

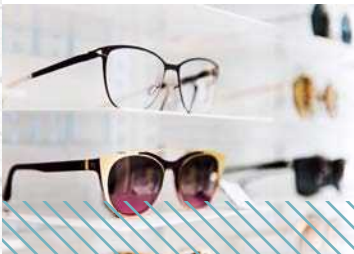
EXPERIENCE A NEW STYLE

URBAN RETAIL

ON CAPITOL HILL



Excelsior



301 EAST PINE STREET | SEATTLE, WASHINGTON



NEIGHBORHOOD HIGHLIGHTS

Excelsior is a mixed-use development situated on the west edge of Capitol Hill and one of the neighborhoods most sought after streets, Melrose Avenue. Located between E Pike Street and E Pine Street, Excelsior is adjacent to Seattle’s famed Melrose Market, home to a collection of eateries and shops including Terra Plata and Taylor Shellfish. Additionally, the development is located just a few blocks from downtown Seattle.

Excelsior provides a unique opportunity for retail where supply is limited. Join the vibrant mix of retailers onsite, including Warby Parker, Aesop, Marine Layer, Taylor Stitch and Dentologie. Nearby iconic restaurants and retailers in the dense and vibrant neighborhood of Capitol Hill include Elliott Bay Books, Lark, Café Suliman, Henry’s Gymnasium, The Garage, Tavolata, and Victrola Coffee Roasters.

2026 ESTIMATED DEMOGRAPHICS

Radius	.25 miles	.5 miles	1 miles	3 miles
Population	9,936	34,556	103,849	266,738
Daytime Population	8,608	72,422	260,362	492,791
Average HH Income	\$128,523	\$159,488	\$168,951	\$186,153



72K+

PEOPLE CURRENTLY
LIVE AND WORK
ON CAPITOL HILL

\$186,153

AVERAGE HOUSEHOLD
INCOME WITHIN A
3-MILE RADIUS

98

THE ENTIRE CAPITOL HILL
NEIGHBORHOOD HAS A
WALKSCORE OF 98



GREAT LOCATION

Capitol Hill is home to one of the city's most prominent restaurant and bar scenes, the Pike/Pine corridor. With great demographics, Capitol Hill is an ideal retail location, and Excelsior is at the center of it all.





EAST PINE STREET



BUILDING HIGHLIGHTS

- 2,290 SF of urban street front retail located in the Pike/Pine Corridor of Capitol Hill
- Distinctive retail space with thoughtfully restored facade and original ceilings and floors
- Great retail co-tenants include Buck Mason, Marine Layer, Warby Parker, Taylor Stitch, Dentologie and Aesop. Retailers surrounding the project include Brackish, Café Suliman, Terra Plata, and Taylor Shellfish at the Melrose Market as well as Voodoo Doughnut, Victrola Coffee, Pine Box, Blu Dot Furniture, and Pagliacci all in within the block.
- 180 apartments above the ground level retail providing for a built in customer base
- Rare parking available for retail located in the below grade parking garage



PROJECT DETAILS

RETAIL AVAILABLE	Suite 301: 2,290 SF
ASKING RENT	Call for rates
NNN'S	\$11.80 PSF
TENANT IMPROVEMENTS	Negotiable
PARKING	36 parking stalls available for retail customer parking
DELIVERY	Available Now
TOURING	Contact Broker. Please do not disturb tenant.



FOR MORE INFORMATION:

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