

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

BUILT-OUT RESTAURANT AND RETAIL SPACE

AVAILABLE NOW



FOR MORE INFORMATION PLEASE CONTACT:

TRACY CORNELL

tracyc@gibraltarus.com
206.948.0630

LAURA MILLER

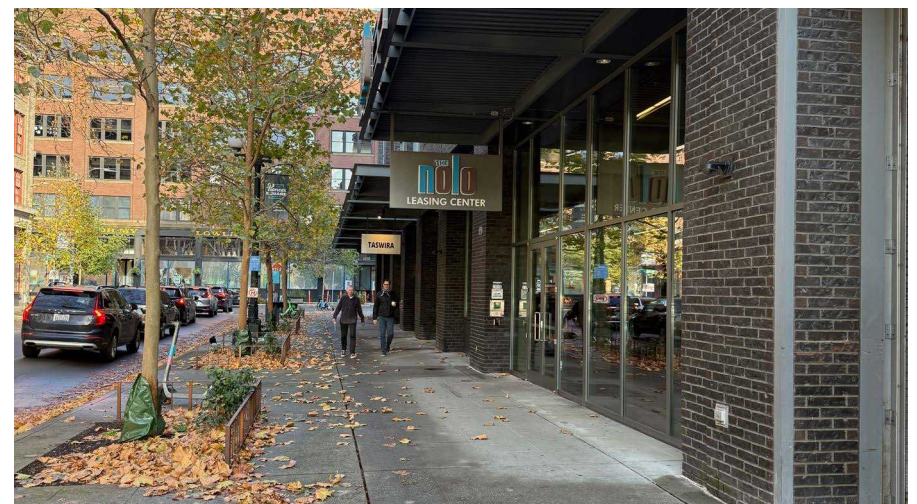
laura@gibraltarus.com
206.351.3573





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 Topsy 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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

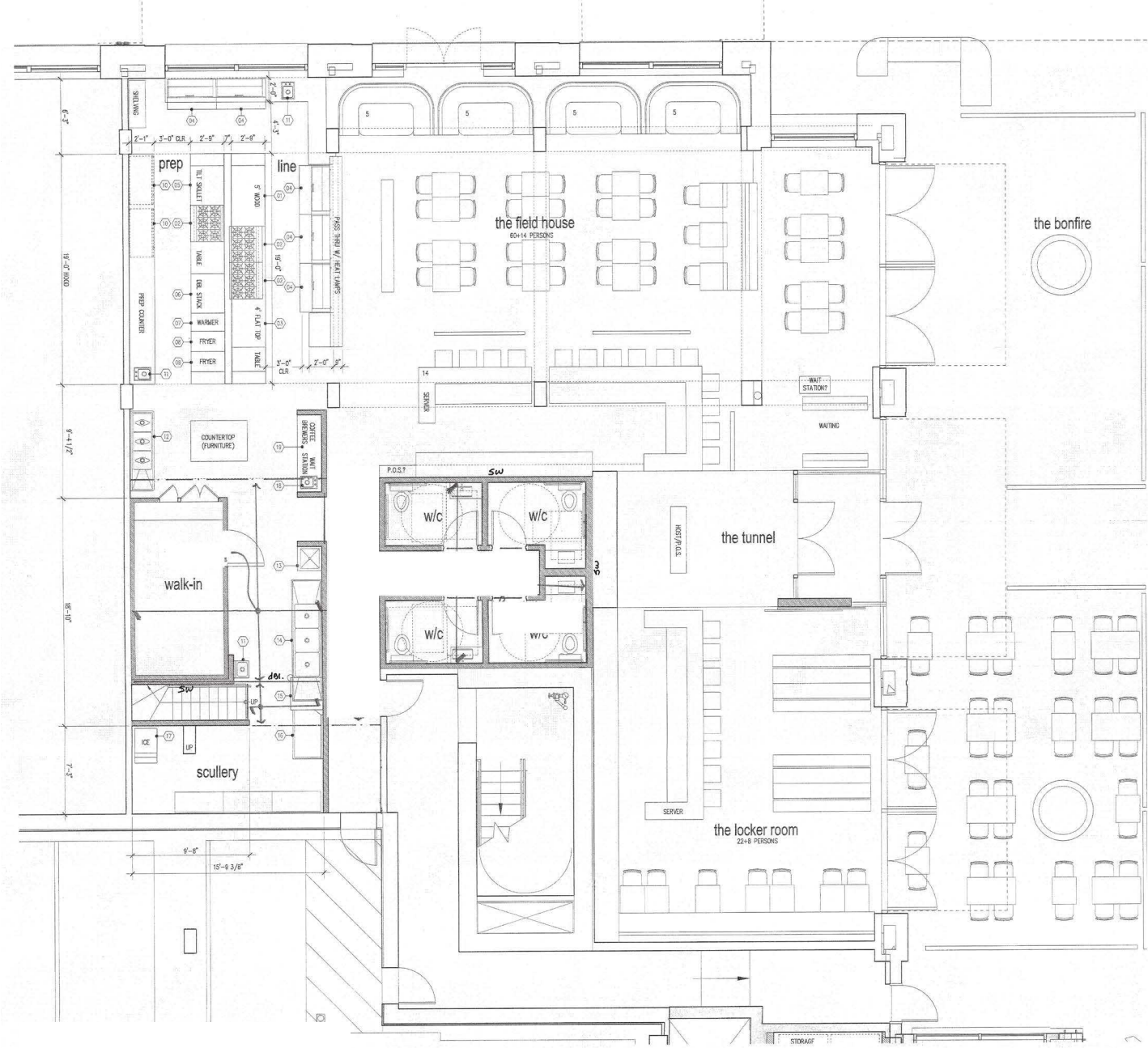


OVER 19M VISITORS/ RIDERS
ANNUALLY ON WASHINGTON
STATE FERRY SYSTEM.

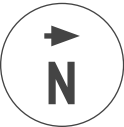
99
WALK
SCORE

100
TRANSIT
SCORE

OCCIDENTAL AVE



S KING STREET



[illegible]

TASWIRA + NOLO LOBBY

