

# RETAIL FOR LEASE

FREDONIA

534 15th Ave East, Seattle, WA 98112

AVAILABLE  
MARCH 2026



For more information please contact:

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## RETAIL FOR LEASE



## PROPERTY HIGHLIGHTS

- Bring your concept! Rare corner vacancy in a character-rich building located on Capitol Hill's bustling 15th Ave E
- 1,752 RSF
- Ideal for coffee/cafe, wine bar, ice cream shop
- Surrounding businesses include: Bar Cantinetta, Nufleurs Bakery, Harry's Bar and more!
- Landlord to complete Building storefront renovations designed by SkB Architects, to include large, new sliding storefront windows
- Retail Co-tenant is MOOV Pilates (coming soon)
- Monthly Rate \$40 PSF plus estimated 2025 NNN (\$9.00/RSF). Long term lease available.



71

TRANSIT SCORE



93

WALK SCORE



95

BIKE SCORE



21,077

TOTAL POPULATION



11,215

TOTAL HOUSEHOLDS



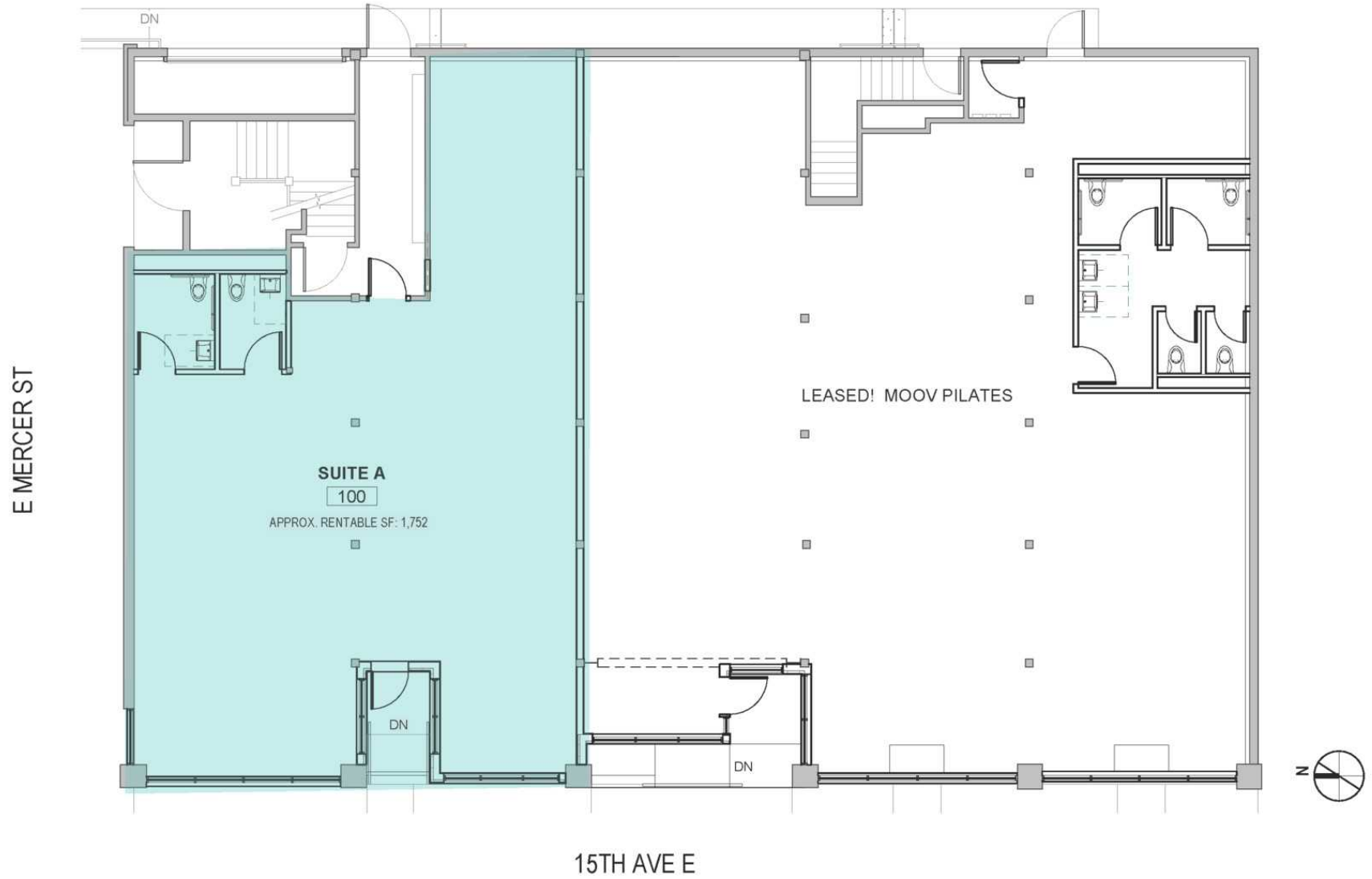
\$153,204

MEDIAN INCOME

\* Estimated 2024 Demographics based on a 2 mile radius

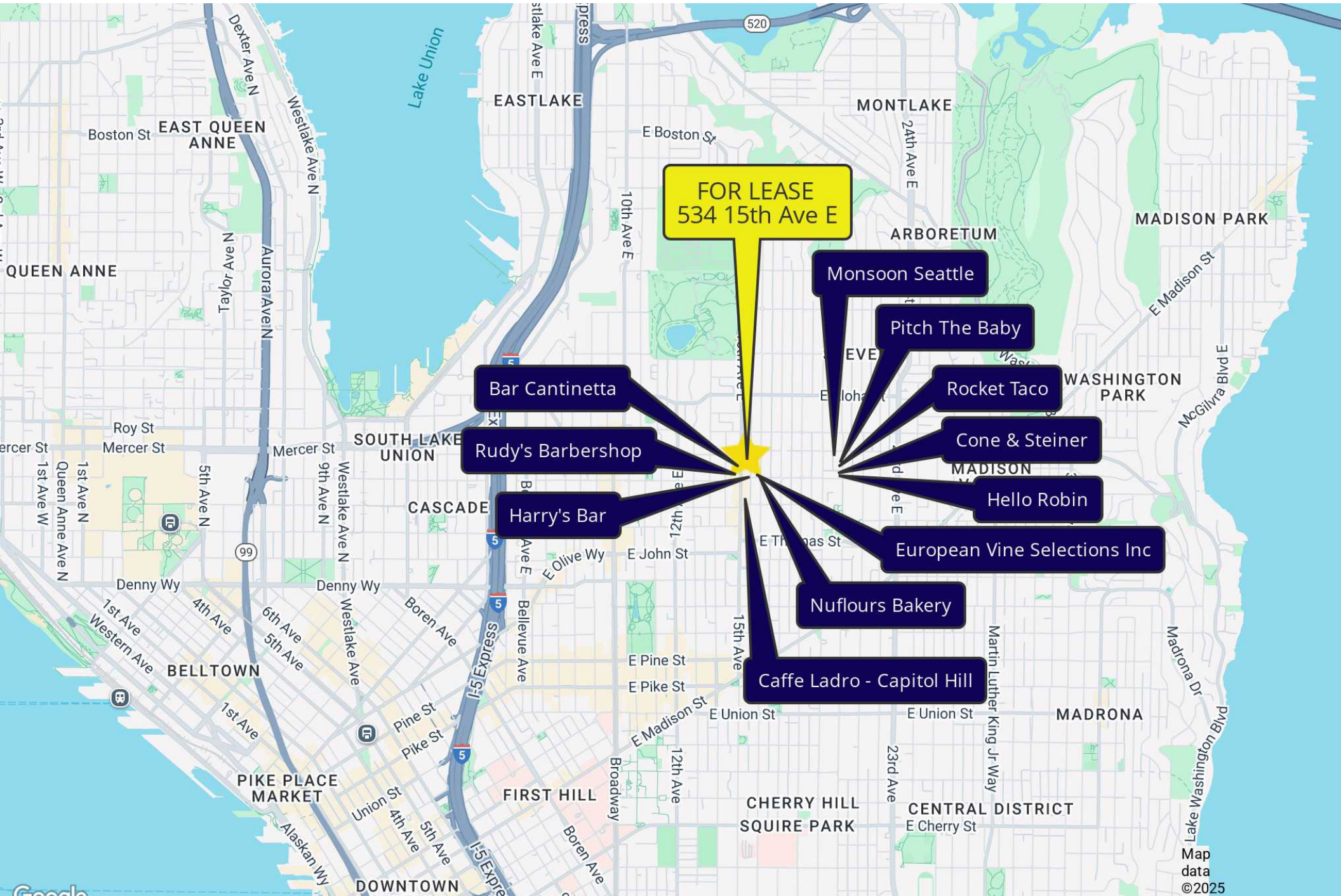
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# RETAIL FOR LEASE



**FOR LEASE**  
534 15th Ave E

Bar Cantinetta

Rudy's Barbershop

Harry's Bar

Monsoon Seattle

Pitch The Baby

Rocket Taco

Cone & Steiner

Hello Robin

European Vine Selections Inc

Nufours Bakery

Caffe Ladro - Capitol Hill