



CENTER STEPS RETAIL

FOR LEASE

*Prime Restaurant and Retail Available,
across from Seattle Center and Climate Pledge Arena*

225 ROY ST | SEATTLE, WA

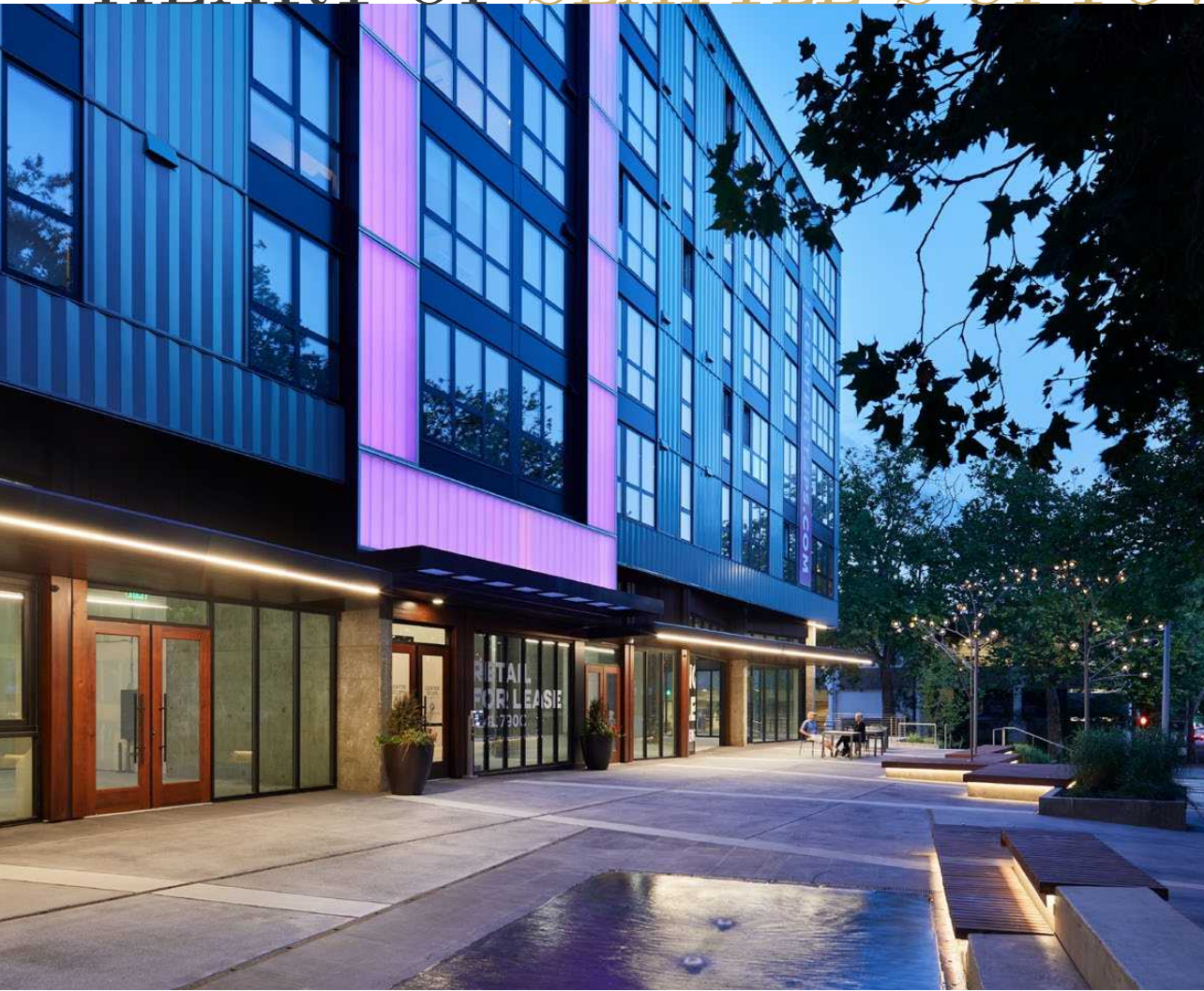
912 SF

207 ROY ST

3,497 SF

222/224 MERCER ST

AN OPPORTUNITY TO BE AT THE HEART OF *SEATTLE'S UPTOWN DISTRICT*



Restaurant and retail spaces now available in the 268-unit Center Steps apartments

Steps away from Seattle Center, the Bill & Melinda Gates Foundation and the newly renovated Climate Pledge Arena, home of the Seattle Kraken

Seattle Center gets 10+ million visitors annually

27,363+ vehicles per day on Mercer Street

22 public parking stalls on site and across from 1,300-stall Mercer garage

Tenant improvement allowances available

\$35-40/SF/year + NNN (2025 estimate: \$12.45)

Please contact Brokers to schedule a tour

\$35-40

PER SF/YEAR

\$12.45

NNN (2025 ESTIMATE)



AMAZING
LOCATION, STEPS
AWAY FROM
SEATTLE CENTER



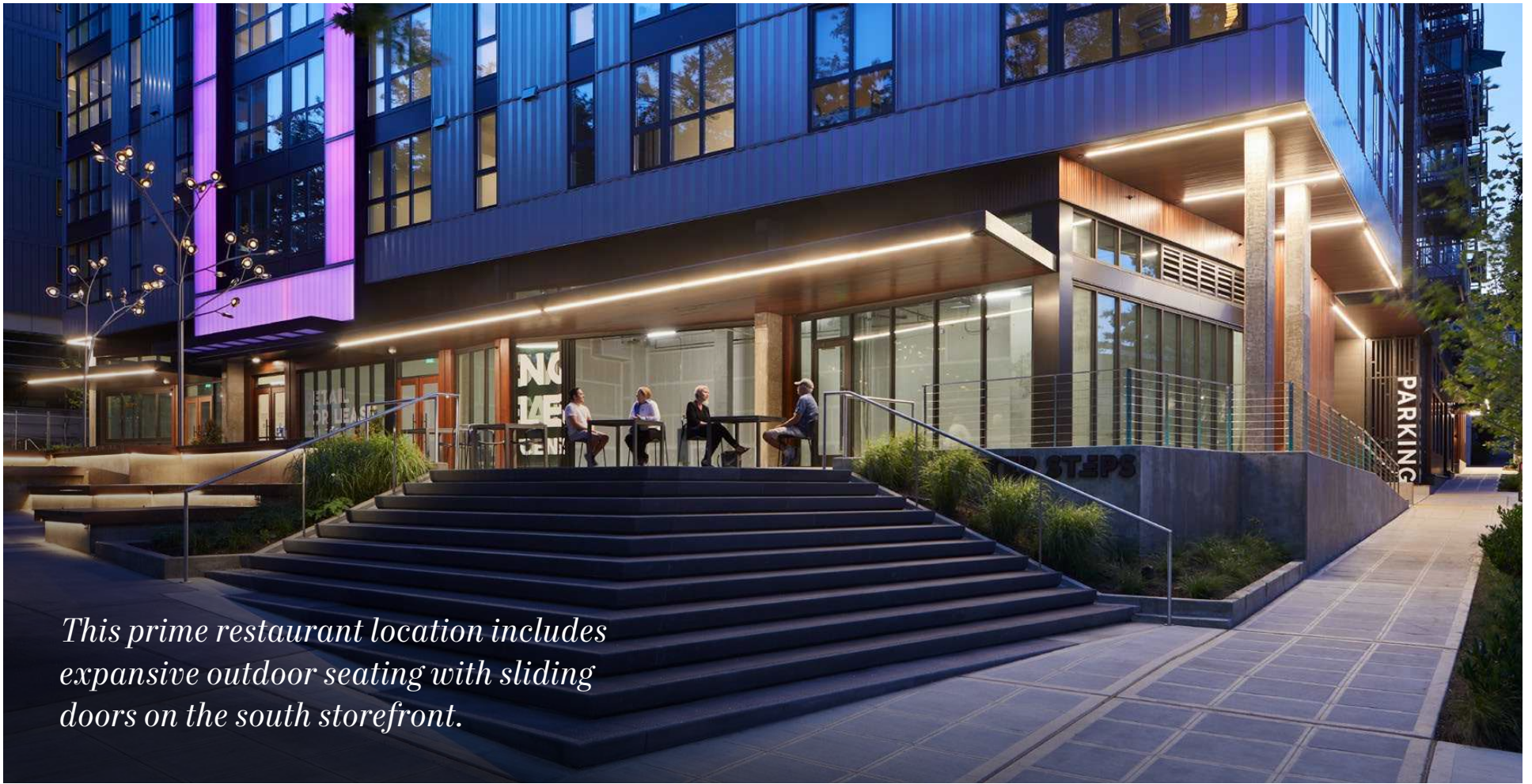
HIGH VISIBILITY
FROM ROY ST OR
MERCER ST



RESTAURANT
SPACE WITH
TYPE-1 SHAFT

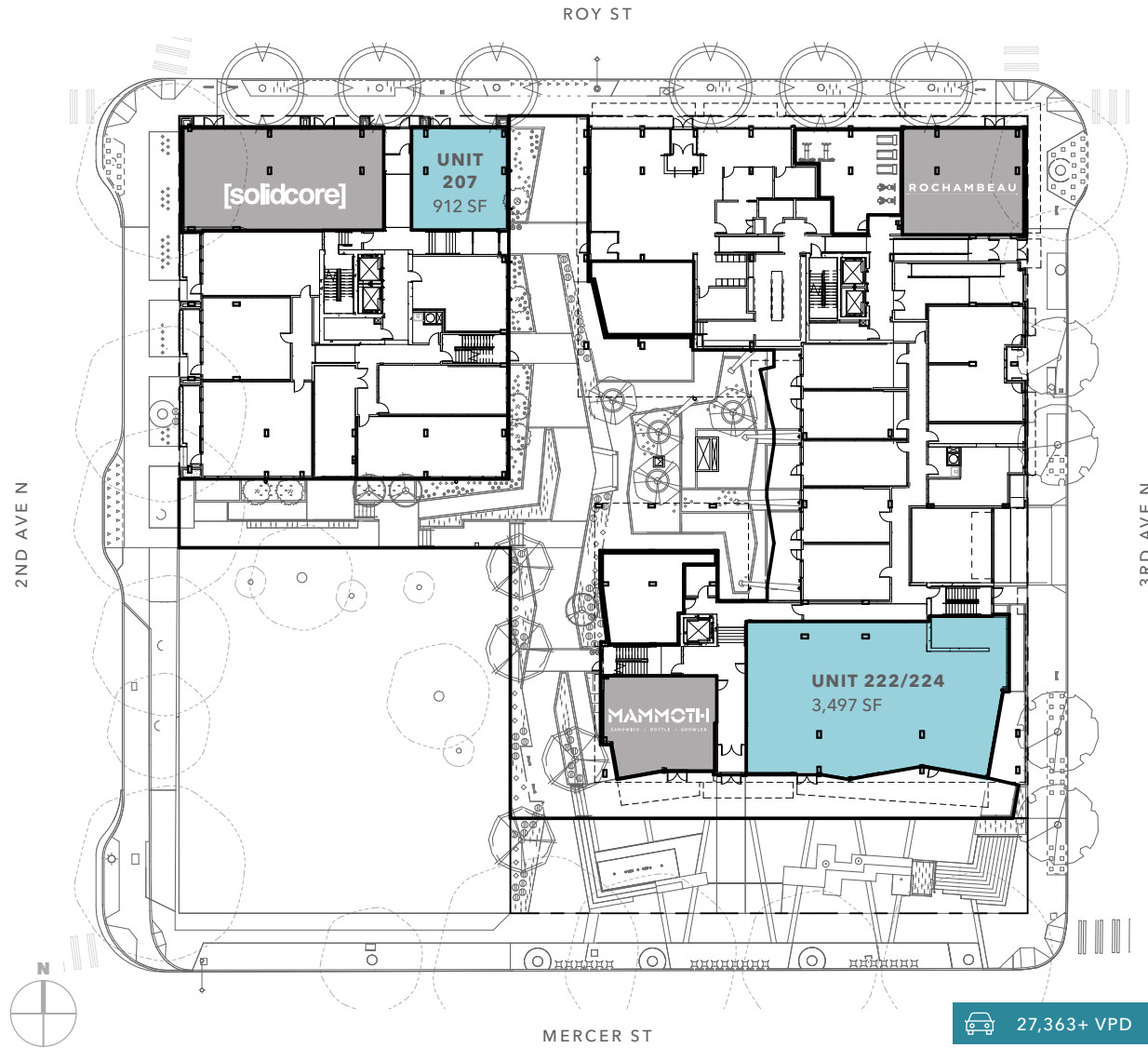


READY FOR
TENANT
IMPROVEMENTS



This prime restaurant location includes expansive outdoor seating with sliding doors on the south storefront.

RETAIL SITE PLAN



Availabilities

3,497 SF

UNIT 222 / 224 MERCER ST

Can divide to 2,781 SF and 716 SF

Prime restaurant location on the hard corner of Mercer St & 3rd Ave N, directly across from Seattle Center

High visibility from street and 1,300-stall Mercer garage

Expansive outdoor seating with sliding doors on south storefront

Ready for tenant improvements with type-1 shaft installed

912 SF

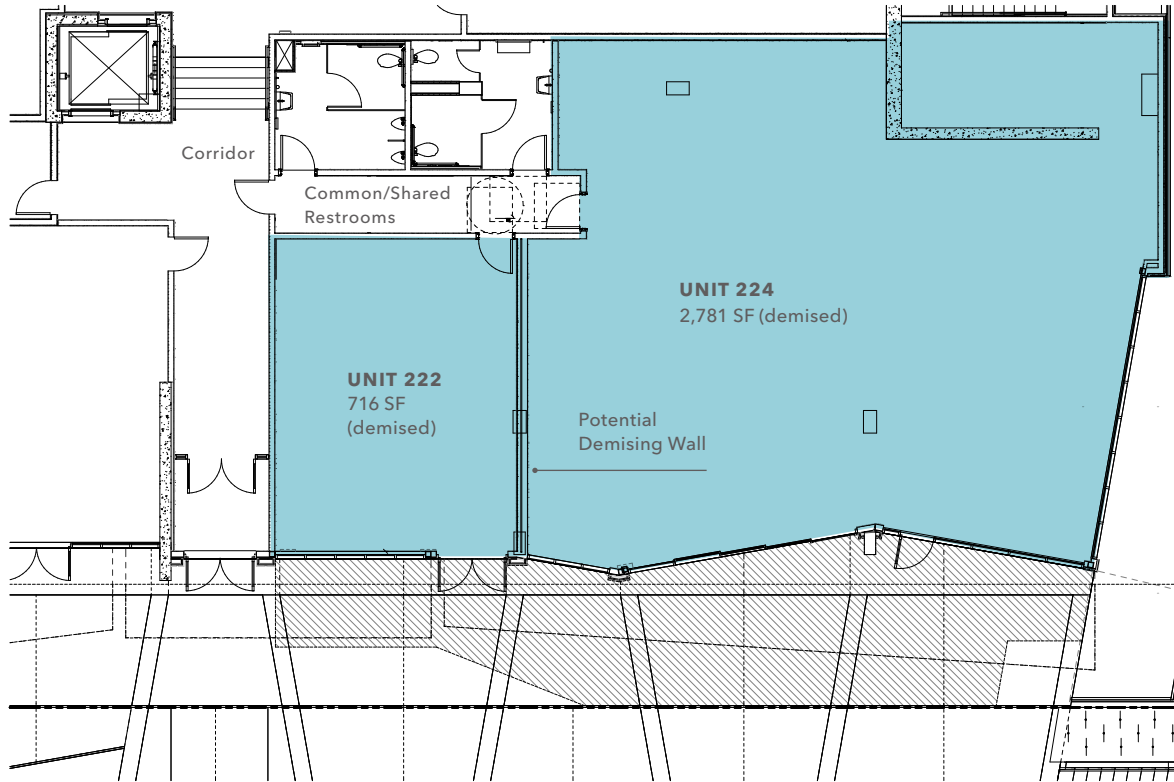
UNIT 207 ROY ST

Great visibility on busy Roy St

Neighbors include Solidcore pilates and Rochambeau cocktail lounge

Ready for tenant work

FLOORPLAN *UNIT 222/224*



AVAILABLE FOR LEASE



3,497 SF

UNIT 222 / 224 MERCER ST



Can divide to 2,781 SF and 716 SF

Prime restaurant location on the hard corner of Mercer St & 3rd Ave N, directly across from Seattle Center

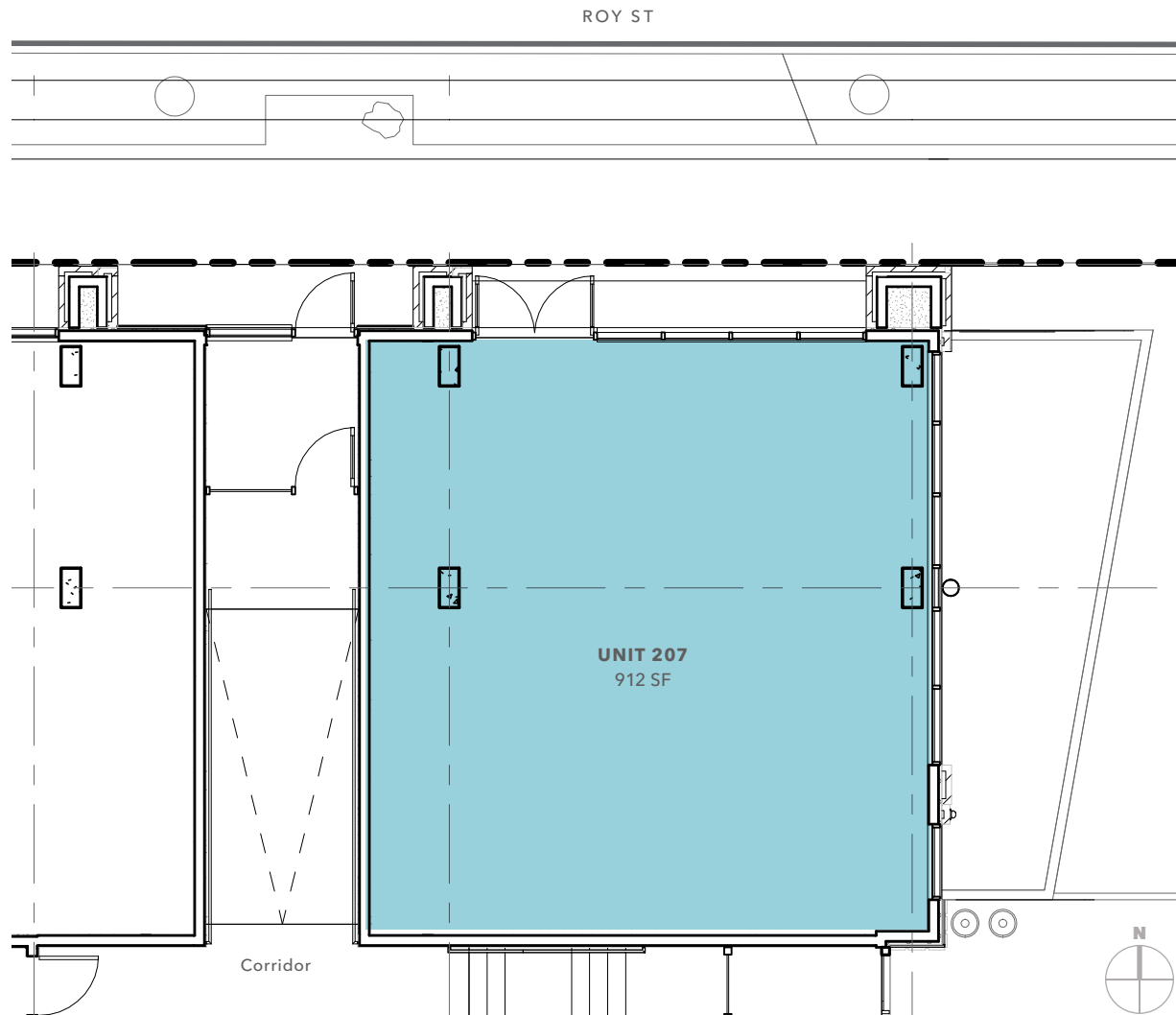
High visibility from street and 1,300-stall Mercer garage

Expansive outdoor seating with sliding doors on south storefront

Ready for tenant improvements with type-1 shaft installed

KIDDER MATHEWS

FLOORPLAN *UNIT 207*



912 SF

UNIT 207 ROY ST

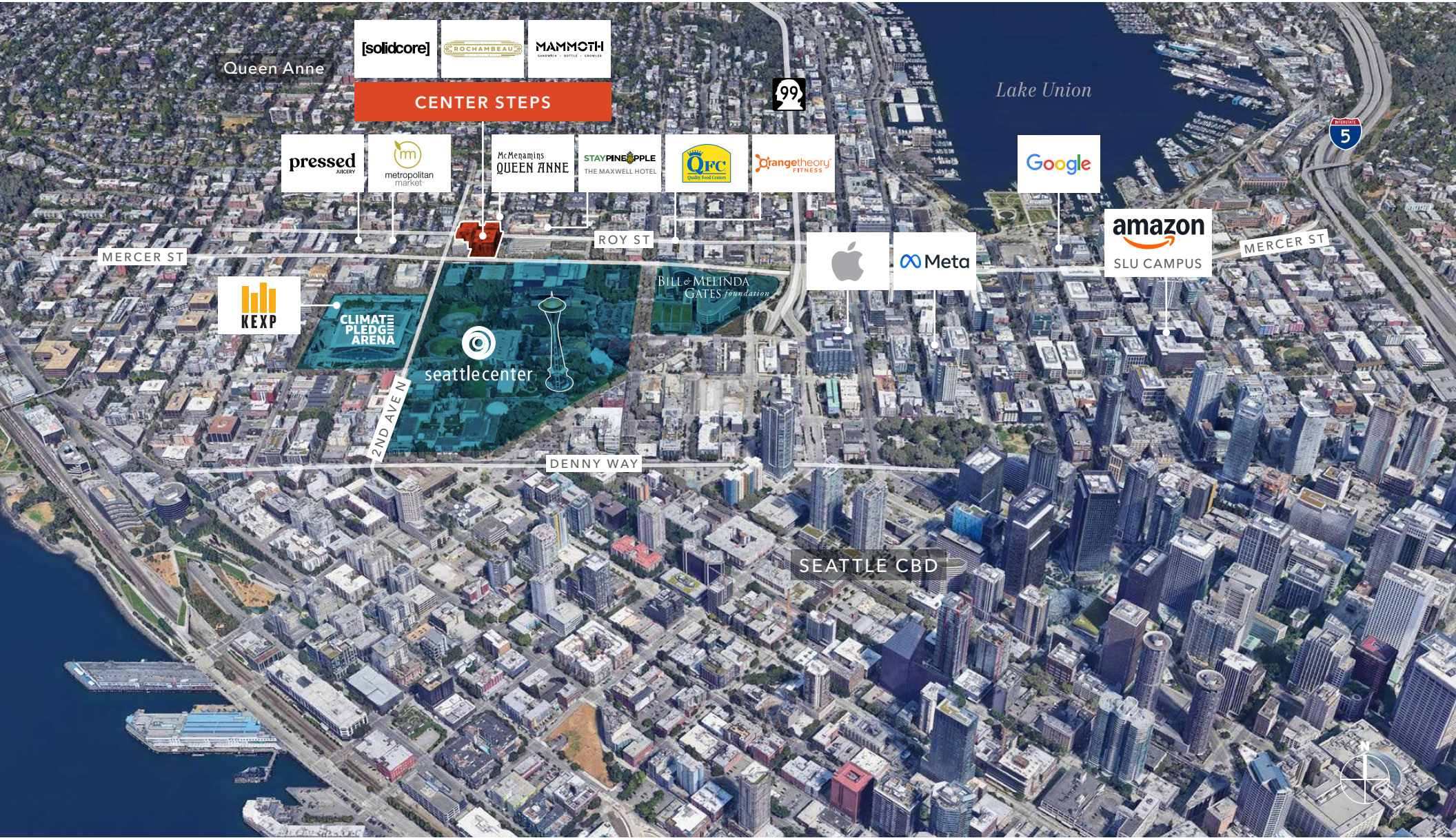
[VIRTUAL TOUR](#)

Great visibility on busy Roy St

Neighbors include Solidcore pilates and
Rochambeau cocktail lounge

Ready for tenant work

CENTER STEPS RETAIL | SEATTLE



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	36,359	197,470	393,046
2020 CENSUS	55,626	259,991	494,126
2025 ESTIMATED	70,100	299,740	547,145
2030 PROJECTED	74,301	316,214	569,922
2025 DAYTIME POPULATION	78,807	356,929	514,400

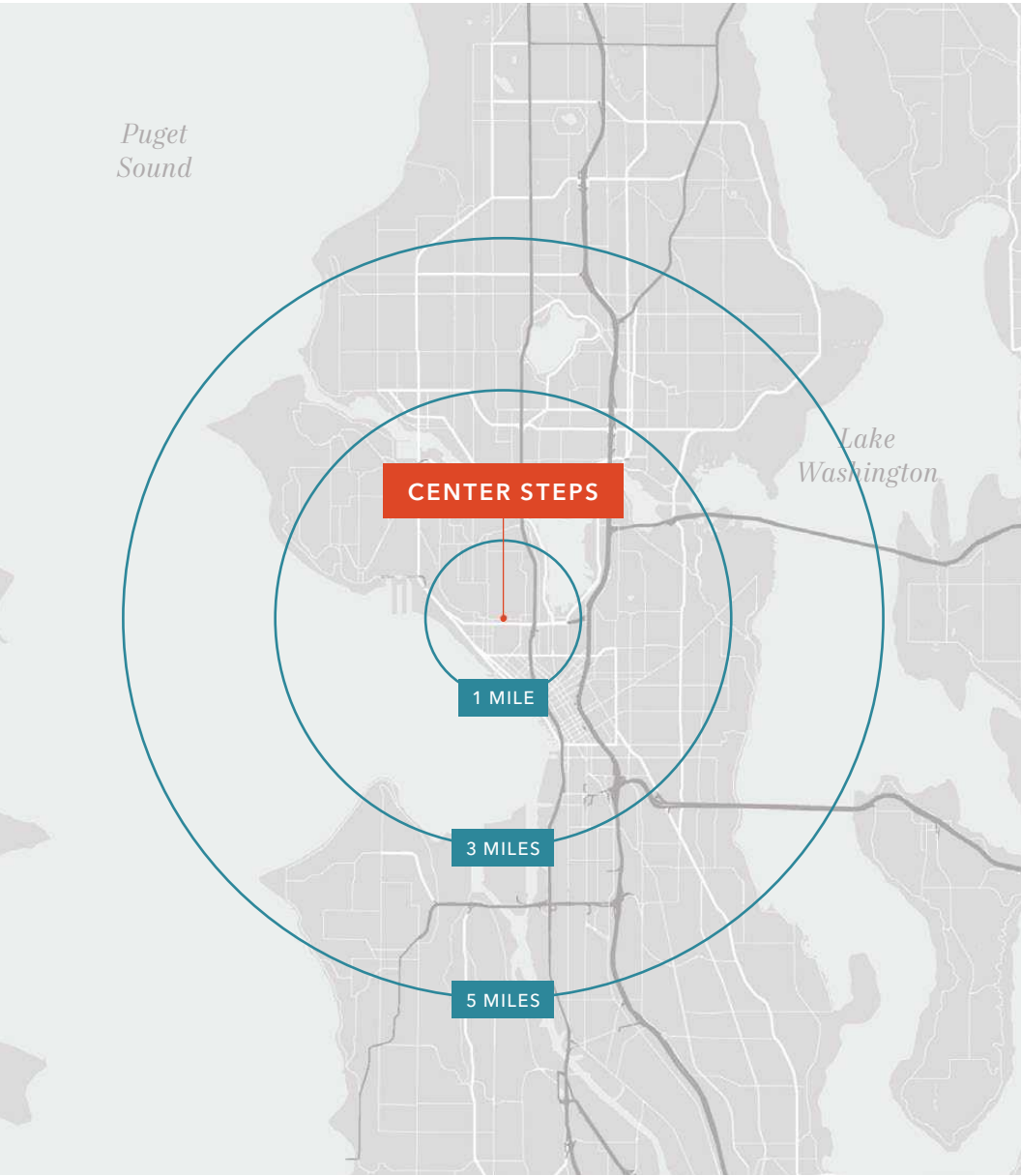
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	33.3	33.8	35.1
FEMALE	45%	44.7%	46.5%
MALE	55%	55.3%	53.5%

HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
2025 HOUSEHOLDS	44,189	166,194	277,795
2030 PROJECTED HOUSEHOLDS	47,415	177,817	293,298
2025 MEDIAN HH INCOME	\$151,074	\$136,160	\$142,994
2030 MEDIAN PROJ. HH INCOME	\$152,721	\$136,109	\$142,472

Data Source: ©2026, Sites USA



CENTER STEPS

CENTER STEPS

Exclusively leased by

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