

FOR LEASE

FORMER AMAZON FRESH

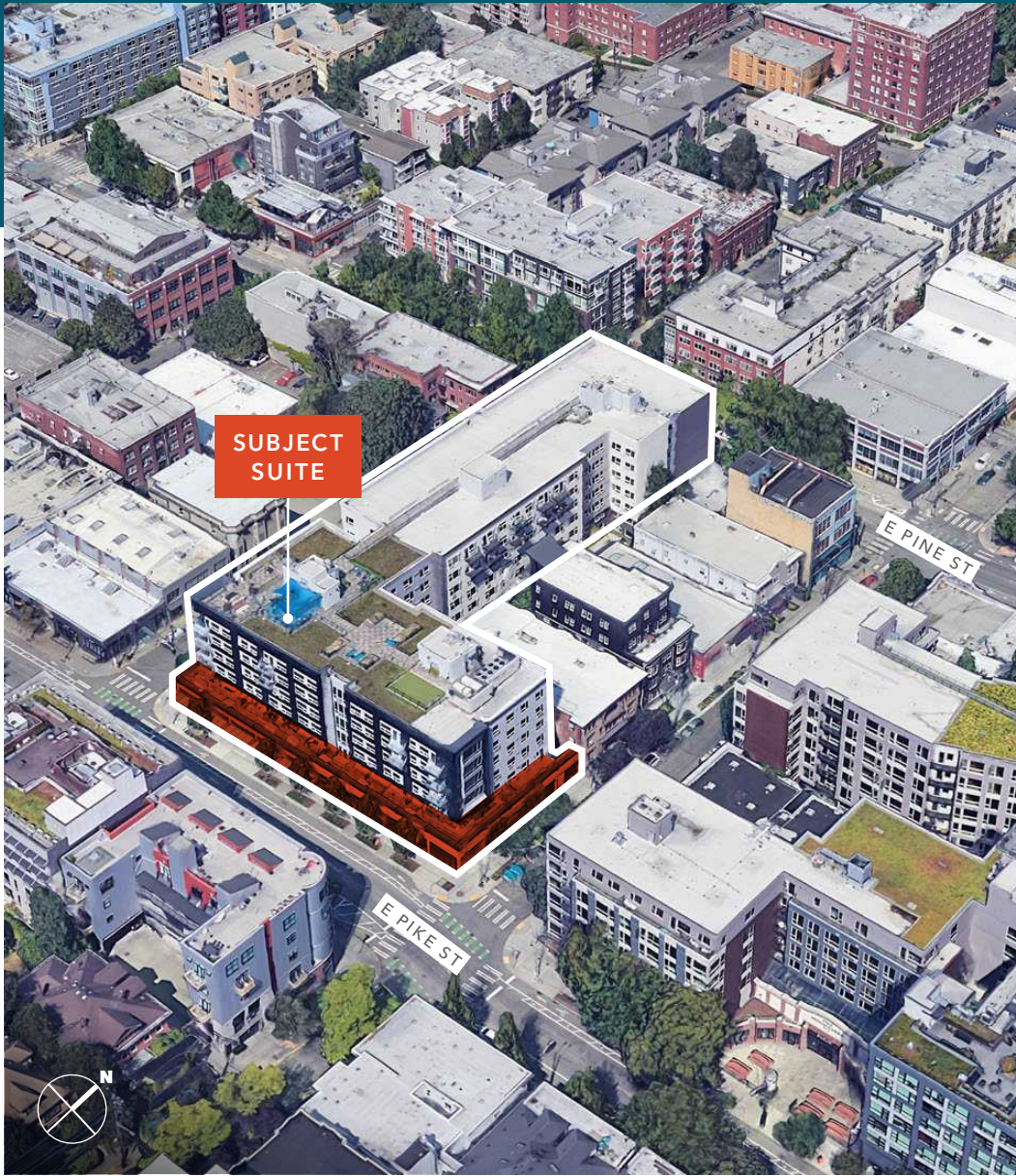
 *Take Virtual Tour*

10,401 SF AVAILABLE

610 E PIKE ST, SEATTLE, WA

AvalonBay
COMMUNITIES

km Kidder
Mathews



*±10,401 SF Former Grocery Retail
for Lease, below 249 multifamily
units in Seattle's Capitol Hill*



10,401 SF
AVAILABLE



249
MULTIFAMILY
UNITS ABOVE



ONSITE
PARKING



97 WALKING
SCORE



HIGHLY
VISIBLE ON
E PIKE ST



BLOCKS FROM
WESTLAKE
LIGHT RAIL

Former small format grocer

Capitol Hill is one of Seattle's most vibrant neighborhoods, known for its bustling nightlife and dynamic energy

Approximately 58 retail parking stalls

The area features diverse dining options, boutique shopping, and a thriving arts and culture scene

It attracts a mix of young professionals, families, and visitors, making it a hub of activity

610 E Pike St is situated on a high-traffic street, offering excellent visibility and accessibility

Commercial restaurant venting available

Contact brokers for more information

SITE PLAN

10,401 SF

AVAILABLE

VENTING

FOR COMMERCIAL
RESTAURANT AVAILABLE

CALL

BROKERS FOR RATES

JASON MILLER

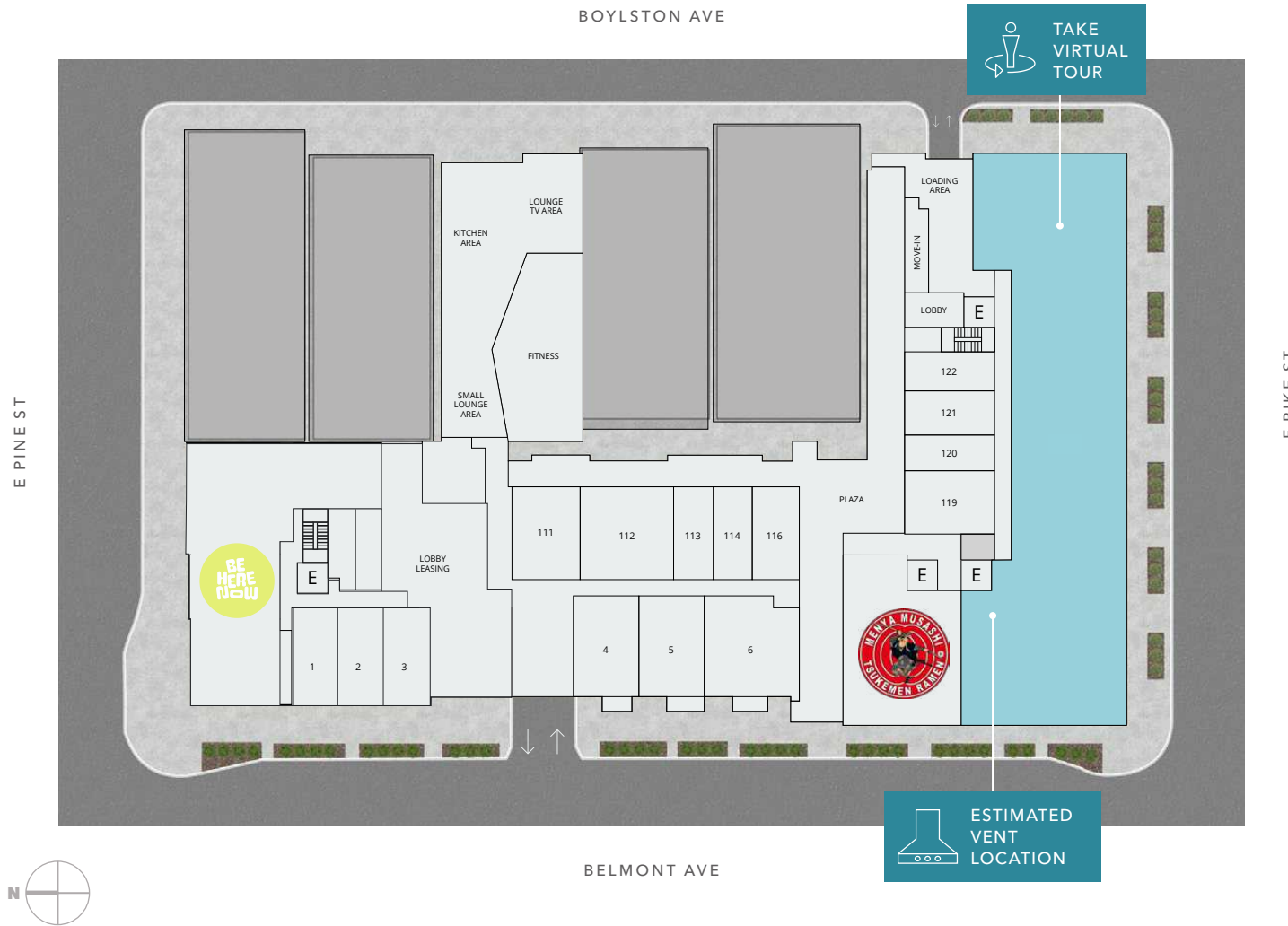
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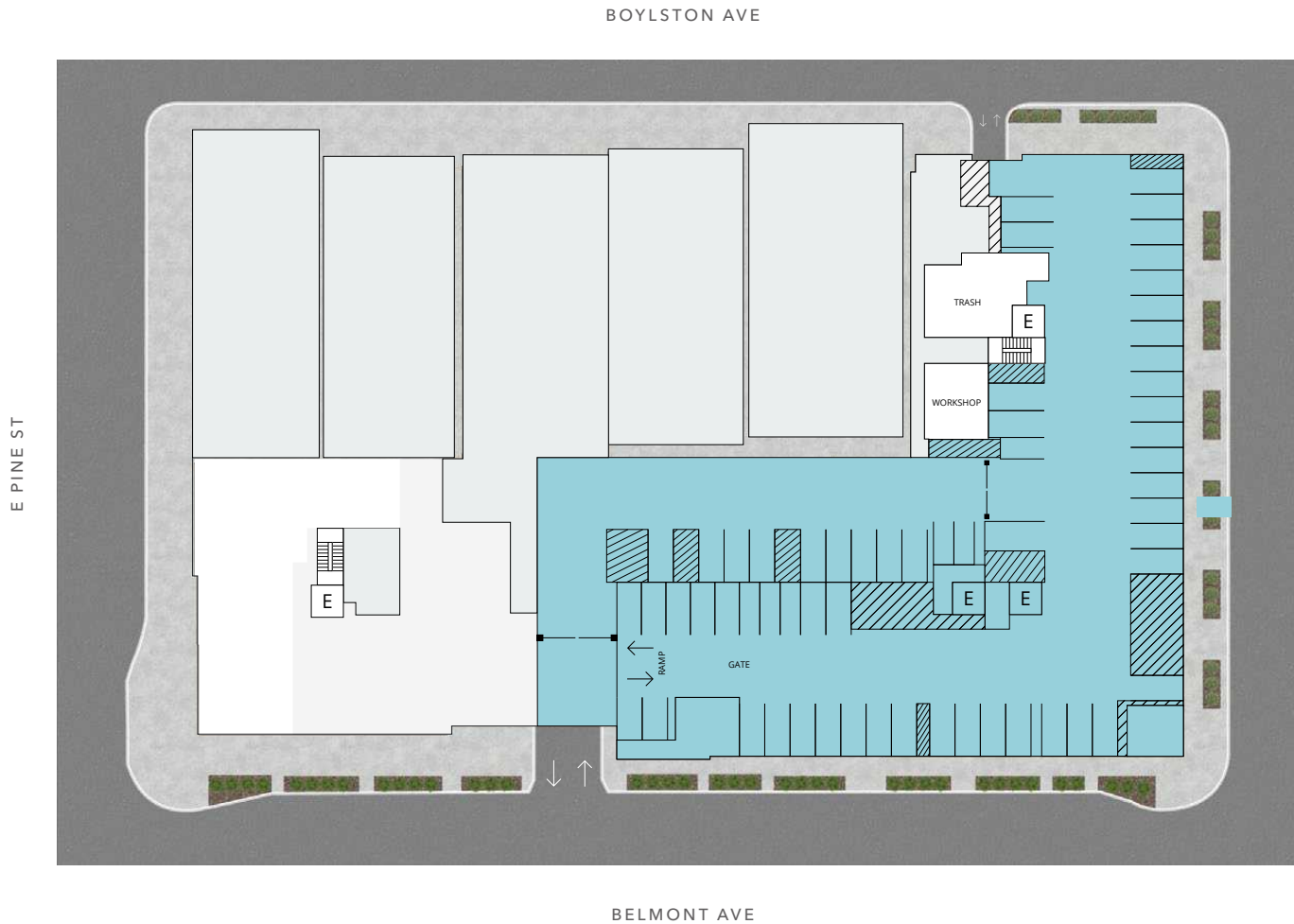
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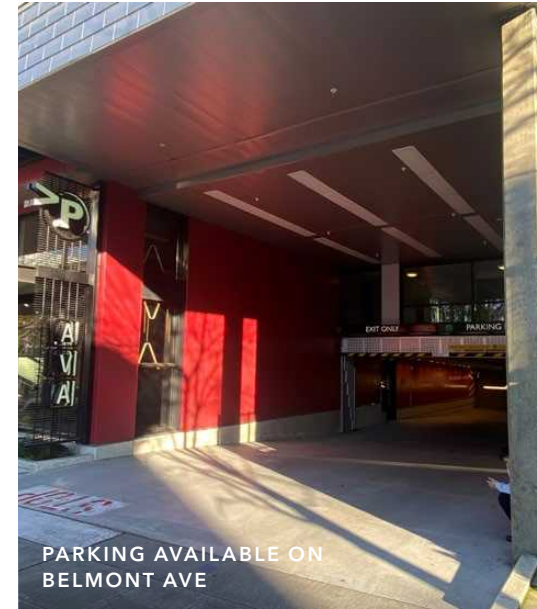
FORMER AMAZON FRESH

RETAIL PARKING



±58

PARKING STALLS



E PINE ST

E PIKE ST

AVAILABLE FOR LEASE



KIDDER MATHEWS

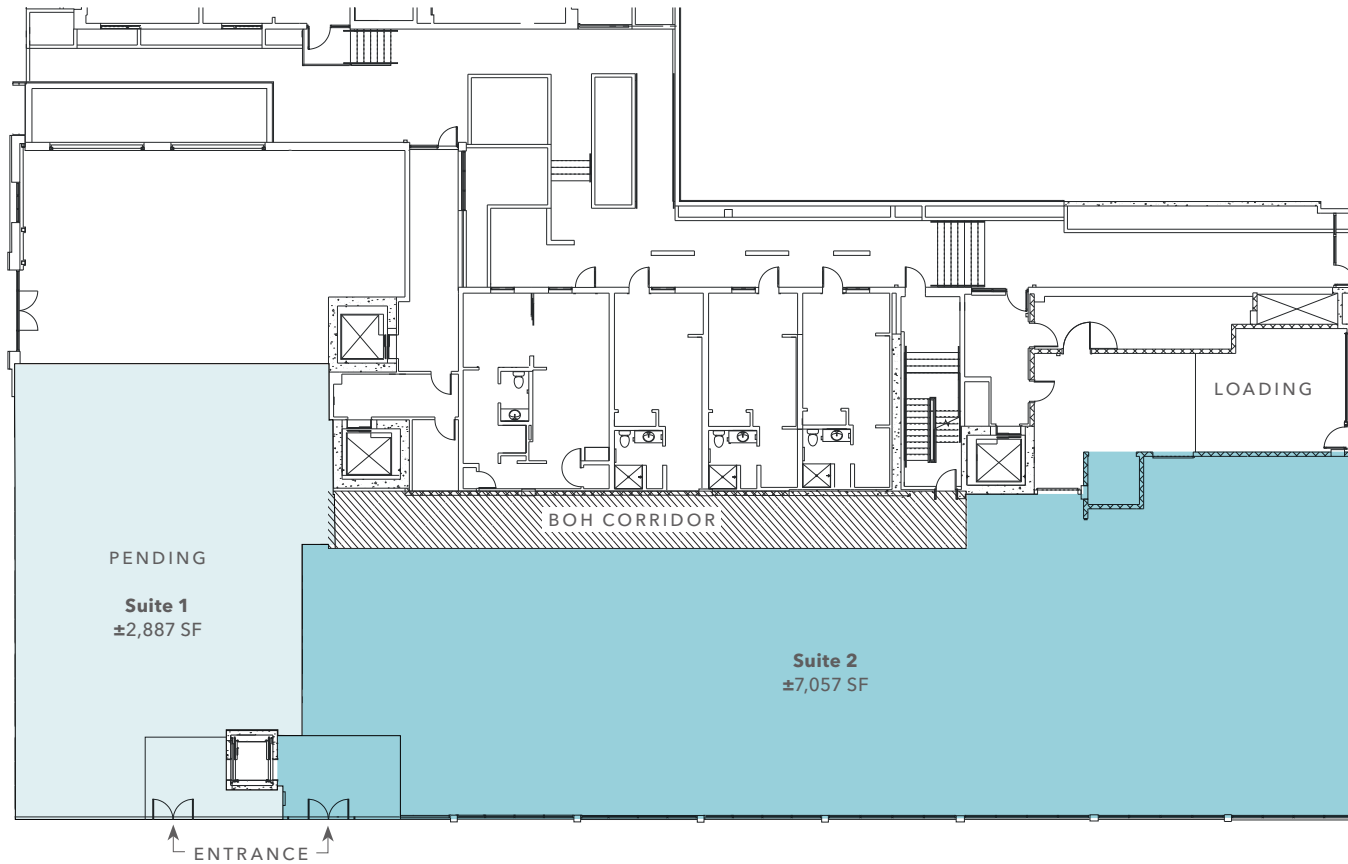
DEMISING FLOOR PLAN

±2,887 SF

SUITE 1

±7,057 SF

SUITE 2



Be Part of Capitol Hill



PIKE/PINE CORRIDOR



The Pike/Pine Corridor is surrounded by several coffee shops, bars, and independent boutiques, making it a desirable location for retail.

DEMOGRAPHICS

POPULATION

	1 Mile	3 Mile	5 Miles
2020 CENSUS	56,015	130,846	239,230
2025 ESTIMATED	112,971	279,124	538,719
2030 PROJECTED	122,302	297,800	561,331
2025-2030 PROJECTED GROWTH	1.7%	1.3%	0.8%

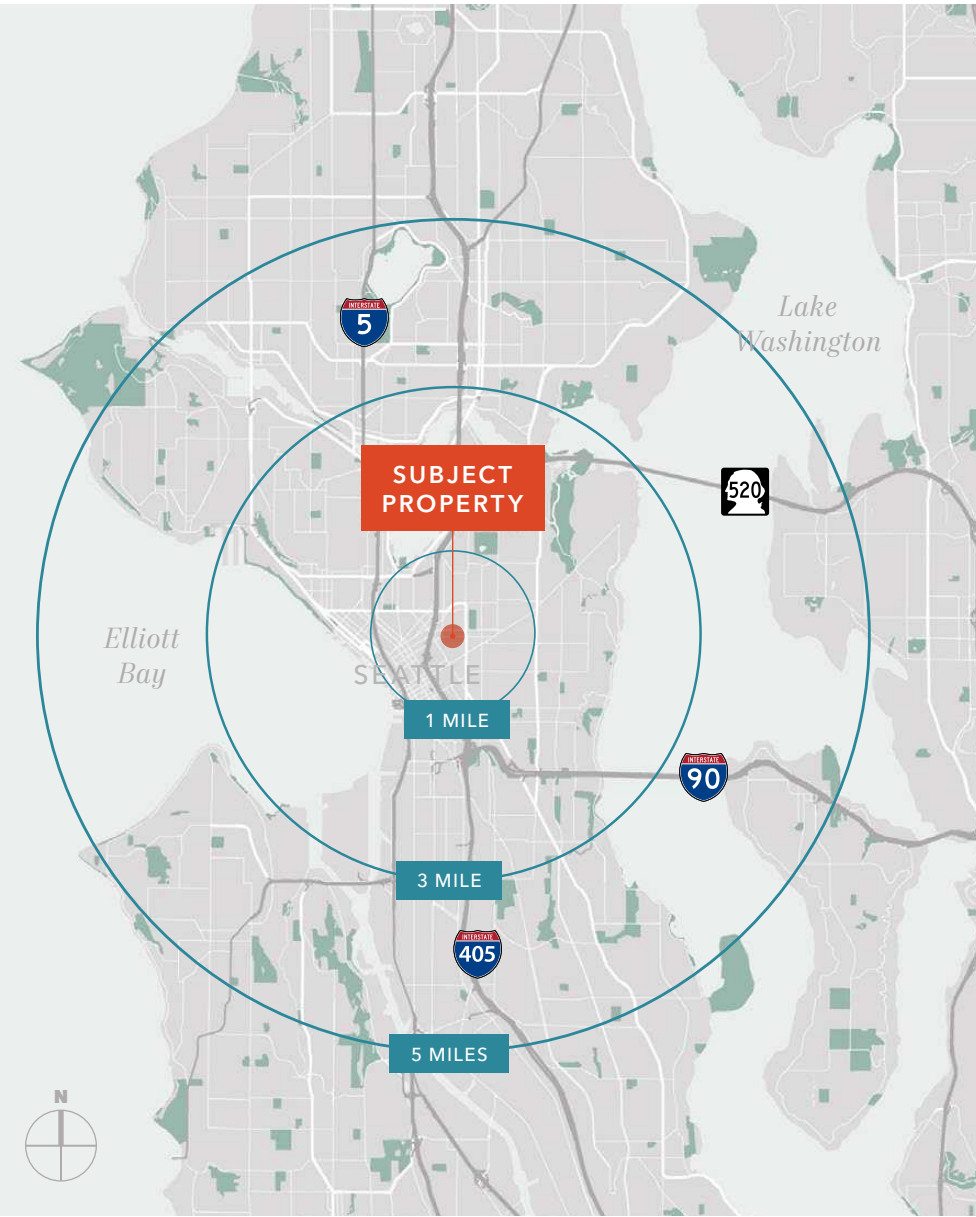
MEDIAN AGE & GENDER

	1 Mile	3 Mile	5 Miles
MEDIAN AGE	32.8	34.4	35.1
FEMALE	41.9%	44.6%	46.4%
MALE	58.1%	55.4%	53.6%

HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Miles
2025 ESTIMATED MEDIAN	\$126,385	\$136,117	\$141,426
2030 PROJECTED MEDIAN	\$128,531	\$136,442	\$140,945
2025 ESTIMATED AVERAGE	\$166,442	\$188,302	\$194,751
2030 PROJECTED AVERAGE	\$168,207	\$187,908	\$193,627
2025 RETAIL EXPENDITURE	\$3.6 B	\$8.48 B	\$15.48 B

Data Source: ©2026, Sites USA



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Exclusively listed by

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