FOR LEASE | 121 S KING STREET, SEATTLE, WA 98134

BUILT-OUT RESTAURANT AND RETAIL SPACE

AVAILABLE NOW

FOR MORE INFORMATION PLEASE CONTACT:

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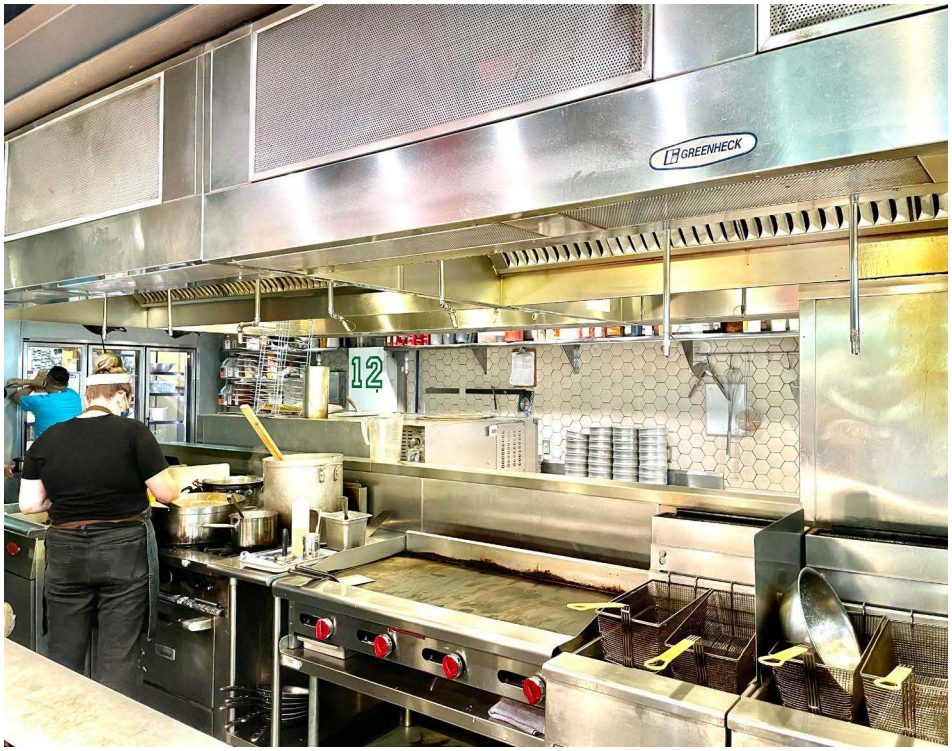
GIBRALTAR
INVESTMENT PROPERTY SOLUTIONS

HIGHLIGHTS

- Rare opportunity to lease 2nd generation restaurant and retail space with a prime corner location at the intersection of Occidental and S King Street, one block from Lumen Field
- Located at the street level of Stadium Place Apartments, a mixed-use project comprised of 497 apartment homes
- Large outdoor patio seating areas
- 75 shared retail stalls available for customers in Building garage (3 hours free w/ validation)
- Opportunity to combine adjacent space for a total of 6,383 SF
- Building co-tenants include Cone & Steiner, new cocktail bar, called Spaces Available (coming soon), and Matsu
- Surrounding neighborhood businesses include Taylor Shellfish, 3 new Renee Erickson restaurants: Lowlander Brewery, Un Po Tipsy Pizzeria, and My Oh My (opening late 2025), Il Terrazzo Carmine, Salumi, Elysian Brewery, The Hometeam, Death & Co (coming 2026)

AVAILABLE RETAIL

SUITE	SIZE (RSF)	NNN RATE EST. 2025	LEASE RATE	DESCRIPTION
Restaurant	4,083 SF	$9.04	$30/SF	• Turnkey restaurant built in 2015 • Features display kitchen with two (2) 18', side-by-side, type 1 hoods • High ceilings • Operable storefront open to expansive patio
Retail	2,300 SF	$9.04	$28/SF	• Excellent walking traffic to Stadium Events • Adjacent to residential lobby • Close proximity to new "Michelin Key" rated new Populus Hotel and three new Sea Creatures concepts by Renee Erickson



PIONEER SQUARE

Pioneer Square is known as the center for arts and cultural events as well as home to some of the cities “trendiest” new food and beverage concepts, retail, and creative office tenants.

This Trade Area is part of the newly transformed Seattle Waterfront stretching 26 miles from Belltown to the Stadiums. In addition, it will be home to 2026 FIFA WORLD CUP. This event is expected to bring over 736,000 visitors and generate over $900m in revenue.

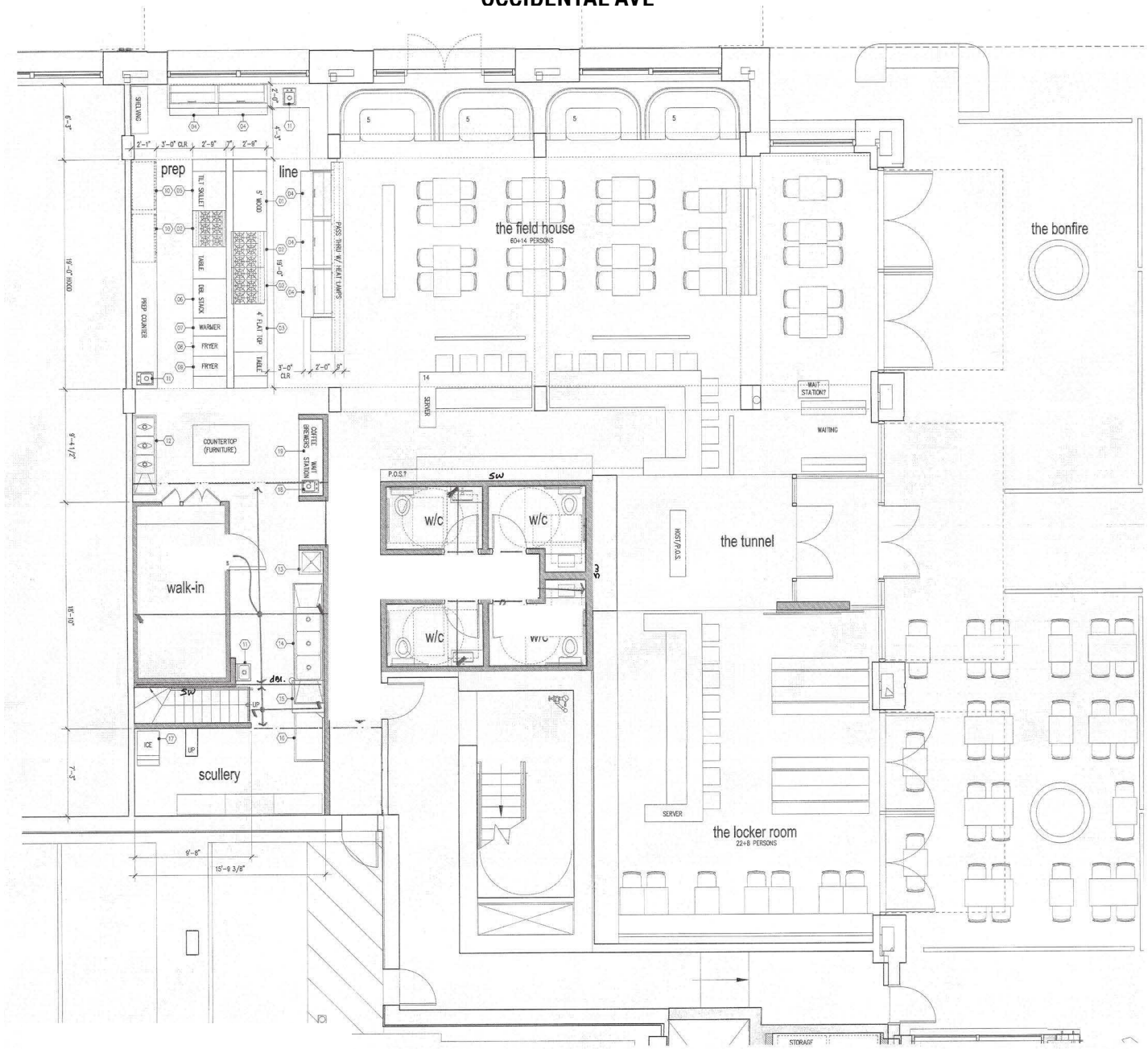
COMMUTABILITY

OVER 19M VISITORS/ RIDERS ANNUALLY ON WASHINGTON STATE FERRY SYSTEM.

99
WALK SCORE

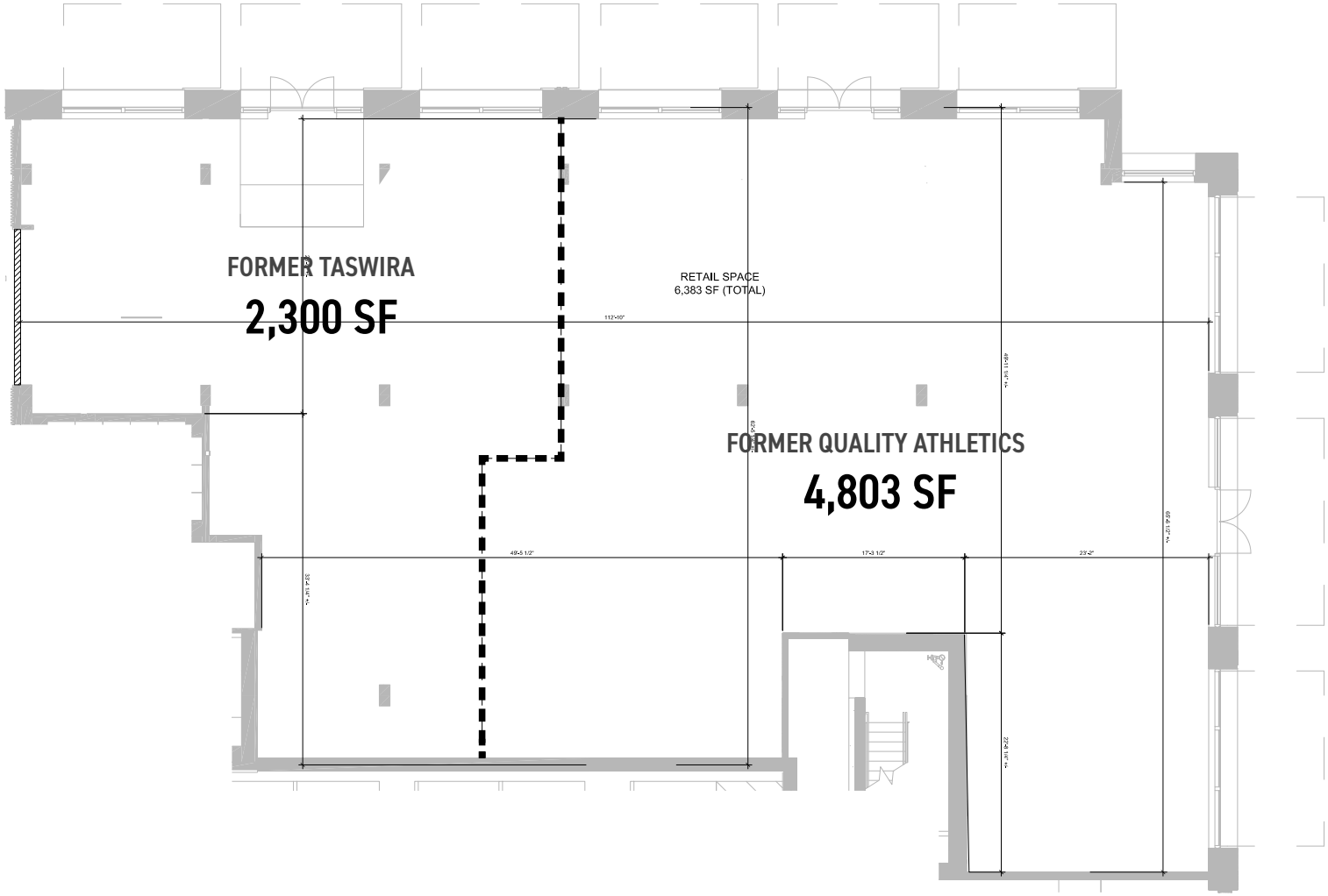
100
TRANSIT SCORE

OCCIDENTAL AVE

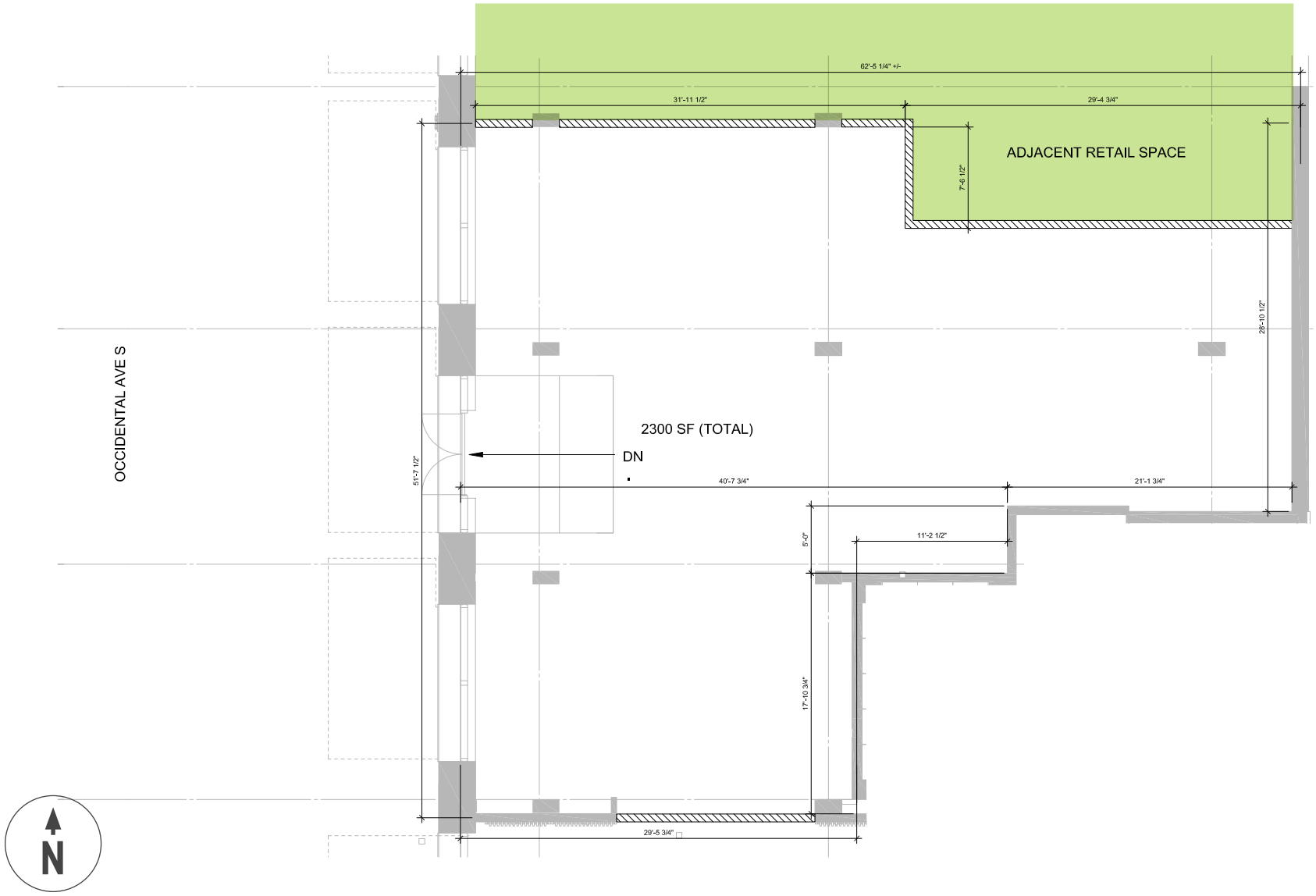


S KING STREET

FORMER QUALITY ATHLETICS + FORMER TASWIRA + NOLO LOBBY



TASWIRA + NOLO LOBBY



TOASTED.
HOMETEAM SEATTLE
419 OCCIDENTAL
RAILSPUR
TAYLOR SHELLFISH
SALUMI
general porpoise
Il Terrazzo Carmine
THE DANDY
ELYSIAN BREWING
KING STREET STATION
CONE & STEINER. GENERAL
SPACES AVAILABLE
matsu
EMBASSY SUITES by Hilton
13 COINS RESTAURANT
LOWLANDER BREWERY
UN PO TIPSY PIZZERIA
MY OH MY
121 S KING STREET
LUMEN FIELD
T-MOBILE PARK
DOWNTOWN SEATTLE
PIONEER SQUARE
YESLER TERRACE
Southworth-Seattle fast ferry
Alaskan Wy
Spring St
5th Ave
1st Ave
7th Ave
James St
9th Ave
Boren Ave
E Jefferson St
E Terrace St
E Spruce St
E Fir St
E Alder St
Yesler Wy
E Yesler Way
South Main St
S Jackson St
S Jackson Pl
12th Ave S
Rainier Ave S
S Weller
S Dearborn St
S Lane St
ATL
Golf Dr S
15th Ave S
Airport Way S
S Royal Brougham Way
4th Ave S
6th Ave S
Occidental Ave S
1st Ave S
3rd Ave
Utah Ave S
Poplar Pl S
Sturgus Ave S
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