

CORNER RETAIL FOR LEASE UNION PARK

1312 Minor Avenue, Seattle, WA 98101

NEW RATE!



For more information please contact:

LAURA MILLER

laura@gibraltarusa.com

206.351.3573



1312 MINOR AVENUE, SEATTLE, WA 98101

CORNER RETAIL FOR LEASE



PROPERTY HIGHLIGHTS

- Second-generation corner retail at the base of Union Park Apartments - an 81 unit residential community
- Positioned at the crossroads of Capitol Hill and First Hill, steps from the vibrant Pike/Pine corridor, Downtown Seattle, Seattle University and major medical campuses including Virginia Mason and Swedish Hospital
- Ideal for small urban grocery/deli, coffee shop, health/wellness, or pet services
- Features large storefront windows on 2 sides, new flooring, new paint, and existing grocery refrigeration
- Available December 2026. Landlord is completing major Building renovations.
- 2,499 SF
- Rental Rate \$26.00/SF/YR plus 2025 NNN \$11.50/SF = \$ 7,809.38 per month



100

TRANSIT SCORE



99

WALK SCORE



83

BIKE SCORE



199,030

TOTAL POPULATION



116,110

TOTAL HOUSEHOLDS



\$107,487

MEDIAN INCOME


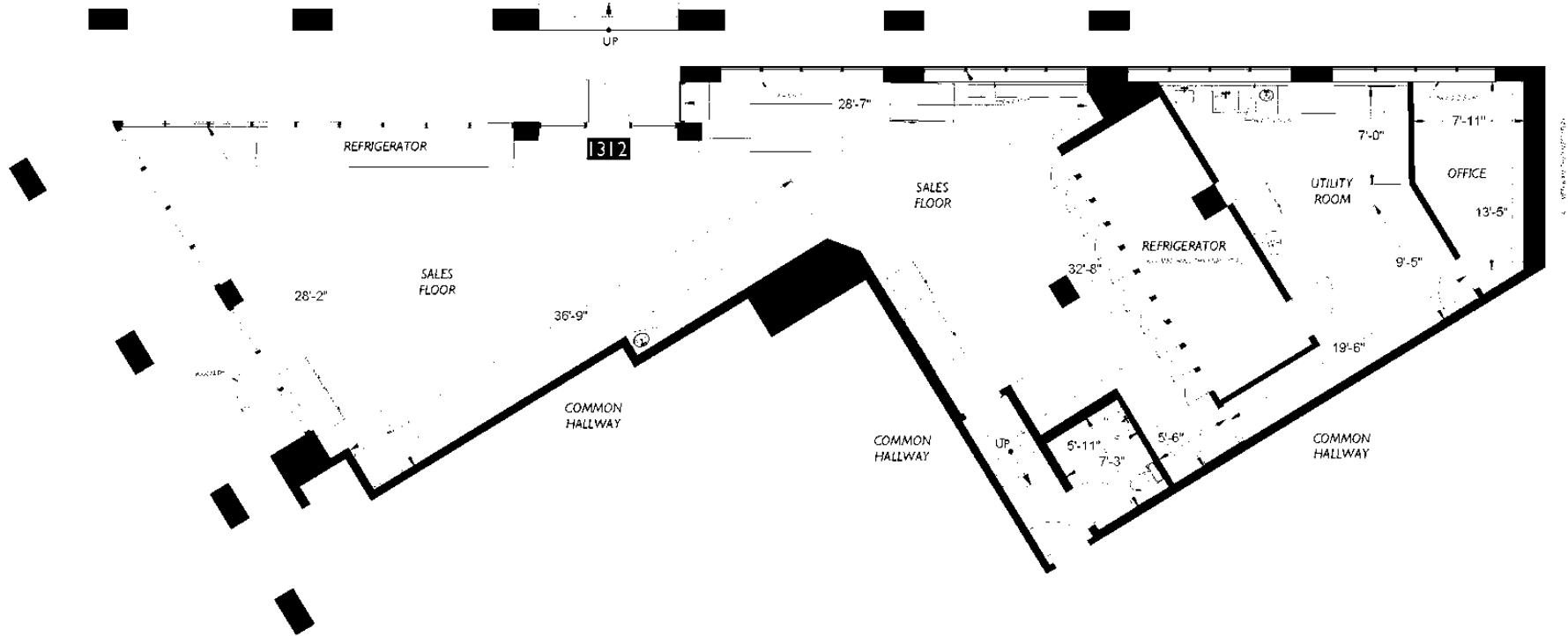
*Estimated 2024 Demographics based on a 2 mile radius (CoStar)

1312 MINOR AVENUE, SEATTLE, WA 98101

CORNER RETAIL FOR LEASE

East Union Street

Minor Avenue



Floor Plan

Floor

Scale: 1/8" = 1'-0"

1312 MINOR AVENUE, SEATTLE, WA 98101

CORNER RETAIL FOR LEASE

