

CORNER RETAIL FOR LEASE UNION PARK

1312 Minor Avenue, Seattle, WA 98101



For more information please contact:

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CORNER RETAIL FOR LEASE

PROPERTY HIGHLIGHTS

- Second-generation corner retail at the base of Union Park Apartments - an 81 unit residential community
- Positioned at the crossroads of Capitol Hill and First Hill, steps from the vibrant Pike/Pine corridor, Downtown Seattle, Seattle University and major medical campuses including Virginia Mason and Swedish Hospital
- Ideal for small urban grocery/deli, coffee shop, health/wellness, or pet services
- Features large storefront windows on 2 sides, new flooring, new paint, and existing grocery refrigeration
- 2,499 SF
- Rental Rate \$28.00/SF/YR plus 2025 NNN \$11.50/SF = \$8,225.88 per month



100

TRANSIT SCORE



99

WALK SCORE



83

BIKE SCORE



199,030

TOTAL POPULATION



116,110

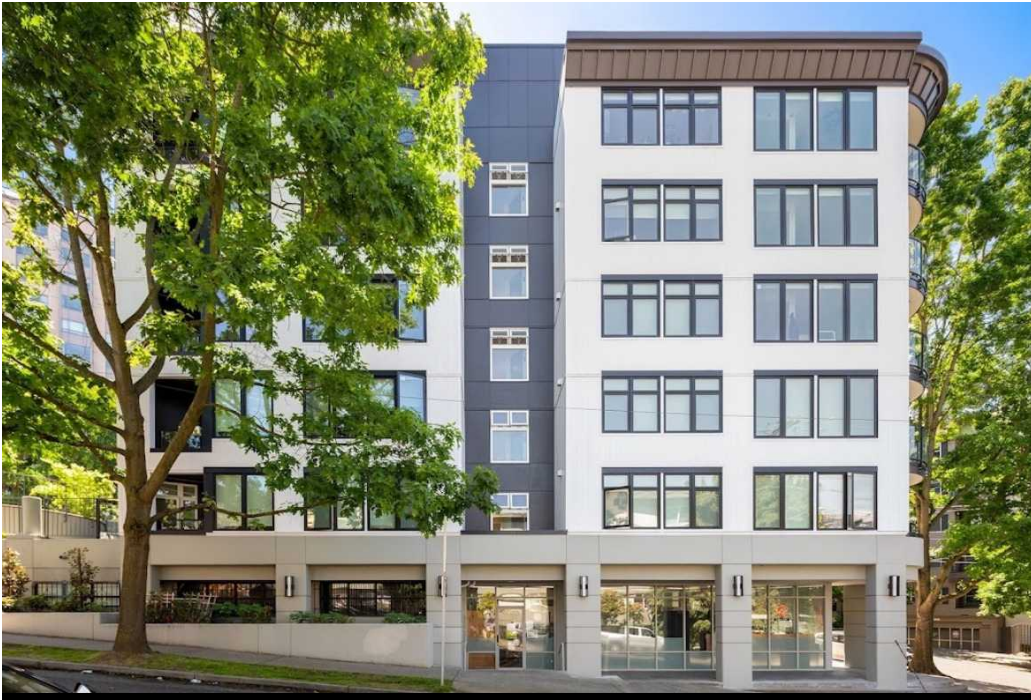
TOTAL HOUSEHOLDS



\$107,487

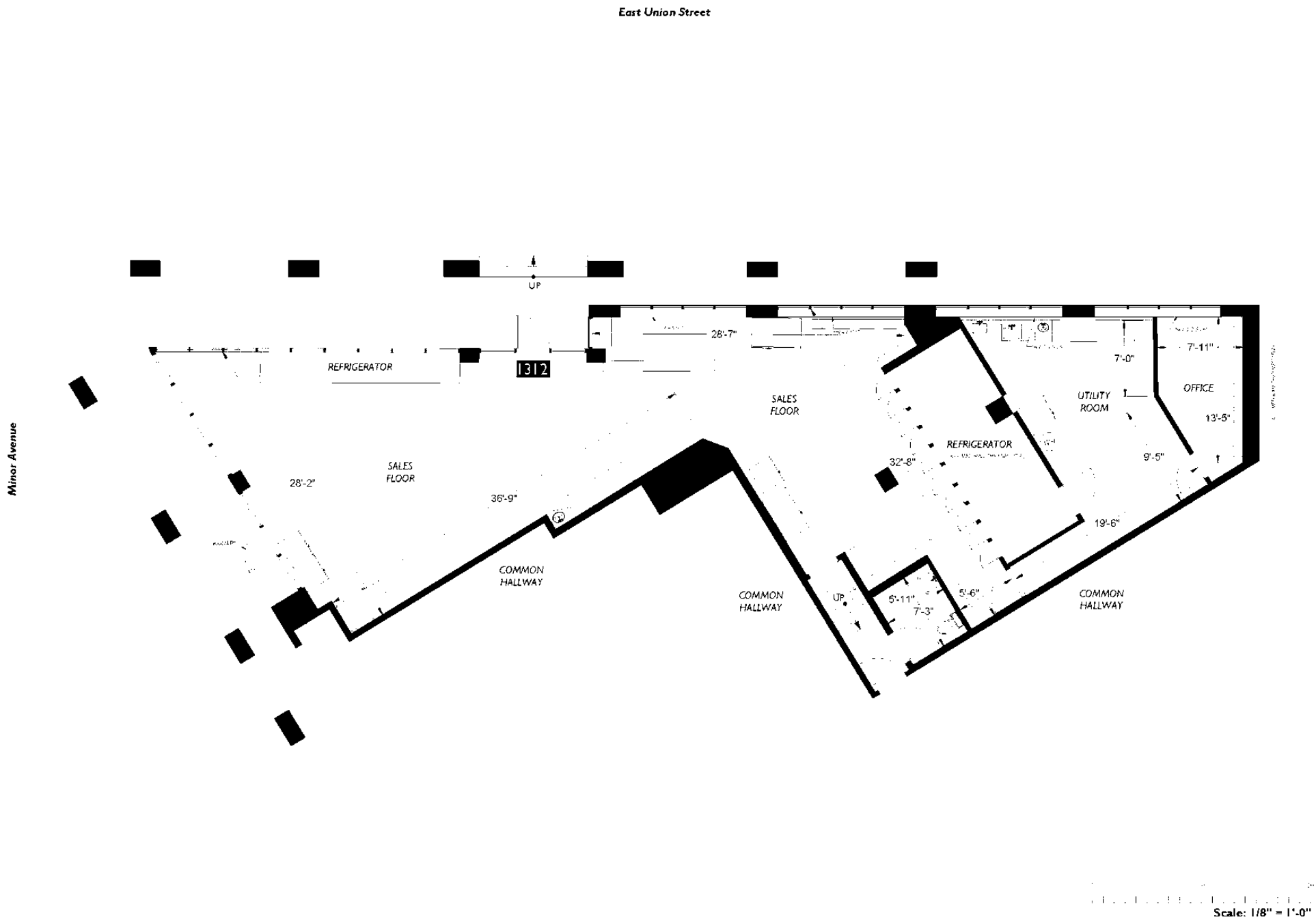
MEDIAN INCOME

*Estimated 2024 Demographics based on a 2 mile radius (CoStar)



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