



# 5TH & BELL

Stand-Alone Building

*6,480 SF Hard-Corner Retail Space  
Available for Lease in Downtown Seattle*

2235 5TH AVE, SEATTLE, WA 98121

# 5TH & BELL STAND-ALONE BUILDING

## Rare Corner Retail Opportunity in Belltown

Highly visible hard corner of 5th Avenue & Bell Street

Join a growing list of retailers serving this vibrant live/work landscape.

Walking distance to Seattle CBD, Amazon Spheres(HQ), Seattle Center, Pike Place Market, Waterfront Park

100 transit score, 99 walk score

Landlord will consider demising options

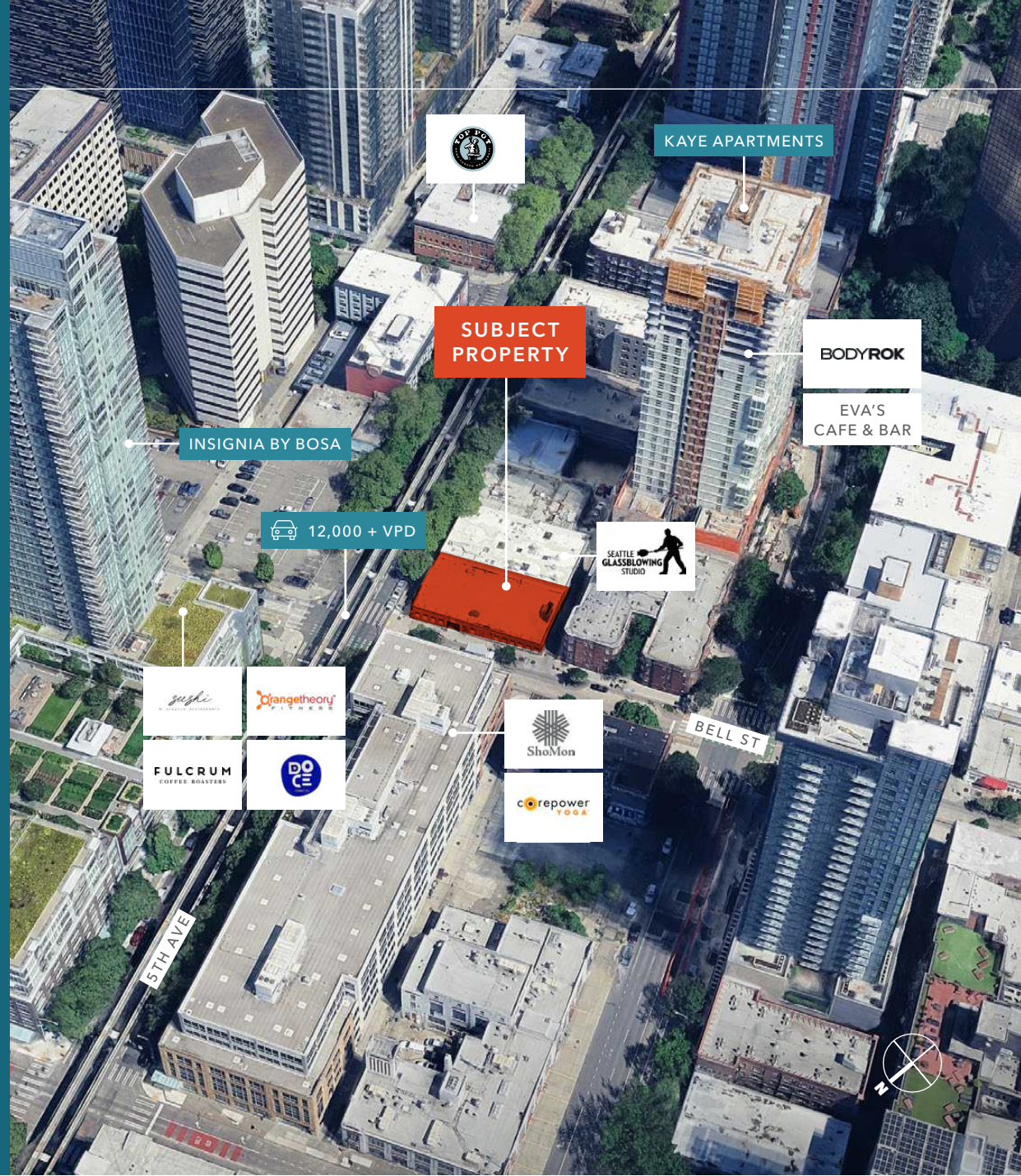
Nearby retailers : Corepower Yoga, ShoMon Kappo Sushi, Top Pot, Lady Yum, The Victor Tavern, Rudy's Barbershop, Palace Kitchen

# 6,480 SF

AVAILABLE (CAN DIVIDE)

# CALL

FOR LEASE RATES/NNN



# 5TH & BELL STAND-ALONE BUILDING



99  
WALK SCORE

100  
TRANSIT SCORE

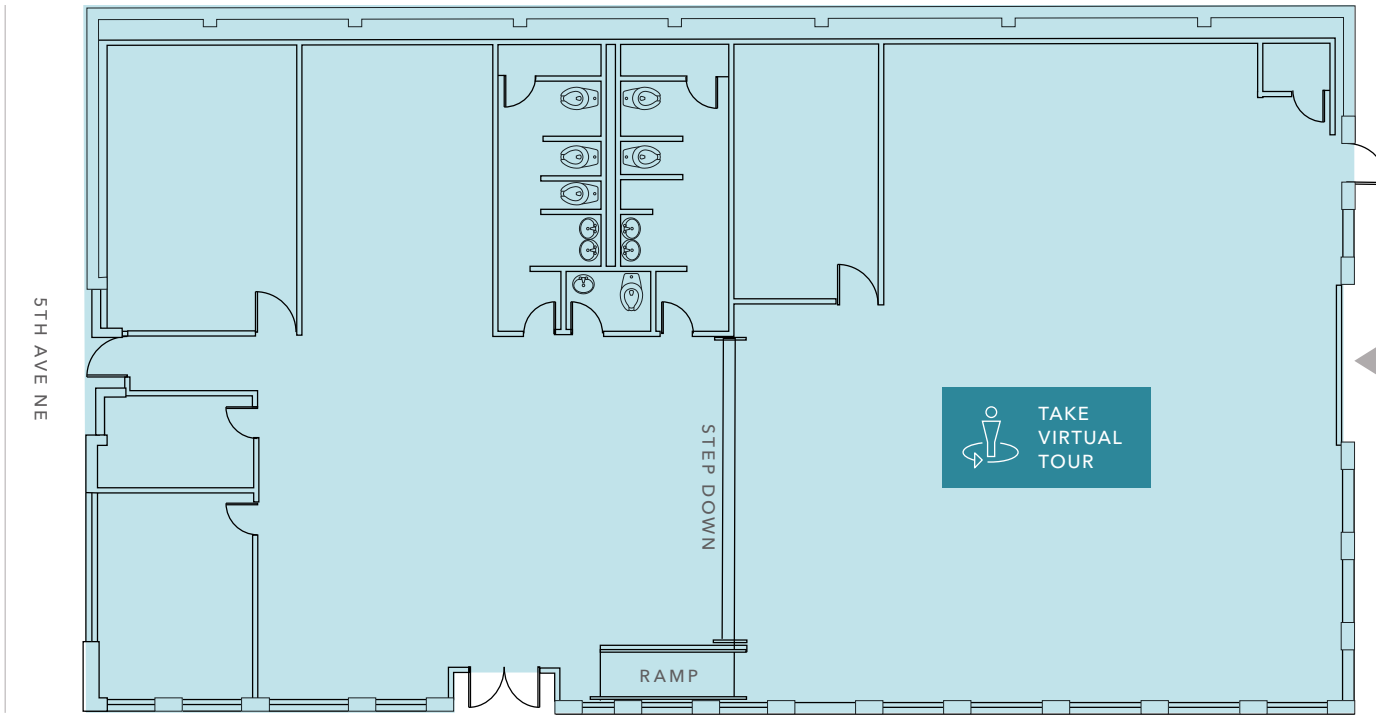
AVAILABLE FOR LEASE



KIDDER MATHEWS

# FLOOR PLAN

Not to scale, subject to tenant verification.



 **12,000 + VEHICLES**  
Average Daily Traffic

BELL ST

**6,480 SF**

AVAILABLE (CAN DIVIDE)

**CALL**

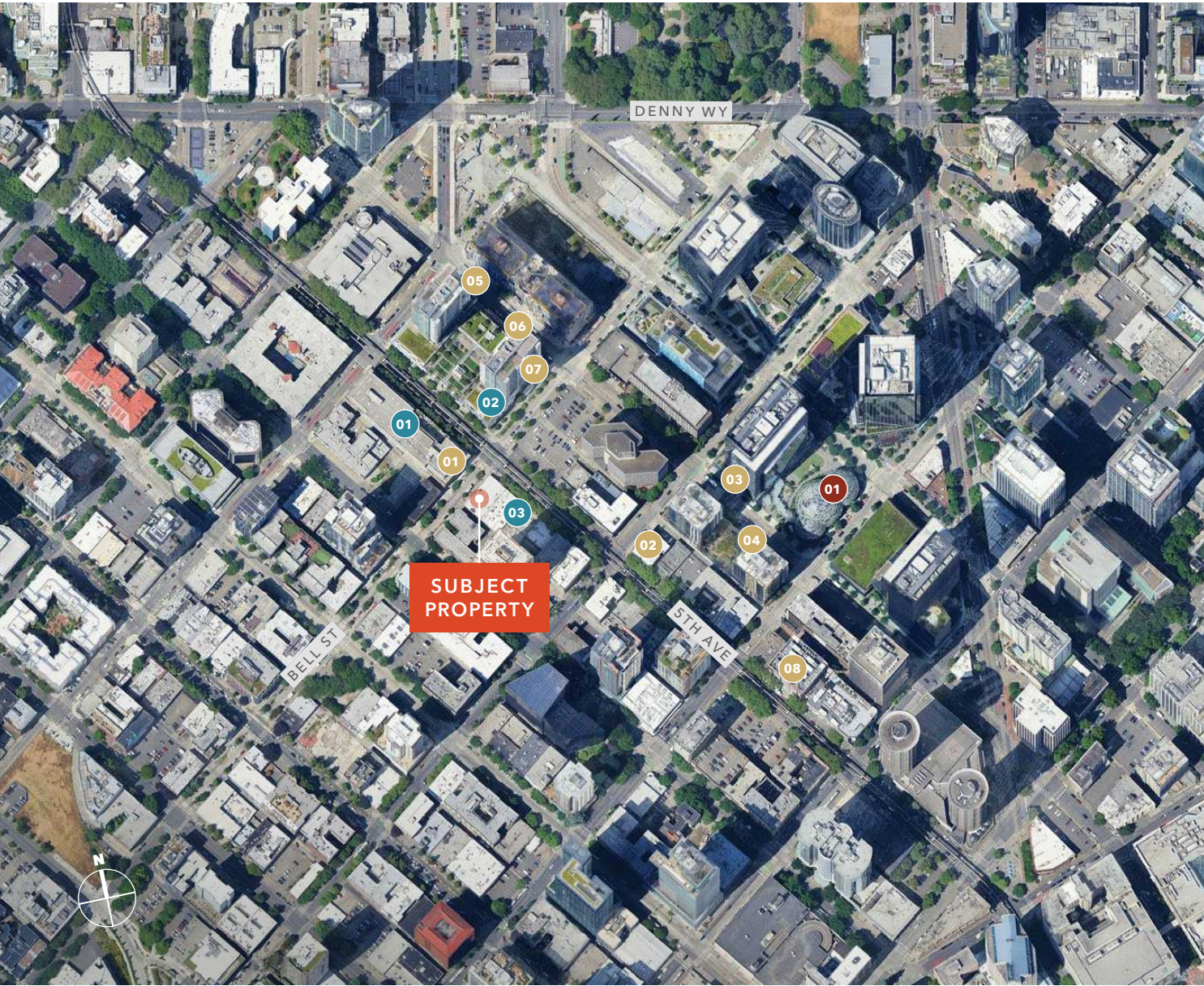
FOR LEASE RATES

**NOW**

AVAILABLE



 Grade level loading



## NEARBY RETAILERS

### RESTAURANTS & BARS

- 01 ShoMon Kappo Sushi
- 02 Top Pot
- 03 Lady Yum
- 04 The Victor Tavern
- 05 Sushi By Scratch
- 06 Fulcrum Café
- 07 Doce Donut
- 08 Palace Kitchen

### LIFESTYLE & FITNESS

- 01 Corepower Yoga
- 02 Orangetheory Fitness
- 03 Seattle Glassblower Studio

### ATTRACTIONS

- 01 Amazon Spheres

# DEMOGRAPHICS

## POPULATION

	1/2 Mile	1 Mile	3 Miles
2025 ESTIMATED	37,433	88,561	284,104
2030 PROJECTED	40,842	94,205	302,160

## DAYTIME DEMOGRAPHICS

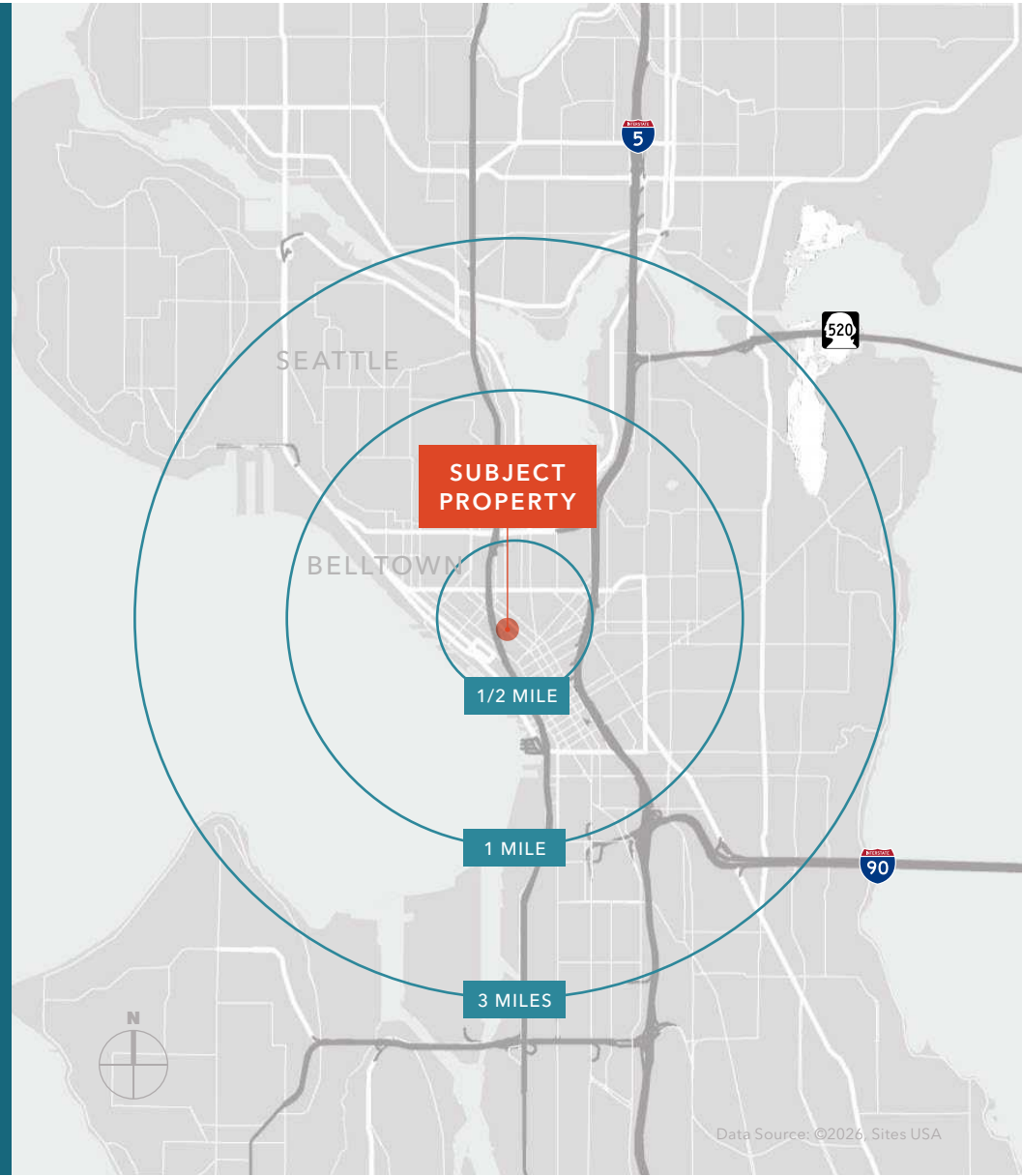
	1/2 Mile	1 Mile	3 Miles
TOTAL BUSINESSES	3,909	11,541	26,030
TOTAL EMPLOYEES	52,893	158,250	280,239
AGE 16 YEARS OR OVER	60,538	176,295	346,847

## MEDIAN AGE & GENDER

	1/2 Mile	1 Mile	3 Miles
MEDIAN AGE	33.6	33.2	34.6
% FEMALE	42.1%	42.3%	45.1%
% MALE	57.9%	57.7%	54.9%

## HOUSEHOLD INCOME

	1/2 Mile	1 Mile	3 Miles
2025 MEDIAN	\$163,561	\$141,721	\$138,126
2030 MEDIAN PROJECTED	\$165,961	\$143,961	\$138,344
2025 AVERAGE	\$198,484	\$177,969	\$188,265
2030 AVERAGE PROJECTED	\$201,512	\$180,713	\$187,968



# 5TH & BELL STAND-ALONE BUILDING



*Exclusively leased by*

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