FOR LEASE
RESTAURANT + BAR

FREDONIA

534 15th Ave East, Seattle, WA 98112

AVAILABLE
MARCH 2026

For more information please contact:

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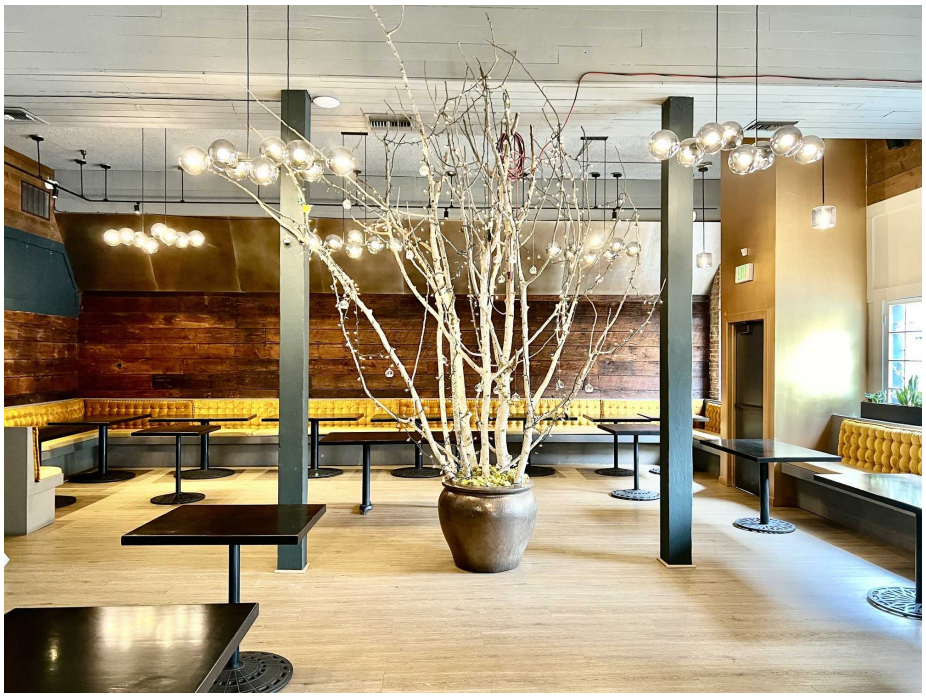
GIBRALTAR
INVESTMENT PROPERTY SOLUTIONS

534 15TH AVENUE EAST, SEATTLE, WA 98112

RESTAURANT/BAR FOR LEASE



PROPERTY HIGHLIGHTS

- Bring your concept: rare opportunity to lease a built out restaurant + bar located on Capital Hill's bustling 15th Ave E.
- 4,937 Sq Ft space (divisible to 1,752 RSF / 3,185 RSF) features main dining room with original wood paneling from a local barn, chandeliers and stained glass window, plant motif wallpaper and tons of character
- Chef's kitchen features a 20 foot type 1 hood, walk-in cooler, 2 full bars, operable/sliding storefront windows
- Landlord to complete Building storefront renovations designed by SkB Architects, to include large new storefront windows
- Monthly Rate $40 PSF plus estimated 2025 NNN ($9.00/RSF). Long term lease available.

71	93	95
TRANSIT SCORE	WALK SCORE	BIKE SCORE

21,077	11,215	$153,204
TOTAL POPULATION	TOTAL HOUSEHOLDS	MEDIAN INCOME

* Estimated 2024 Demographics based on a 2 mile radius

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.

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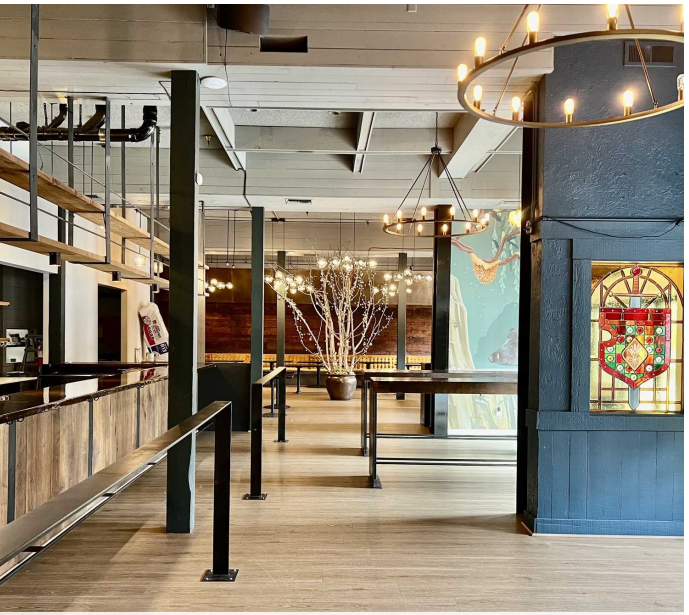

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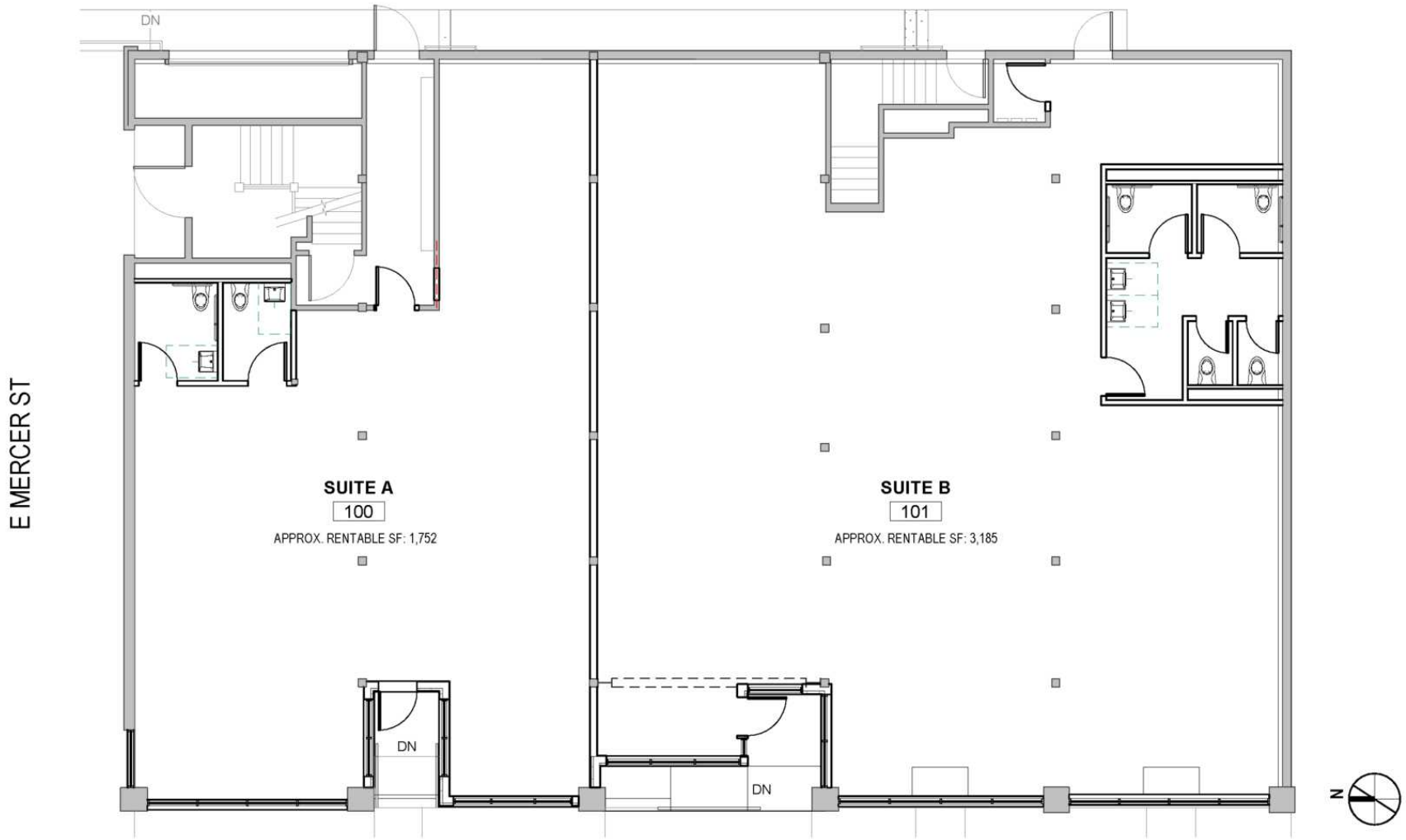

FREDONIA BUILDING

PLAN - LEVEL 1 W/ RR

Date: 06.11.25

skB ARCHITECTS

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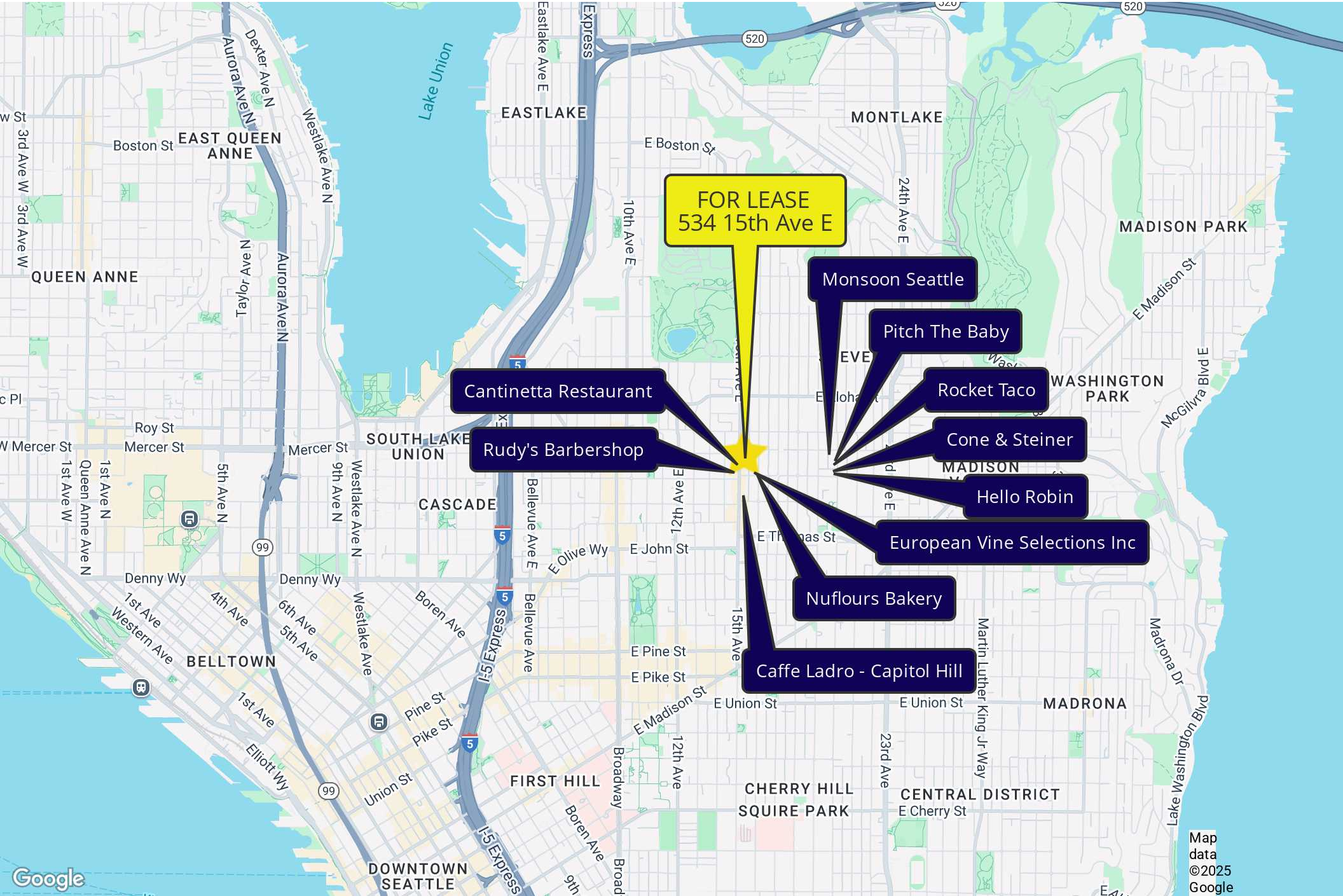
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