

The Securities Building

1904 3rd Ave, Seattle, WA 98101

Prime downtown Seattle retail opportunity in the historical Securities Building

The Securities Building is located in downtown Seattle on an iconic corner bridging Westlake and Belltown, surrounded by a strong retail district with various hotels, boutiques and restaurants. The building is conveniently located with great street visibility and community recognition. This site is across the street from the Macy's building with newly acquired Amazon offices, and walking distance from Westlake Mall, Pike Place Market, and the renovated Pacific Place Mall. This historic building blends a beautiful mix of classical architecture and Art Deco design and offers retailers ground floor space with large windows and sought-after Fourth Avenue and Stewart Street exposure.



Demographics



POPULATION

1-Mile: 62,491
 3-Mile: 222,735
 5-Mile: 456,337



TOTAL EMPLOYEES

1-Mile: 196,265
 3-Mile: 329,881
 5-Mile: 470,903



AVERAGE HOUSEHOLD INCOME

1-Mile: \$117,321
 3-Mile: \$131,677
 5-Mile: \$133,325



POPULATION DENSITY

1-Mile: 19,826.58 / sq. mile
 3-Mile: 7,851.97 / sq. mile
 5-Mile: 5,791.32 / sq. mile





99

Walk Score
"Walker's Paradise"



100

Transit Score
"Rider's Paradise"



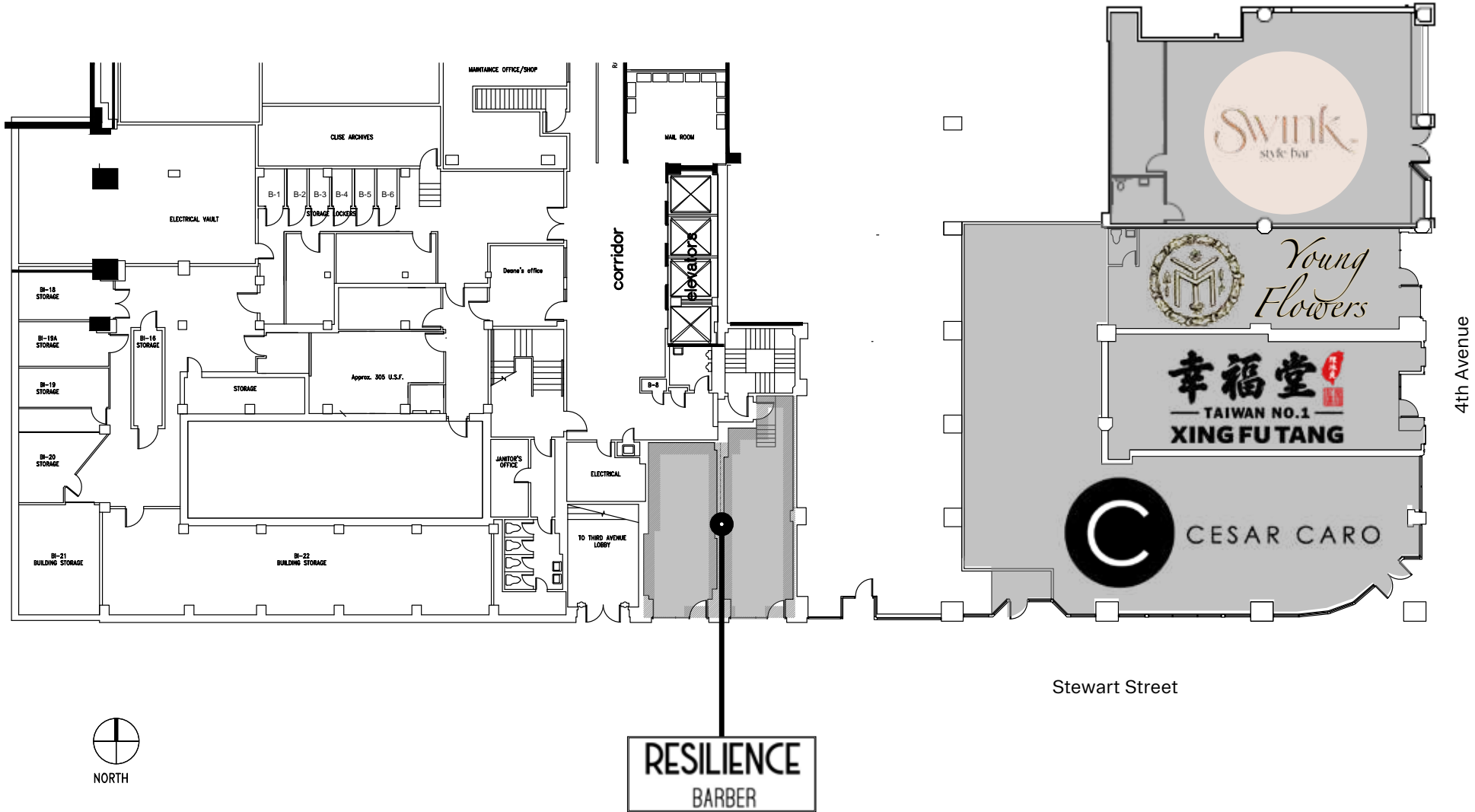
81

Bike Score
"Very Bikeable"



FLOOR PLAN

4th Avenue and Stewart Street



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