

202

WESTLAKE

RETAIL F&B
OPPORTUNITY
2,039 RSF

202 Westlake Ave N
Seattle, WA 98109

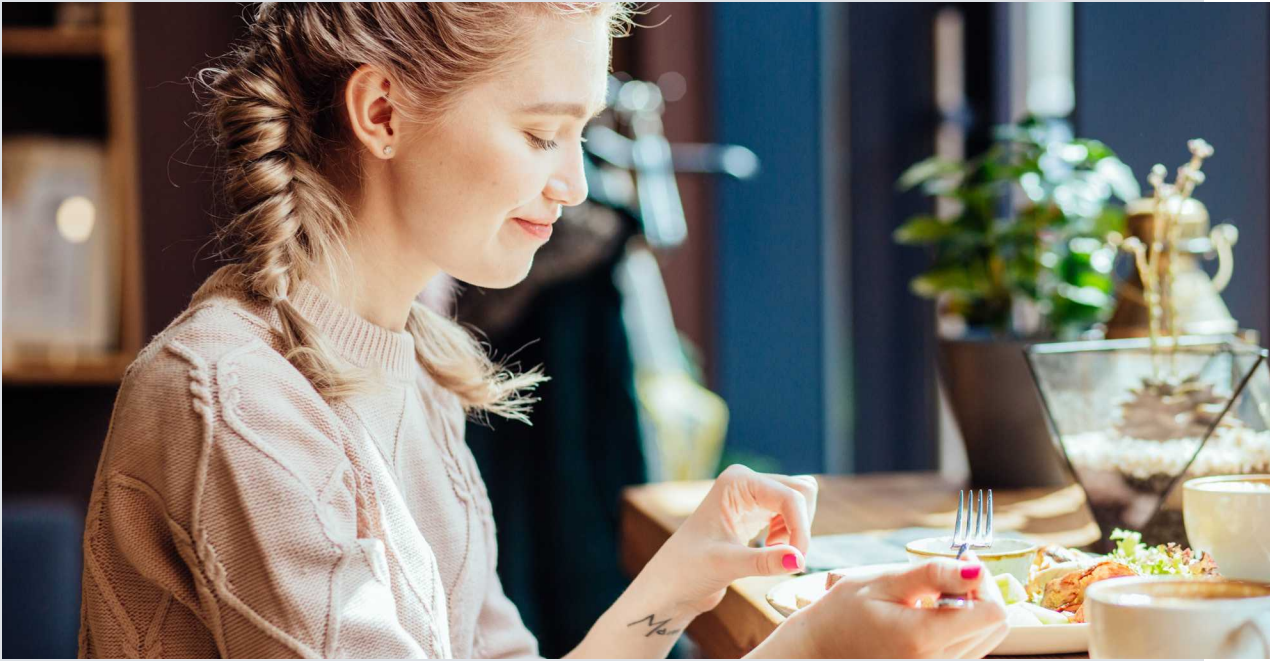
NEWMARK





ON WESTLAKE

Located in the heart of Seattle's South Lake Union neighborhood, **202 WESTLAKE** offers a highly visible retail opportunity with street exposure on Westlake Ave N. Surrounded by major tech and life science employers, including Amazon located within the building, and dense residential towers the site benefits from strong daytime and evening foot traffic. Enjoy excellent connectivity with the South Lake Union Streetcar, frequent bus service, and quick access to I-5 and SR-99. Ideal for a cafe, boutique, fitness or service retail seeking a prime urban location with built-in demand.



ONE

SPACE

- 2,039 SF former cafe space ideal for coffee shop or food & beverage concepts. Space allows for a Type II hood only.
- Suite features direct access to the building lobby and an adjacent outdoor seating area
- Prime South Lake Union location along the SLU Streetcar route
- Situated in the heart of the Amazon campus and steps from the major tech and life sciences employers in SLU
- Location boasts strong daytime population, evening activity and consistent pedestrian traffic

SUITE

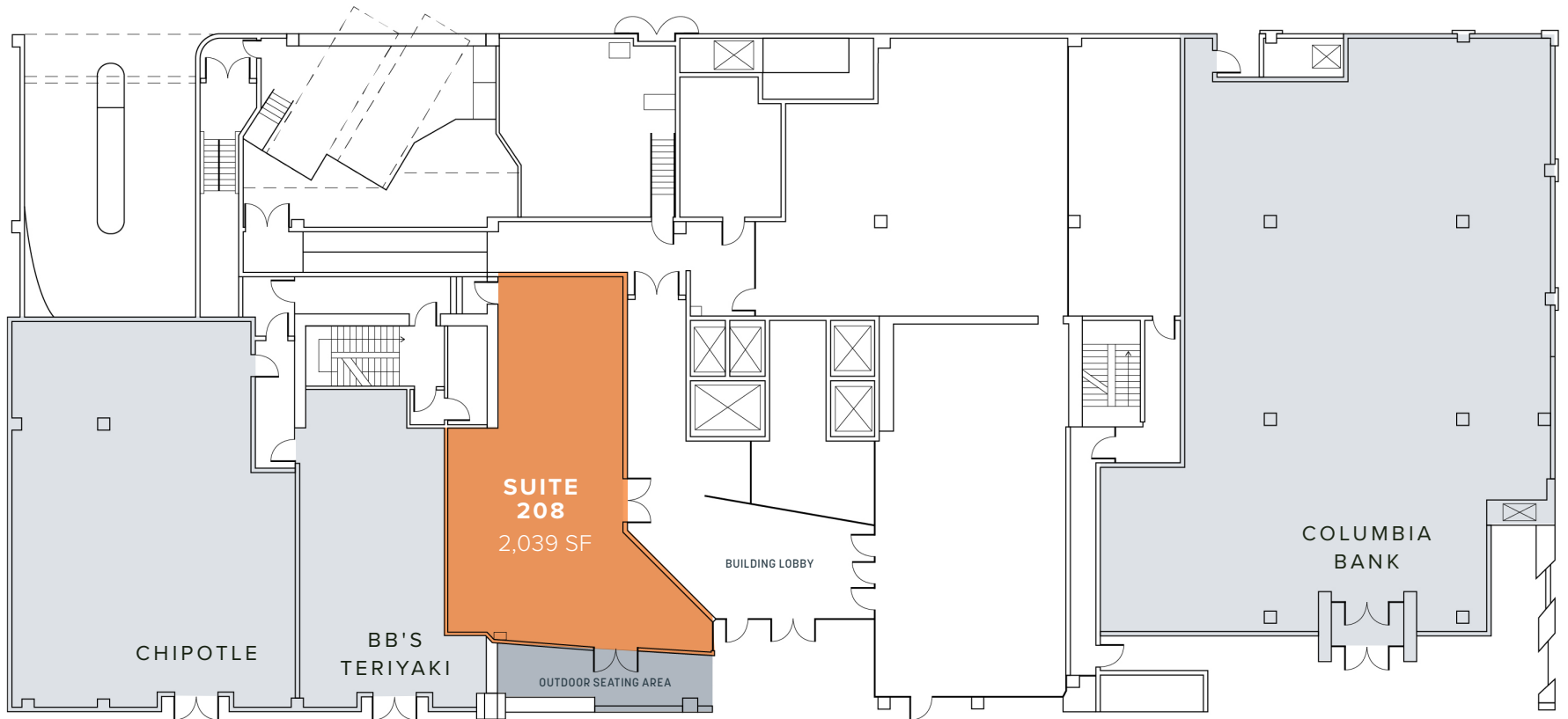
208

SIZE 2,039 SF

NNN ESTIMATE \$15.75 PSF

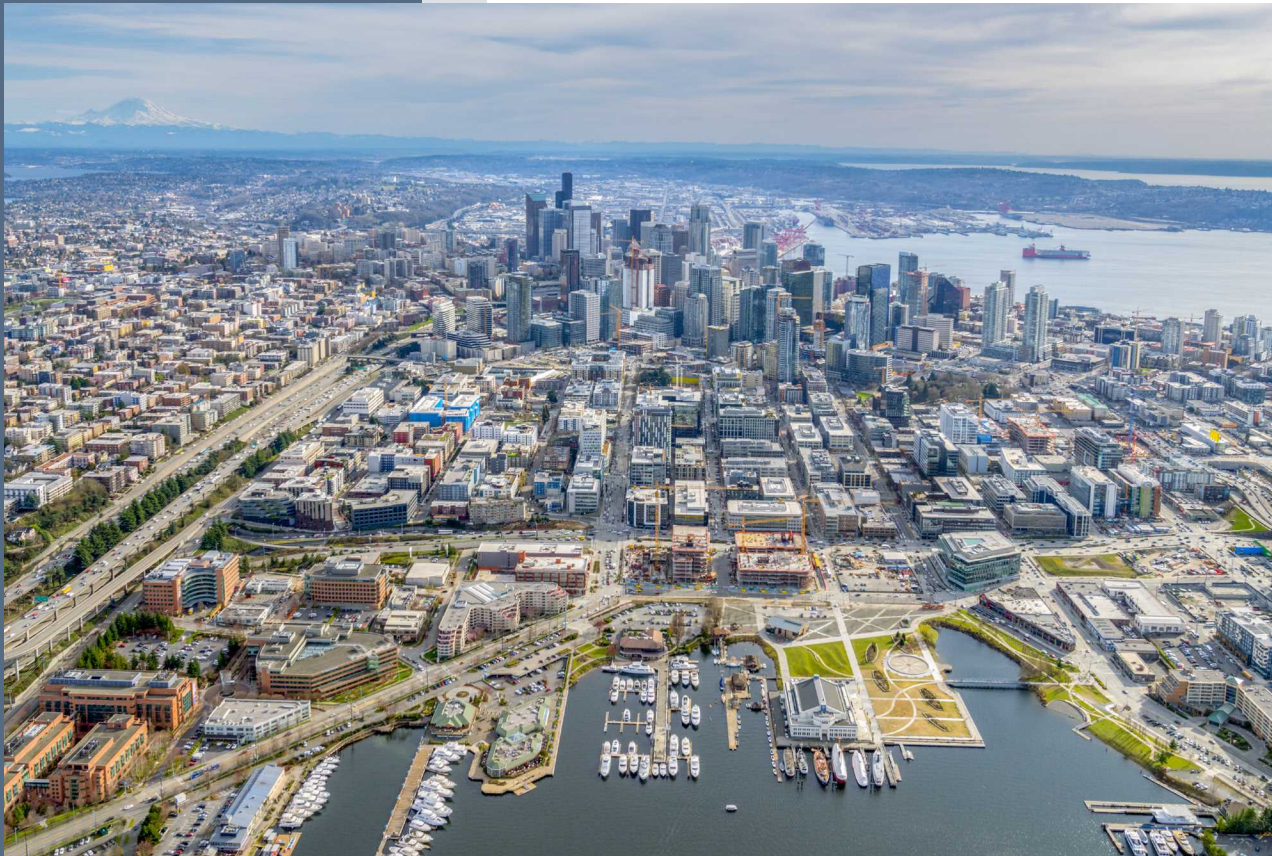
RATE Call for rates

AVAILABLE Available Now



WESTLAKE AVE N





ONE

LOCATION

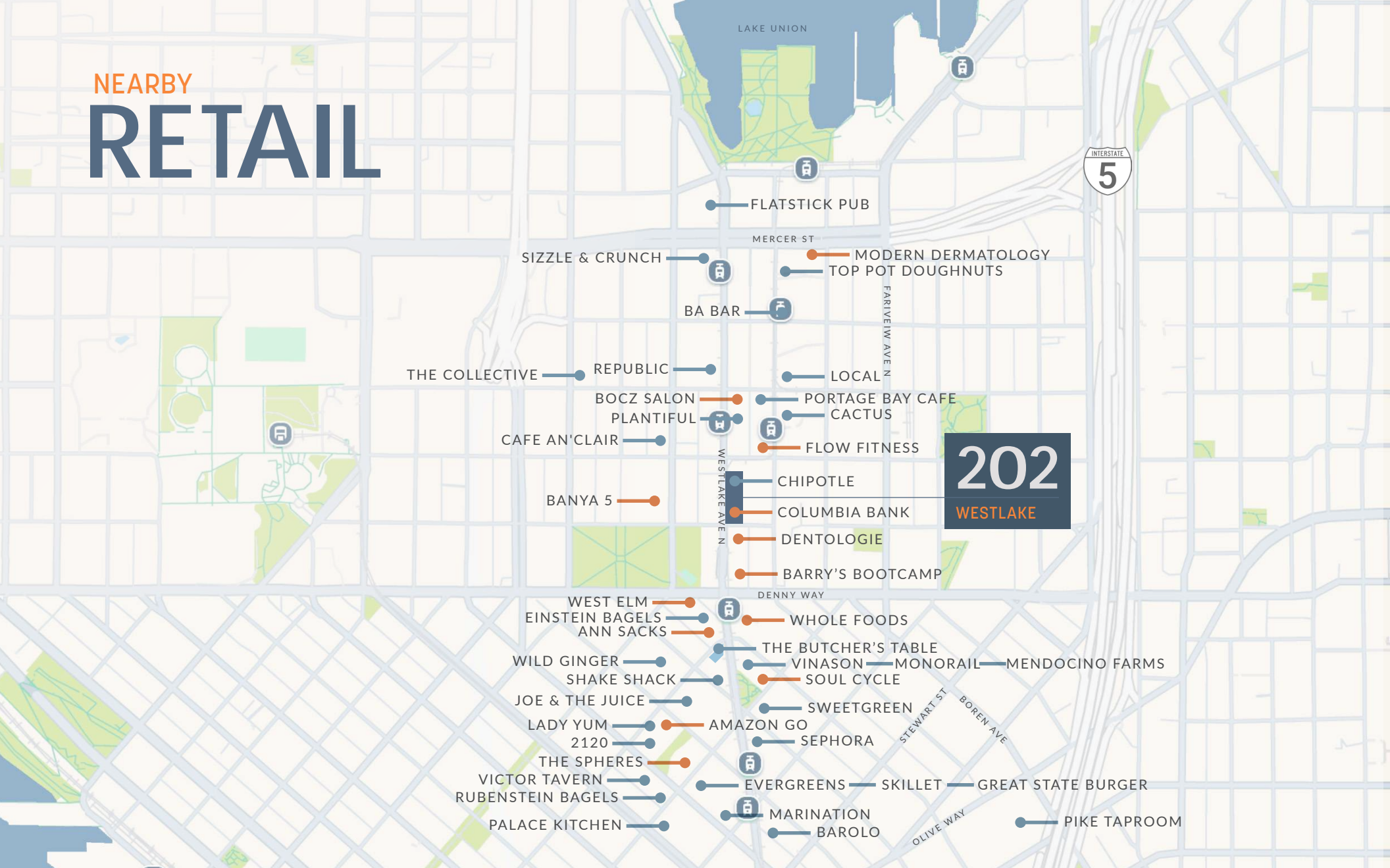
South Lake Union and Denny Triangle form Seattle's highest-density urban core outside the traditional CBD, anchored by major tech and life science employers, including Amazon's headquarters, Google, the Allen Institute, and numerous biotech firms, alongside a rapidly expanding residential base. The neighborhood skews young and professional, with a high share of renters, above-average household incomes, and one of the city's highest rates of bachelor's and advanced degree attainment, translating to strong discretionary spending. New residential towers, boutique hotels, and amenity-rich mixed-use projects support a vibrant seven-day trade area with robust daytime and evening foot traffic.



2025 DEMOGRAPHICS

DRIVE TIME	3 min	5 min	10 min	15 min
Total Population	17,189	47,689	249,302	565,791
Daytime Population	29,011	78,454	497,024	812,432
Average HH Income	\$199,884	\$185,522	\$170,981	\$181,085
Median Age	31.7	32.9	33.4	34.5

NEARBY RETAIL



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