FOR LEASE

Turn-Key Restaurant/ Catering Kitchen

$27/PSF/ANNUALLY

SODO Restaurant next door to Live Music Venue

5602 1ST AVE S, SEATTLE, WA 98108

SODO RESTAURANT WITH PARKING!

1823sqft
Cold Storage
Walk in Cooler
Outdoor Patio
Gas/Wood Rotisserie
Type 1 Hood
Grill, Range and Fryers
Private Party & Event Space



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PROPERTY SUMMARY

Turn-Key Restaurant Space with Rotisserie Smoker
5602 1st Ave S, Seattle, WA 98108 | Seattle, WA 98108



Lease Rate:	$27/psf/annually
SQFT:	1823
Occupancy:	~50
NNN Lease:	TBD

Turn-Key Restaurant/Catering Kitchen with a large Gas/wood Rotisserie. Flat top grill, Fryers, Vent hood, Prep Tables, Cold Storage.

Dine in and Patio Seating
Back room for Private Events
Next door to Live Music Venue
Turn-Key Restaurant Space

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PROPERTY PHOTOS

Turn-Key Restaurant Space with Rotisserie Smoker
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PROPERTY PHOTOS

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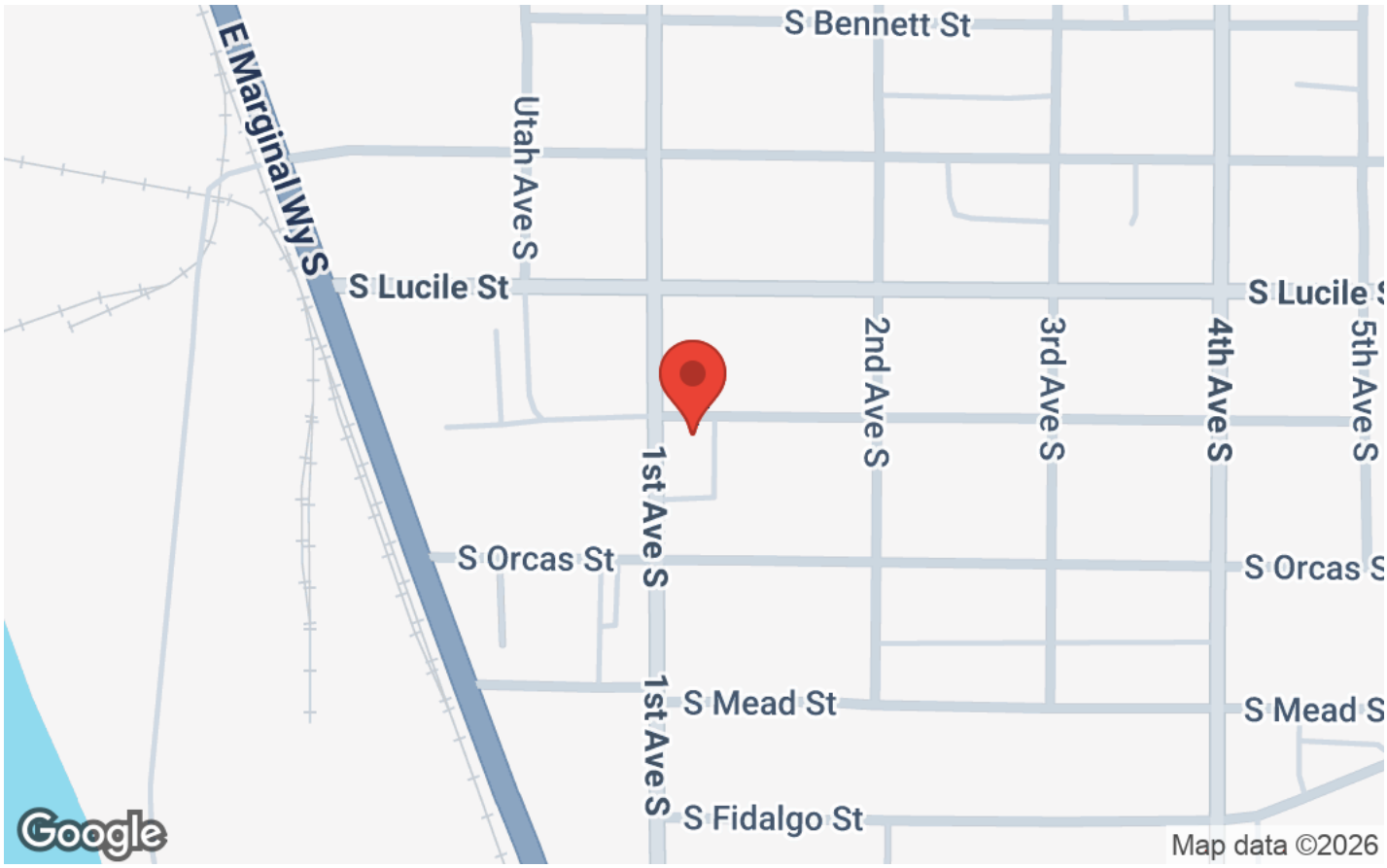






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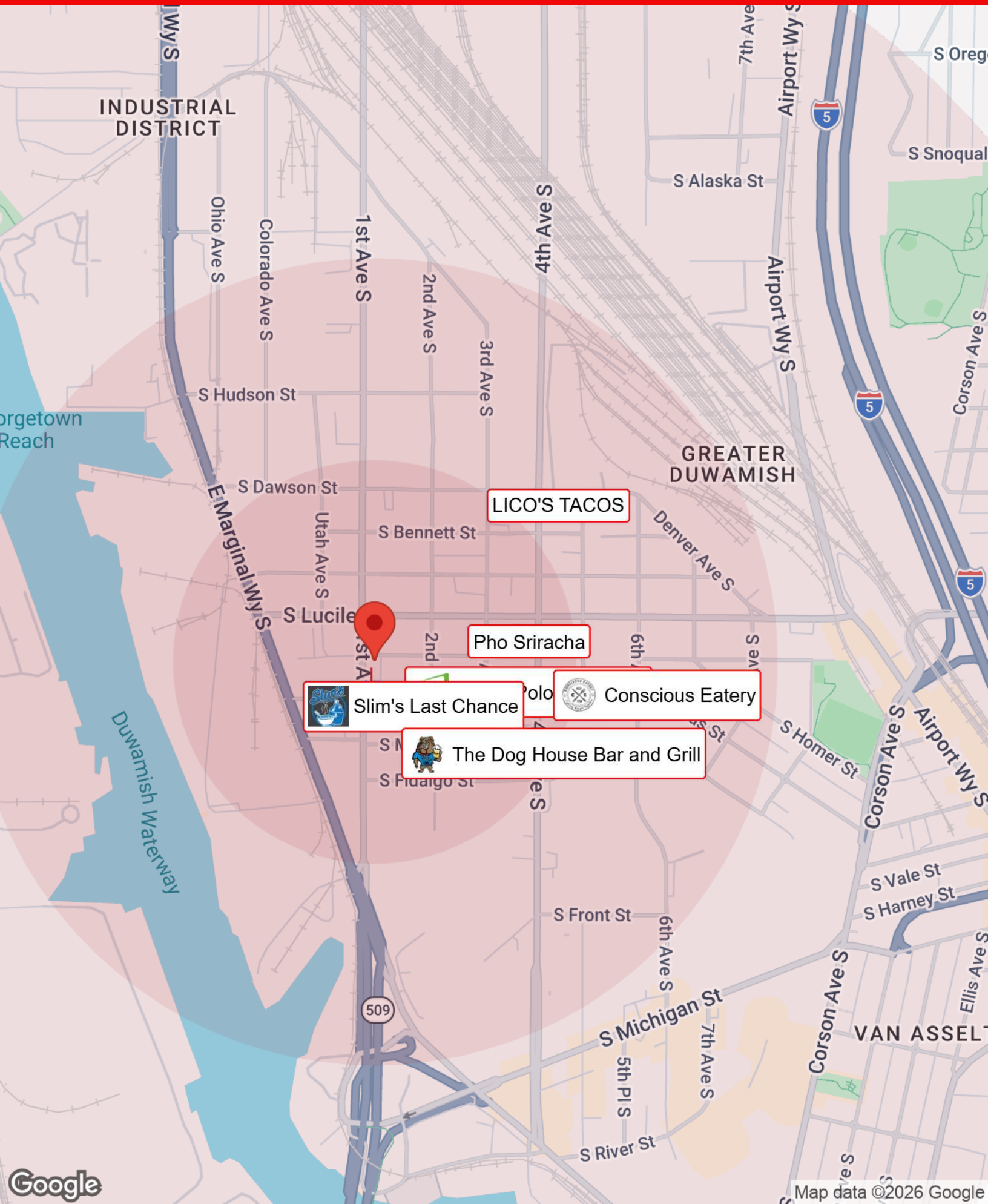




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BUSINESS MAP

Turn-Key Restaurant Space with Rotisserie Smoker
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AERIAL MAP

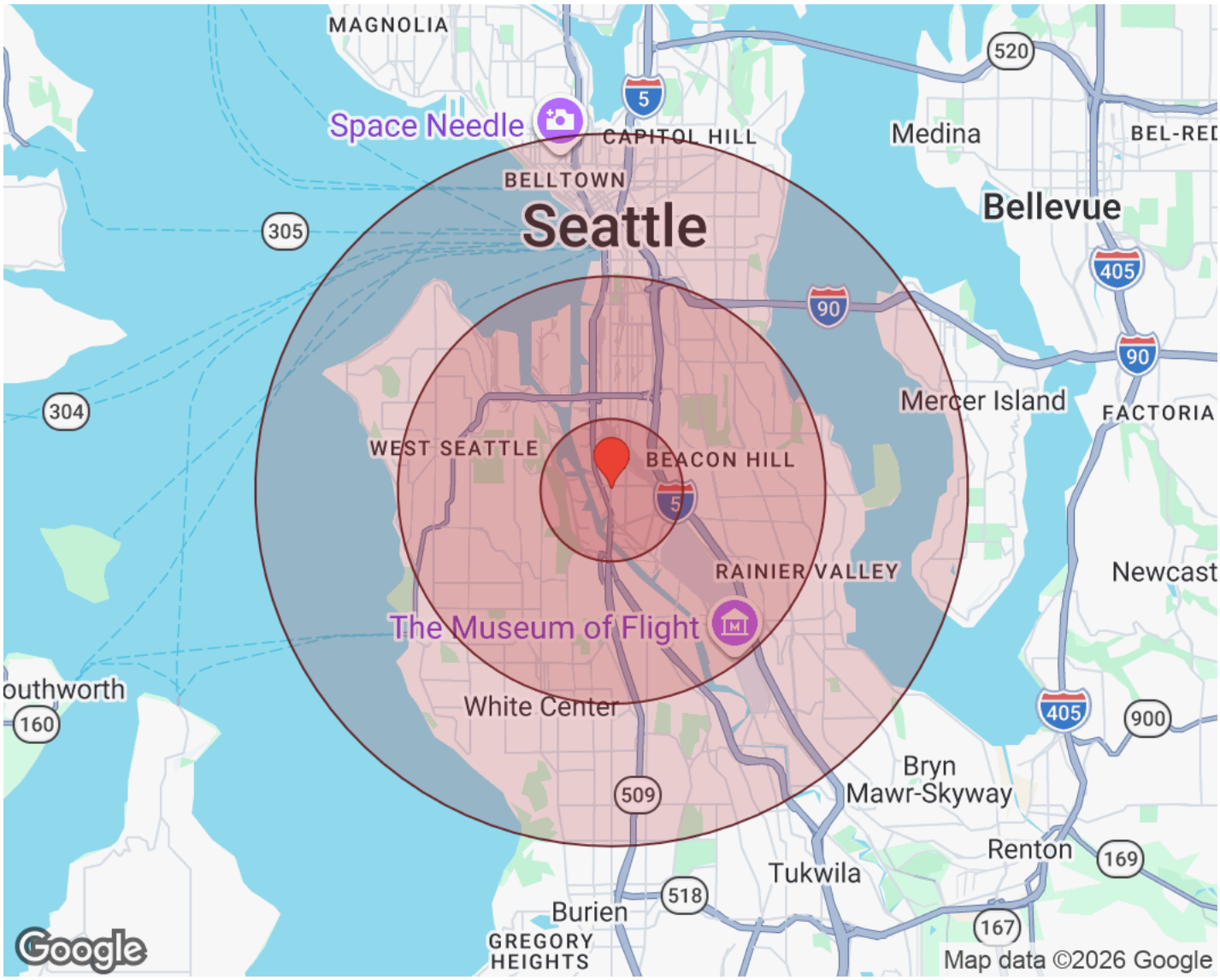
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DEMOGRAPHICS

Turn-Key Restaurant Space with Rotisserie Smoker
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Male	1,889	80,344	225,768
Female	1,581	79,015	201,108
Total Population	3,470	159,359	426,876
Total Units	1,600	71,889	221,975
Occupied	1,459	66,966	205,479
Owner Occupied	811	34,844	80,751
Renter Occupied	648	32,122	124,728
Vacant	140	4,923	16,496
Ages 0 - 14	413	23,651	53,164
Ages 15 - 24	235	14,978	45,566
Ages 25 - 54	2,059	82,480	229,327
Ages 55 - 64	337	16,344	42,106
Ages 65+	424	21,904	56,715

Median	$130,232	$123,764	$122,600
Under $15k	116	4,990	16,655
$15k - $25k	65	2,432	7,706
$25k - $35k	61	2,874	9,061
$35k - $50k	126	4,386	12,436
$50k - $75k	142	7,179	21,104
$75k - $100k	136	6,529	20,279
$100k - $150k	166	11,442	33,815
$150k - $200k	222	8,574	25,842
Over $200k	426	18,560	58,582

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.

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