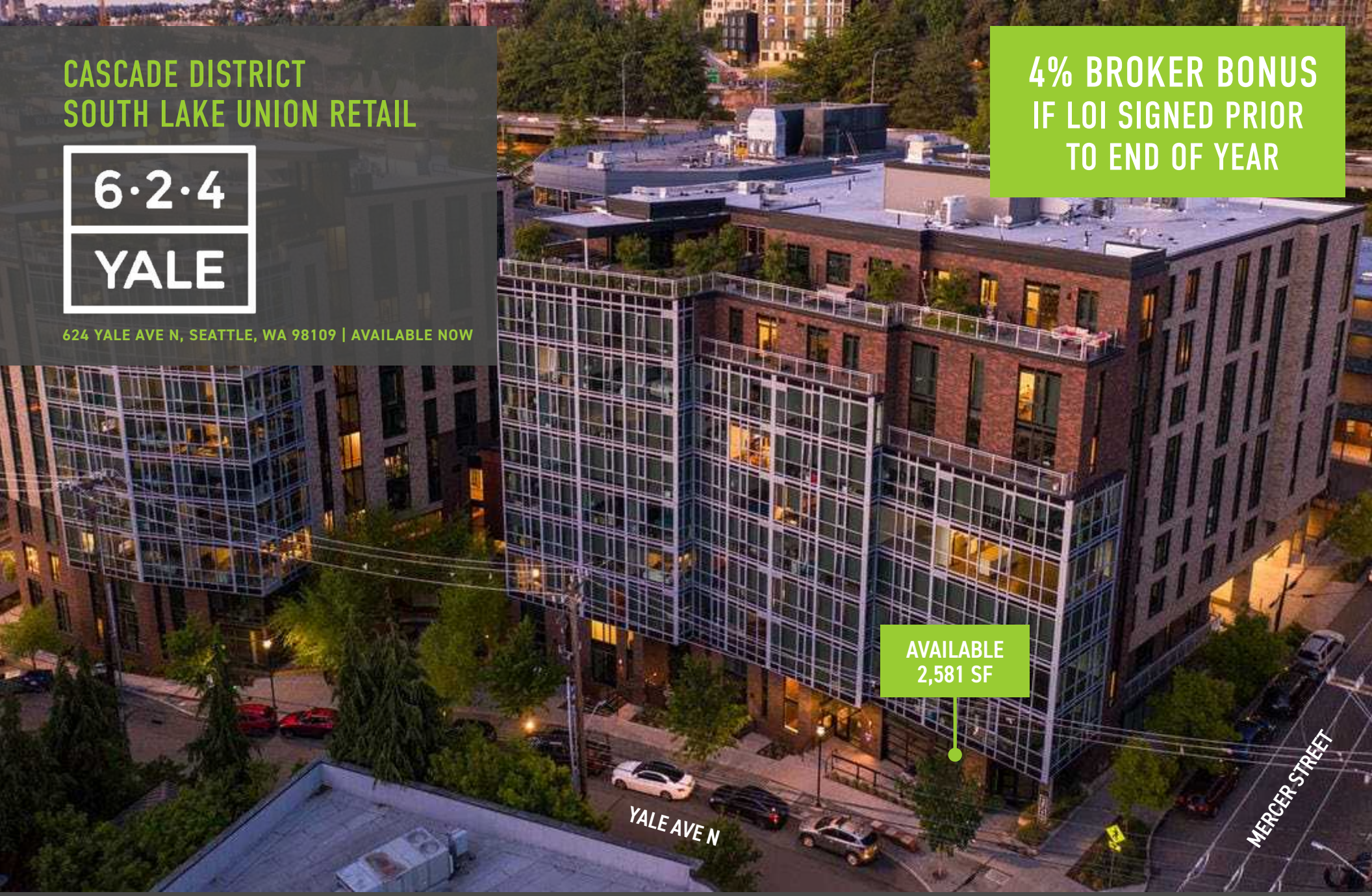
# CASCADE DISTRICT
# SOUTH LAKE UNION RETAIL

6·2·4
YALE

624 YALE AVE N, SEATTLE, WA 98109 | AVAILABLE NOW

**4% BROKER BONUS**
**IF LOI SIGNED PRIOR TO END OF YEAR**




FOR MORE INFORMATION PLEASE CONTACT:

**TRACY CORNELL**
tracyc@gibraltarusa.com
206.948.0630

**LAURA MILLER**
laura@gibraltarusa.com
206.351.3573

GIBRALTAR
INVESTMENT PROPERTY SOLUTIONS

## THE NEIGHBORHOOD

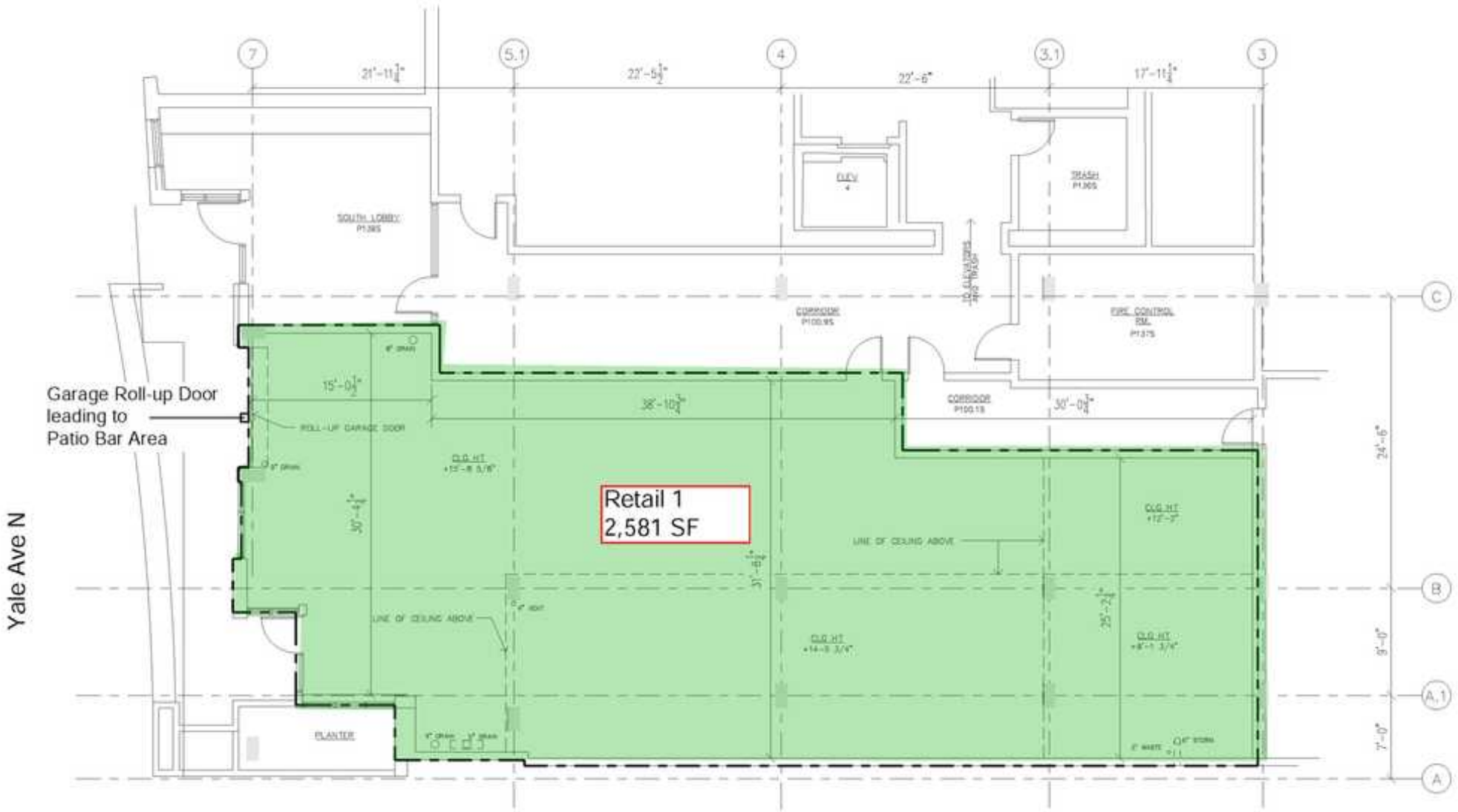
624 YALE is the newest addition to YALE Campus, a mixed-use development comprised of four neighboring properties: 617 Eastlake, 1260 Mercer, 1275 Mercer and 624 Yale. The properties house retailers Bright Horizons Child Care, PlayDate SEA, as well as office tenants Amazon.com, Nanostring Technologies and Seattle Care Alliance.

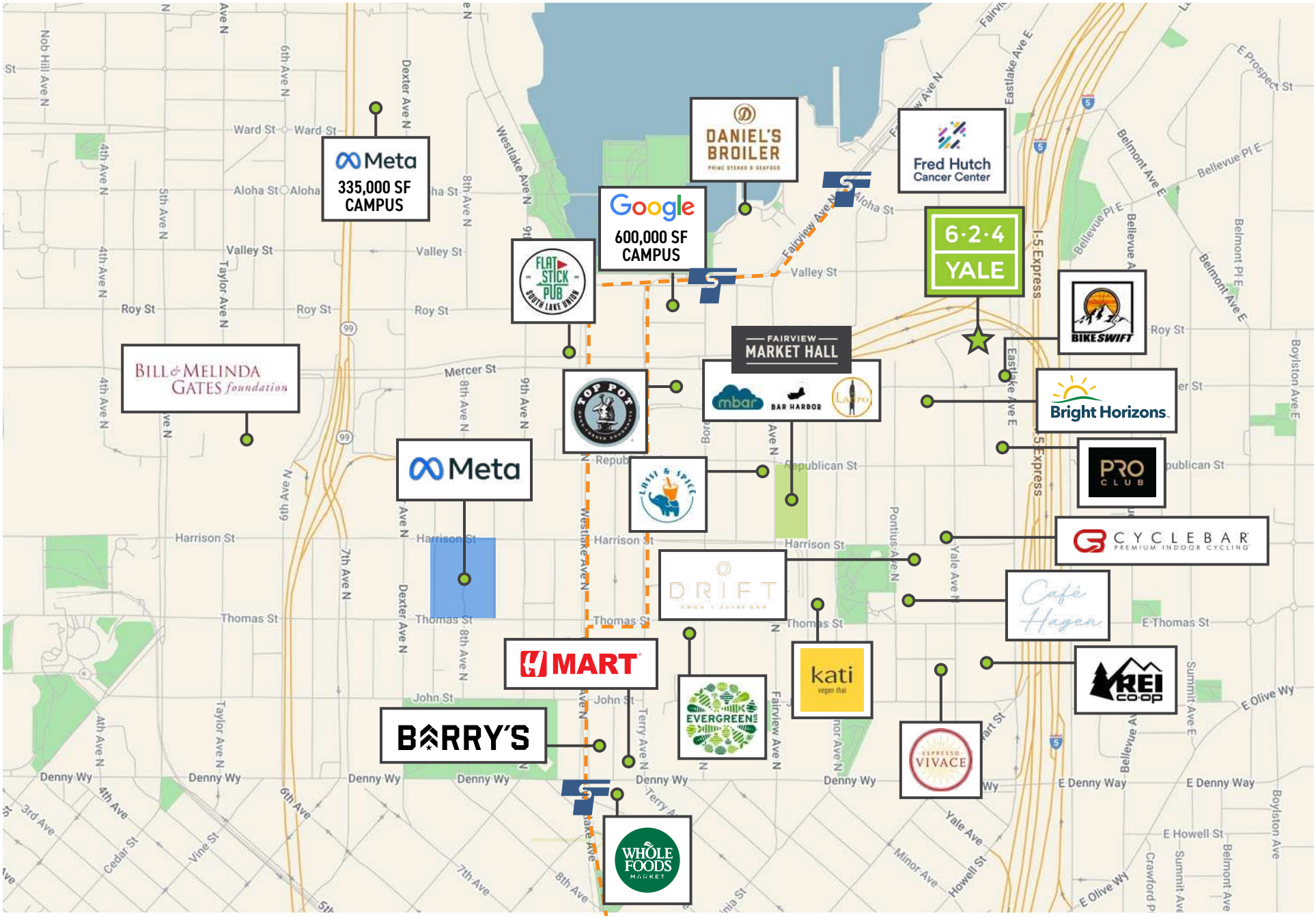
## THE NEIGHBORHOOD

- Rare opportunity to lease a corner retail space in South Lake Union's Cascade
- District, located at the base of a 206-unit mixed use apartment project
- Grey shell delivery, large storefront windows, 16' ceilings, and garage roll-up door leading to dedicated patio area
- Ideal for retail, non-vented food use, medi-spa, dentist, PT, fitness
- Within a few blocks of Google's 600,000 SF campus, and walking distance to
- Facebook's 335,000 SF campus
- 2,581 RSF
- Annual Rental Rate $29.00/SF plus 2024 NNN (est. $9.50/RSF) = $8,280.71 per month. NNN includes garbage and recycling.

| 85 | 93 | 67 | 194,110 | 109,484 | $108,753 |
|---|---|---|---|---|---|
| TRANSIT SCORE | WALK SCORE | BIKE SCORE | TOTAL POPULATION | TOTAL HOUSEHOLDS | MEDIAN INCOME |

* 2023 DEMOGRAPHICS BASED ON A 2 MILE RADIUS


Garage Roll-up Door
leading to
Patio Bar Area
Yale Ave N
Retail 1
2,581 SF
7
5.1
4
3.1
3
C
B
A.1
A
SOUTH LOBBY
ELEV.
TRASH
CORRIDOR
FIRE CONTROL RM.
ROLL-UP GARAGE DOOR
LINE OF CEILING ABOVE
PLANTER


Meta
335,000 SF CAMPUS
Google
600,000 SF CAMPUS
DANIEL'S BROILER
Fred Hutch Cancer Center
6·2·4 YALE
FLAT STICK PUB
BIKESWIFT
FAIRVIEW MARKET HALL
mbar
BAR HARBOR
Bright Horizons
BILL & MELINDA GATES foundation
TOP POT
Meta
LASSI & SPICE
PRO CLUB
CYCLEBAR PREMIUM INDOOR CYCLING
DRIFT
Café Hagen
MART
kati
REI co-op
EVERGREEN
BARRY'S
ESPRESSO VIVACE
WHOLE FOODS MARKET
Ward St
Aloha St
Valley St
Roy St
Mercer St
Republican St
Harrison St
Thomas St
John St
Denny Wy
E Denny Way
E Howell St
E Olive Wy
E Prospect St
Bellevue Pl E
Belmont Ave E
Boylston Ave E
Westlake Ave N
Fairview Ave N
Eastlake Ave E
Pontius Ave N
Yale Ave N
Terry Ave N
Summit Ave E
Taylor Ave N
Dexter Ave N
Nob Hill Ave N
4th Ave N
5th Ave N
6th Ave N
7th Ave N
8th Ave N
9th Ave N
I-5 Express
Cedar St
Vine St
3rd Ave
4th Ave
6th Ave
7th Ave
8th Ave
Minor Ave
Howell St
Crawford Pl

**FOR MORE INFORMATION PLEASE CONTACT:**


## TRACY CORNELL
tracyc@gibraltarusa.com
206.948.0630

## LAURA MILLER
laura@gibraltarusa.com
206.351.3573


GIBRALTAR
INVESTMENT PROPERTY SOLUTIONS


This information has been obtained from sources believed reliable. No guarantee, warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and to any special listing conditions, imposed by our principals. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.