



428 WESTLAKE AVE N

1,440 SF Retail for Lease

SEATTLE, WA

KELLY GADDIS
Senior Vice President
425.450.1136
kelly.gaddis@kidder.com

MIA PONCE
Senior Associate
425.450.1137
mia.ponce@kidder.com



Property Details

79,000 SF of office space, anchored by Amazon

1,440 RSF of Retail space

Co-tenants include The Berliner Doner Kebab, Seattle's Downtown Dentist, and Keybank.

Shared restrooms

Formerly an AT&T store and a cafe, this is ideal space for retail, professional services, beauty or cafe. (no possibility to vent)

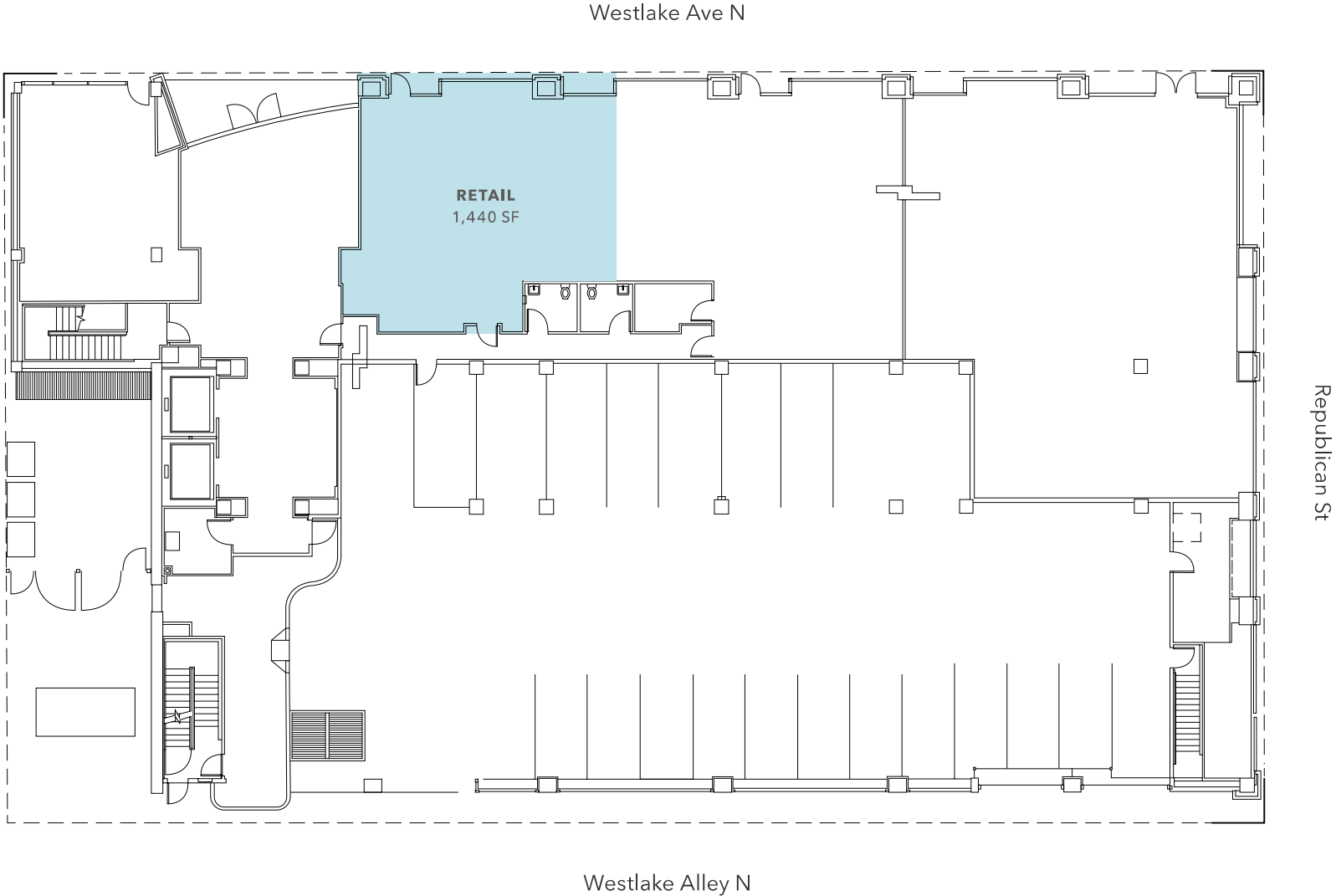
CALL BROKER

FOR RATES

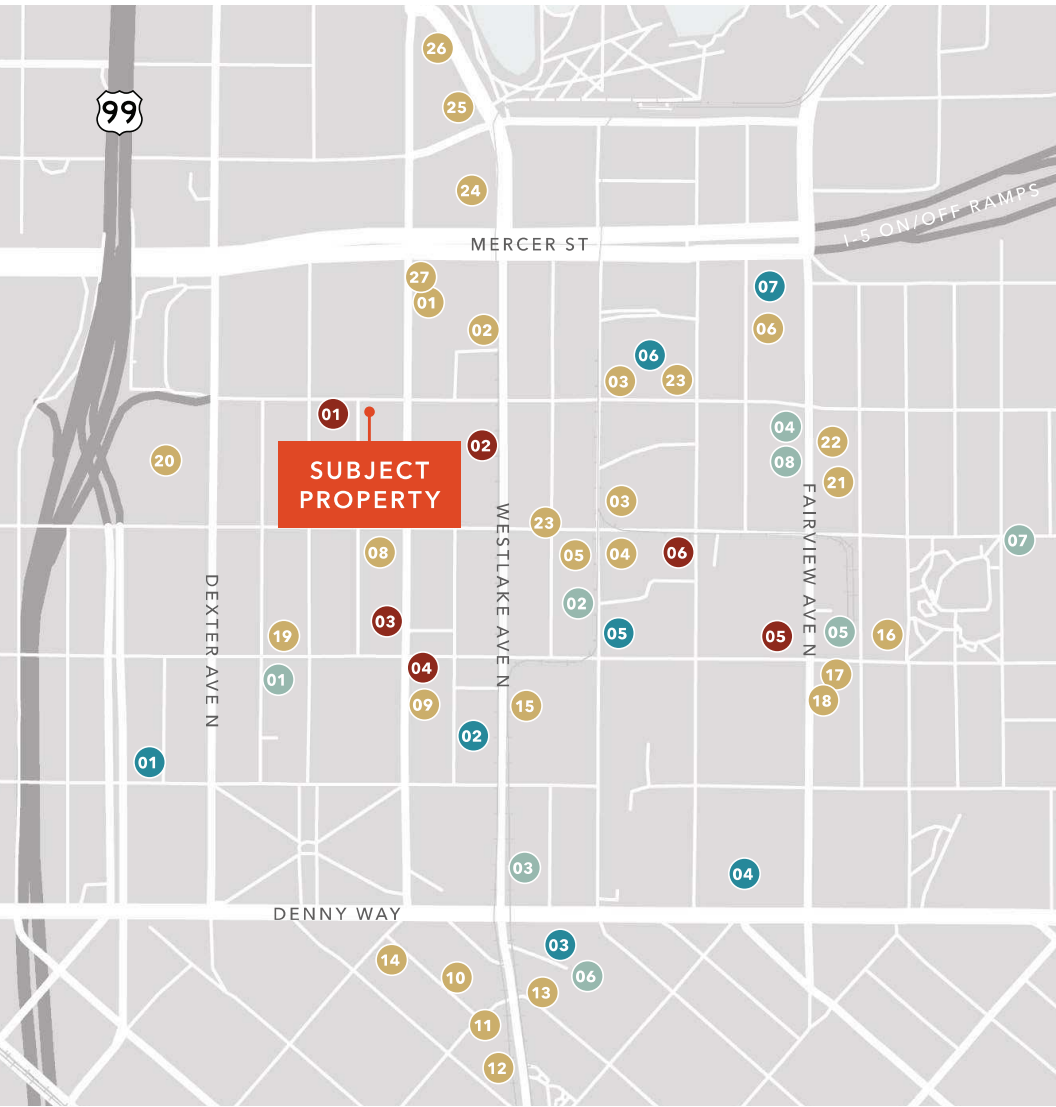
\$18.73/SF

ESTIMATED NNN

FLOOR PLAN



AMENITY MAP



EAT + DRINK

- 01 Sizzle & Crunch SLU
- 02 Paju
- 03 Ba Bar
- 04 LOCAL Public Eatery
- 05 Cactus
- 06 Portage Bay Cafe
- 07 Bentoful
- 08 Hurry Curry of Tokyo
- 09 Jack's BBQ
- 10 Wild Ginger
- 11 Butcher Table
- 12 Shake Shack
- 13 Vinason Pho Kitchen
- 14 Momiji
- 15 Chipotle
- 16 Kati Vegan Thai
- 17 El Grito Taqueria
- 18 Urban Gyro
- 19 The Halal Guys
- 20 Cannolo
- 21 Bar Harbor
- 22 Mikan Sushi Bento
- 23 Lunch on the Plate
- 24 Flatstick Pub
- 25 Buca di Beppo
- 26 Art Marble 21
- 27 La Palmera

CAFFEINE

- 01 Fresh Flours
- 02 kakao
- 03 Cafe An'Clair
- 04 Evoke Cafe Bar
- 05 Zoka Coffee
- 06 Victrola Coffee Roasters

HOTELS

- 01 Holiday Inn
- 02 citizenM
- 03 1 Hotel Seattle
- 04 Level Seattle
- 05 Astra Hotel
- 06 Moxy Seattle
- 07 EVEN Hotel

FITNESS

- 01 MOOV Seattle
- 02 Flow Fitness
- 03 Barry's
- 04 Row House Fitness
- 05 Transform 180 Fitness
- 06 DRYP
- 07 DRIFT Yoga & Juice Bar
- 08 Club Pilates

DEMOGRAPHICS

POPULATION

	0.5 Mile	1 Mile	3 Miles
2010 CENSUS	8,257	50,212	201,661
2020 CENSUS	19,403	75,302	265,480
2025 ESTIMATED	27,754	93,112	302,919
2030 PROJECTED	31,445	99,573	322,136

MEDIAN AGE & GENDER

	0.5 Mile	1 Mile	3 Miles
MEDIAN AGE	30.8	33.4	34.0
% FEMALE	41.9%	43.4%	44.7%
% MALE	58.1%	56.6%	55.3%

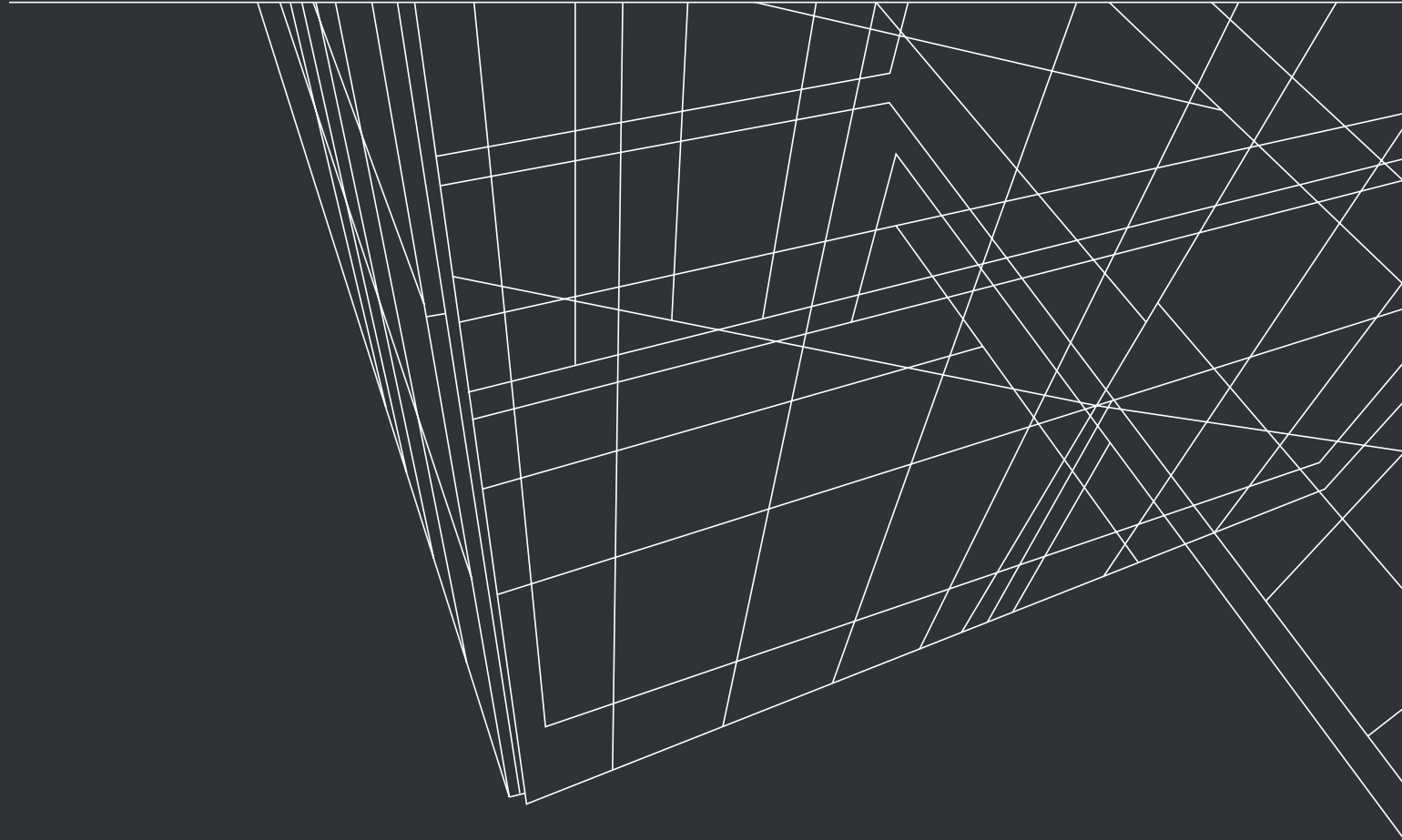
HOUSEHOLD INCOME

	0.5 Mile	1 Mile	3 Miles
2025 MEDIAN	\$159,020	\$138,735	\$133,272
2030 MEDIAN PROJECTED	\$159,433	\$140,093	\$132,401
2025 AVERAGE	\$197,780	\$178,154	\$184,139
2030 AVERAGE PROJECTED	\$197,144	\$178,154	\$180,365

Data Source: ©2025, Sites USA



428 WESTLAKE AVENUE



Exclusively leased by

KELLY GADDIS

Senior Vice President

425.450.1136

kelly.gaddis@kidder.com

MIA PONCE

Senior Associate

425.450.1137

mia.ponce@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

