

FOR LEASE
RESTAURANT AND CHILDCARE SPACES
FREMONT VILLAGE SQUARE
3601 Fremont Ave N, Seattle, WA 98103



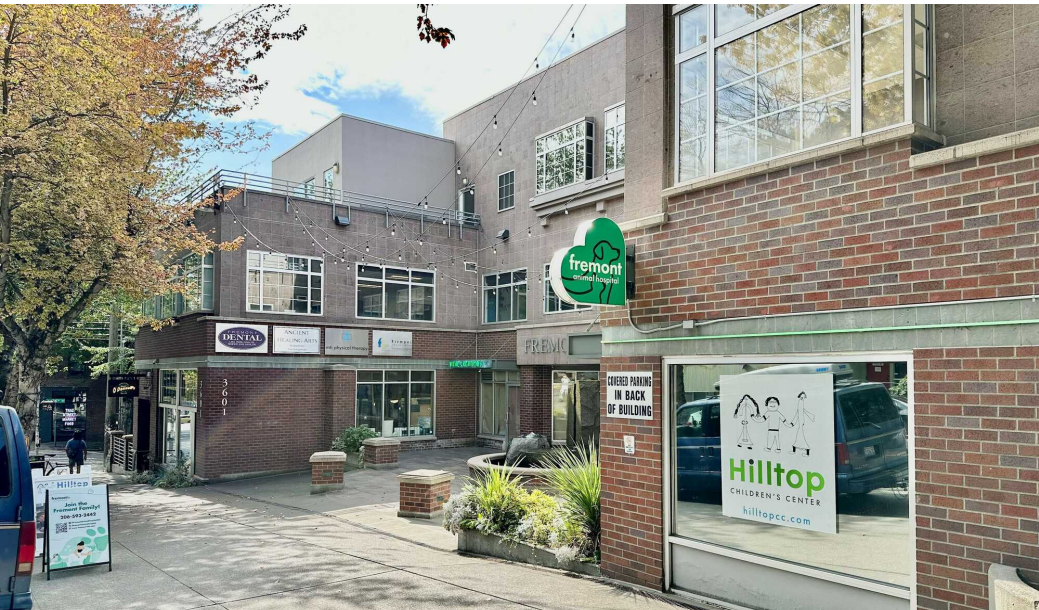
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 **GIBRALTAR**
INVESTMENT PROPERTY SOLUTIONS

3601 FREMONT AVE N, SEATTLE, WA 98103

RESTAURANT AND CHILDCARE SPACES



PROPERTY HIGHLIGHTS

- Rare opportunity to lease 2nd generation retail/restaurant spaces in the heart of Seattle's vibrant Fremont neighborhood, two blocks north of Fremont Bridge
- Located on the street-level of Fremont Village Square, a well-established neighborhood mixed-use office/retail center
- Ideal for restaurant, childcare, pet daycare, (veterinarian not allowed), health/wellness, and other retail or service office uses
- Fremont Village Square is home to diverse mix of professional offices, tech firms, health/wellness practitioners, veterinarian clinic, restaurants and more
- Parking ratio: 1.2/1,000 SF in surface lot or garage: \$225/month/pass
- Large neighborhood employers include Adobe, GeekWire, Geocatching HQ, Tableau Software, and Brooks Headquarters



59

TRANSIT SCORE



98

WALK SCORE



82

BIKE SCORE



142,703

TOTAL POPULATION



70,297

TOTAL HOUSEHOLDS



\$117,149

MEDIAN INCOME

* Estimated 2024 demographic data based on 2-mile radius (CoStar)

This information has been obtained from sources believed reliable. No guarantee, warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and to any special listing conditions, imposed by our principals. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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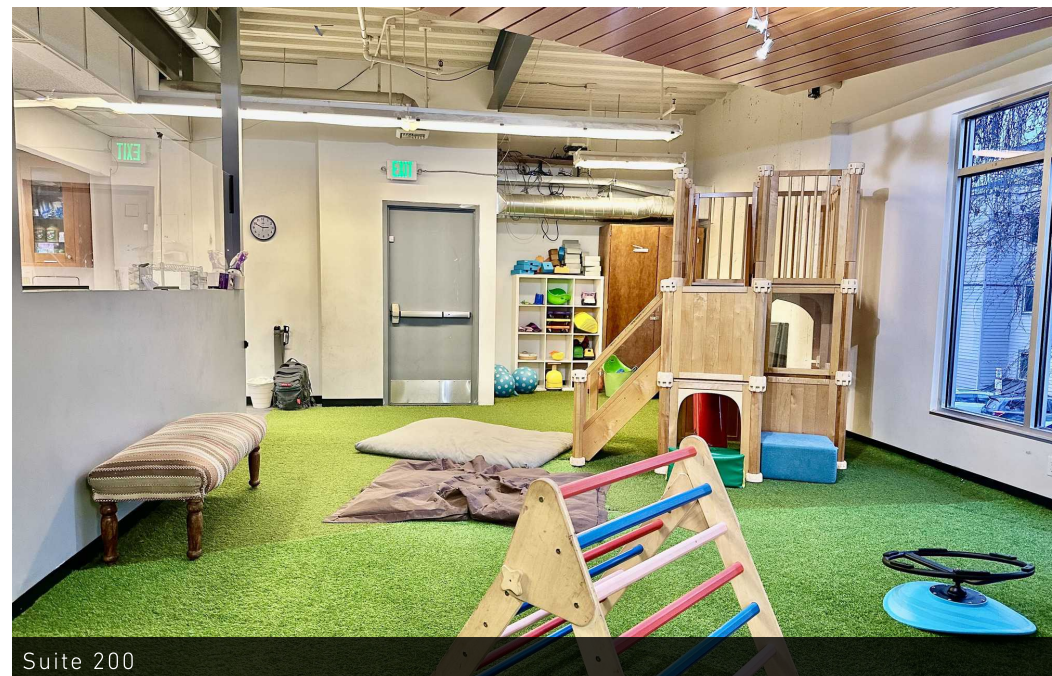
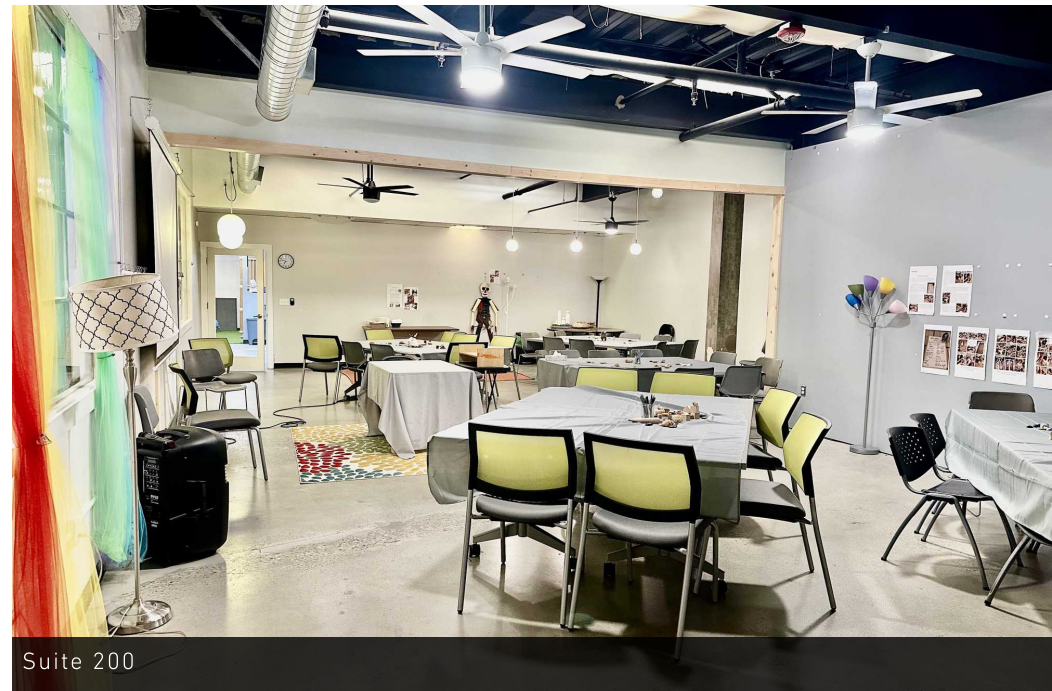
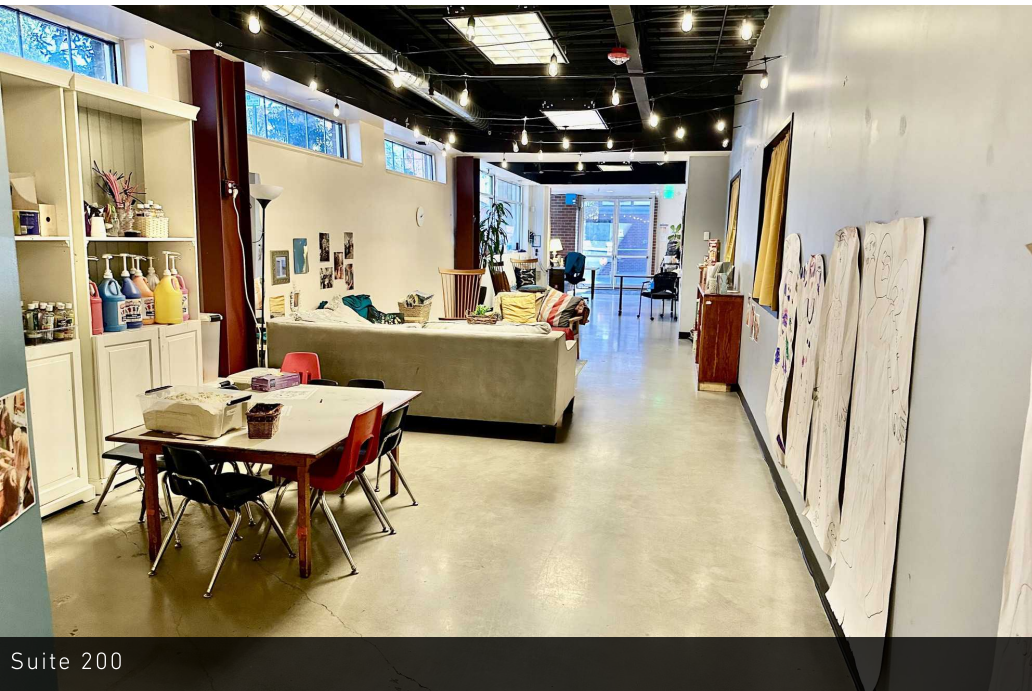
AVAILABLE SPACES

SUITE	SIZE (SF)	2025 NNN*	LEASE RATE	DESCRIPTION
■ Suite 200 Childcare	7,107 SF	\$15.18	\$27.00 SF/yr	Available September 1, 2026. Current buildout is childcare center. Features 3 private classrooms, ideal for education, tutoring, childcare, professional services, dog daycare, health/wellness practitioners. B.F. Day Playground meets outdoor requirement.
■ Suite 202 Restaurant	2,978 SF	\$15.18	\$30.00 SF/yr	Available August 1, 2026. High visibility corner restaurant w/ 17 ft type 1 hood. and dedicated outdoor patio.

* NNN includes water, sewer, trash, electricity and gas. Tenant pays in-suite janitorial.

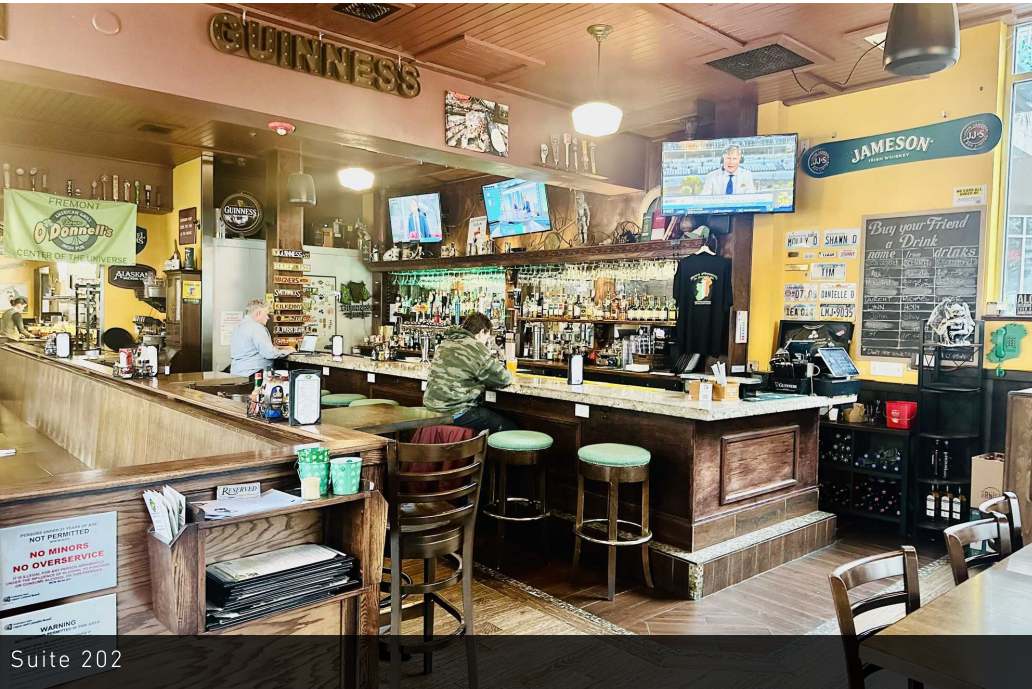
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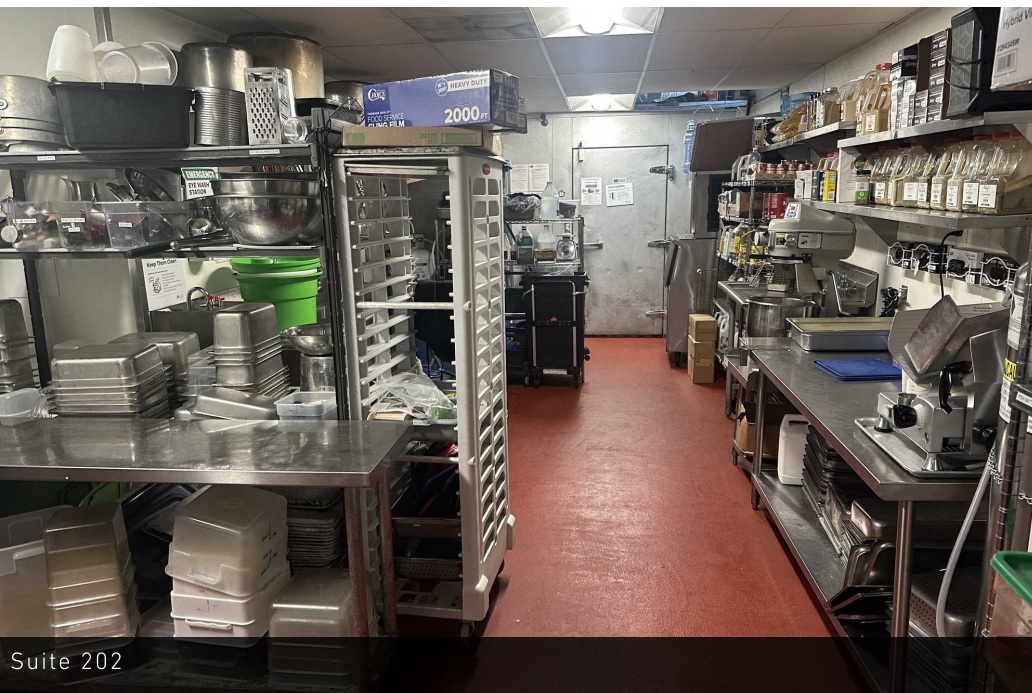
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Suite 202



Suite 202



Suite 202



Suite 202

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