

STADIUM DISTRICT RETAIL SPACE

FOR LEASE

207-209 2nd Avenue S, Seattle, WA 98104

CFRE COMMERCIAL REAL ESTATE
AVAILABLE
GARY HUNTER, CCIM
425.541.8880
Street Retail

Asia *Gringo* Teriyaki

YOUR SIGN HERE

BACK-ANGLE
PARKING
ONLY
P
2 HOUR
DAILY
NO STOPS
PERMITTED
OVER
10:00 AM

RETAIL SPACE
FOR
LEASE
CFRE COMMERCIAL REAL ESTATE
ROSS NAKAMURA
425.541.8880

For more information:

ROSS NAKAMURA

Broker

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Principal | Managing Broker

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LEASE OFFERING

AVAILABLE SPACE	207 2ND AVE S
AVAILABLE SF	3,252 SF
LEASE RATE	\$19.00 / SF + NNN
NNN EXPENSES	\$14.00 / SF
NNN EXPENSES (2026)	\$11.80 / SF
LEASE TYPE	NNN
LEASE TERM	NEGOTIABLE

TENANT INCENTIVES

6 Months FREE RENT

\$100,000 Tenant Improvement Package available to qualified tenant

SPACE HIGHLIGHTS

Ceiling height - 9 feet

Kitchen - buildout with hood

Three (3) restrooms

HVAC

Sidewalk Use Permit Available

WalkScore: 98 - Walker's Paradise

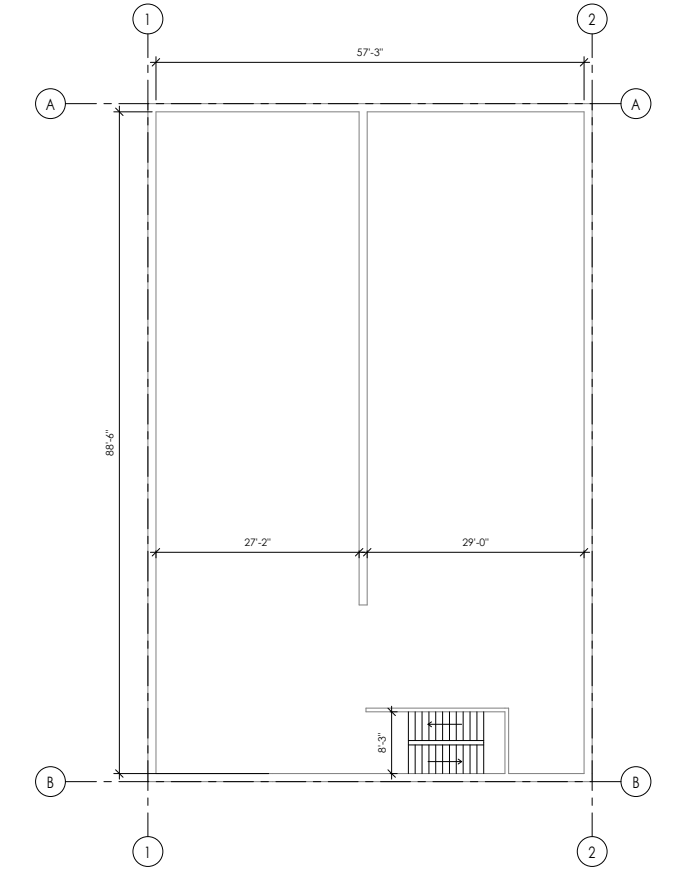
TransitScore: 100 - Rider's Paradise

SUMMARY

Bring your business concept and join the vibrant Stadium District. The space is easily accessible and on-street parking is right in front of the entrance of the space. This was formerly a karaoke bar and has the potential to be a restaurant or art gallery space. The summer season brings foot traffic and tourism interest to the Emerald City and nightlife is active, year-round. In the fall and winter, the "12's" join the fun as Baseball and Soccer transition to Football and the winter holidays.

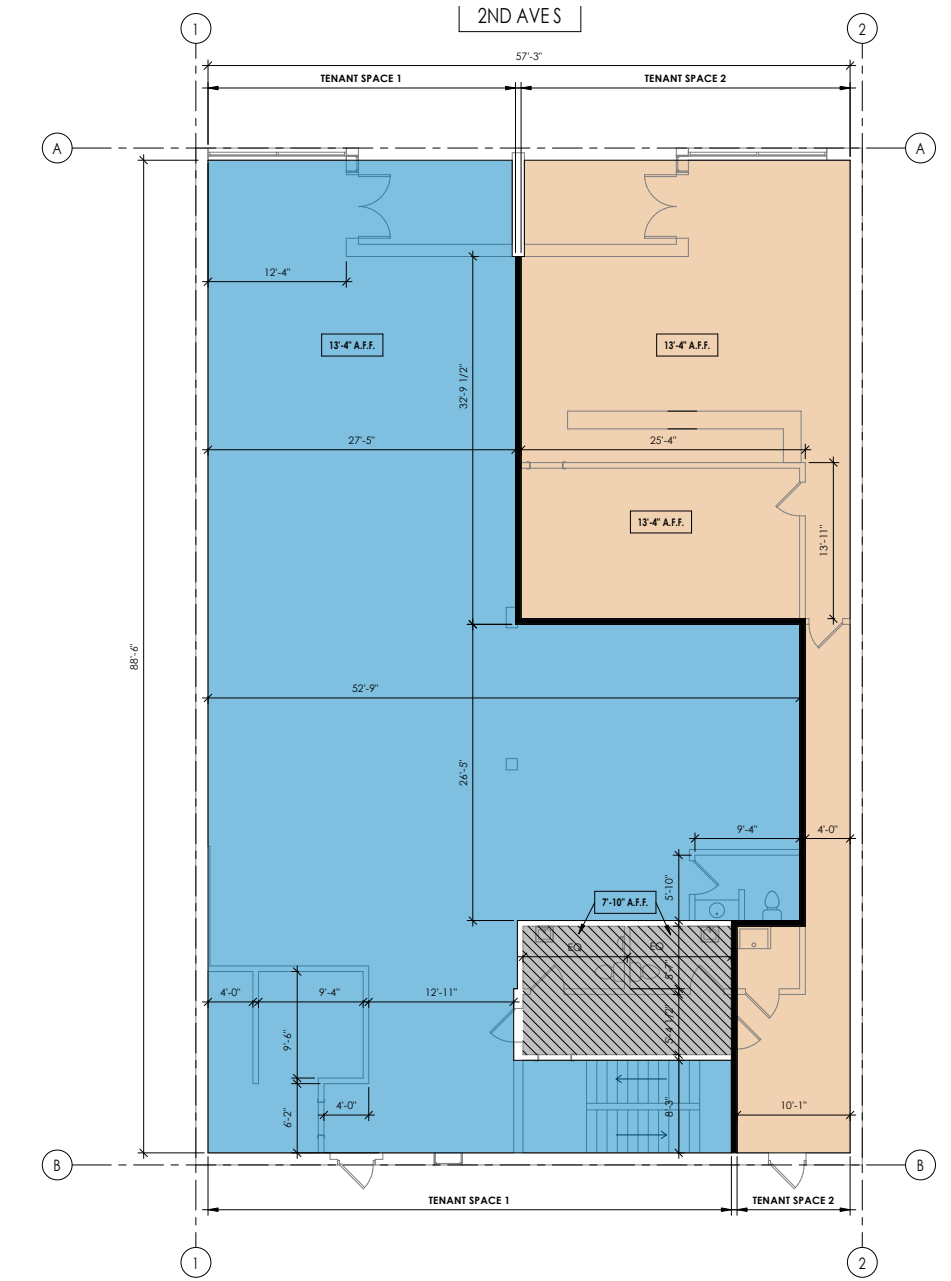
The space is walking distance to Occidental Square Park, T-Mobile Park, Lumen Field, and Seattle's new waterfront. It also boasts easy commuter access in the middle of the rapid transit hub that is blocks from King Street and Union Station, which serves as terminals for Sound Transit's commuter trains.





2 BASEMENT - FLOOR PLAN
1/8" = 1'-0"

TENANT 1	= 3,252 SQFT
TENANT 2	= 1,510 SQFT
SHARED R.R.	= 213 SQFT
TOTAL	= 4,975 SQFT



1 LEVEL 1 - FLOOR PLAN
3/16" = 1'-0"

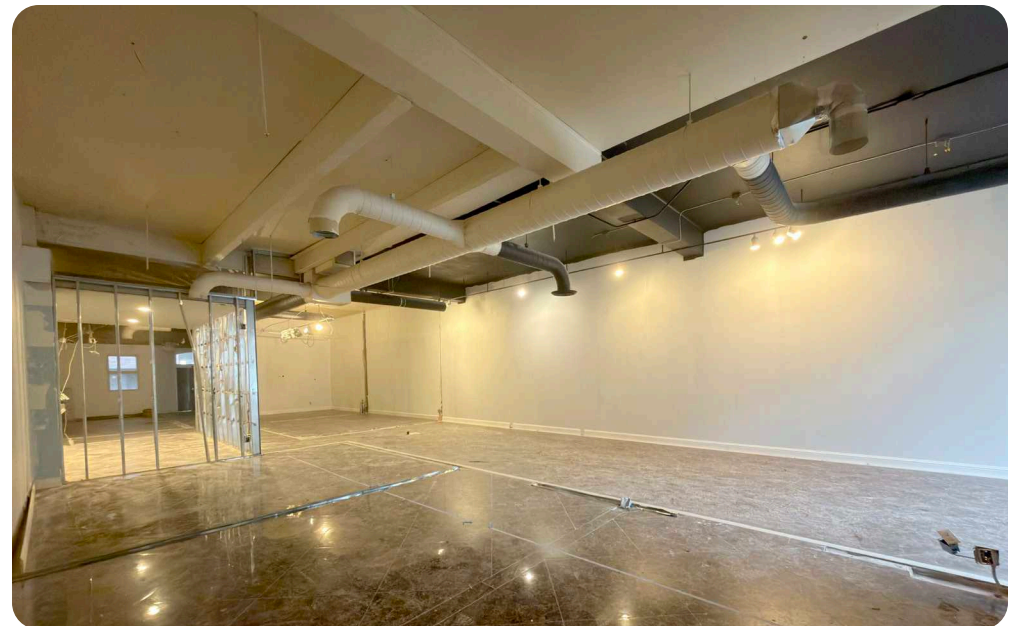
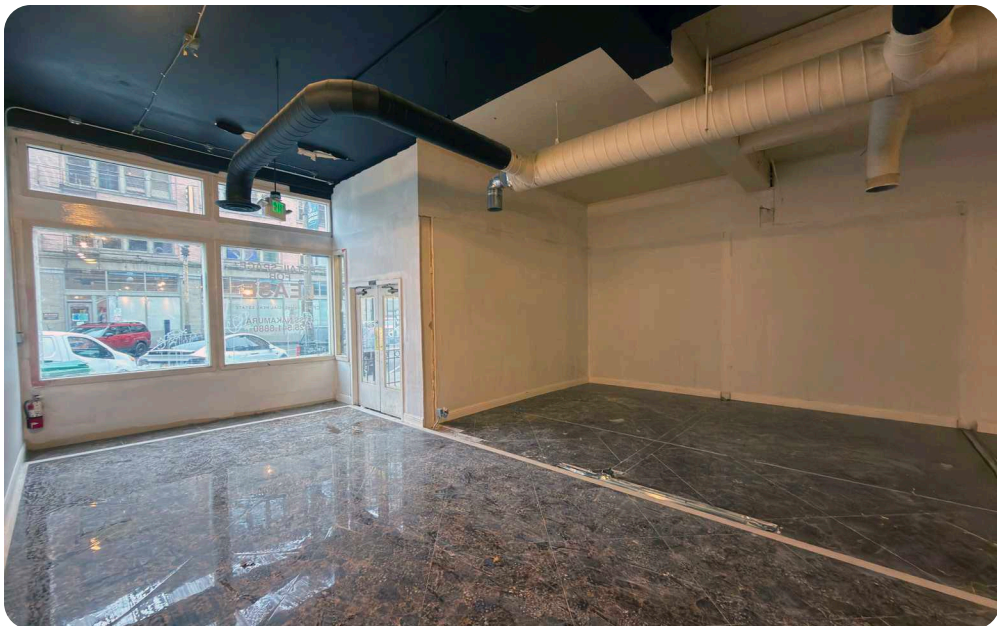
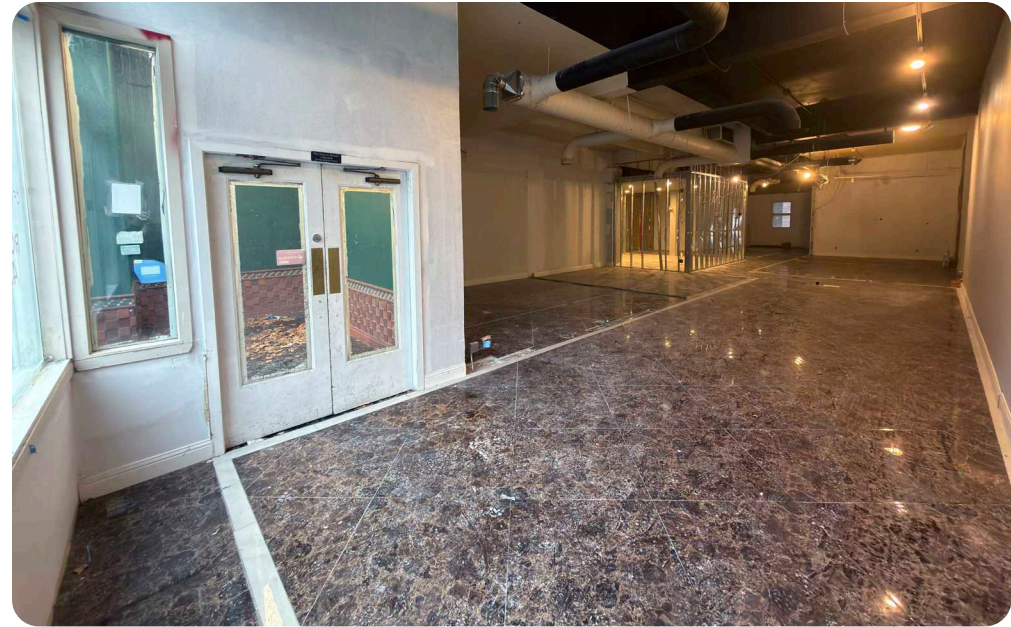
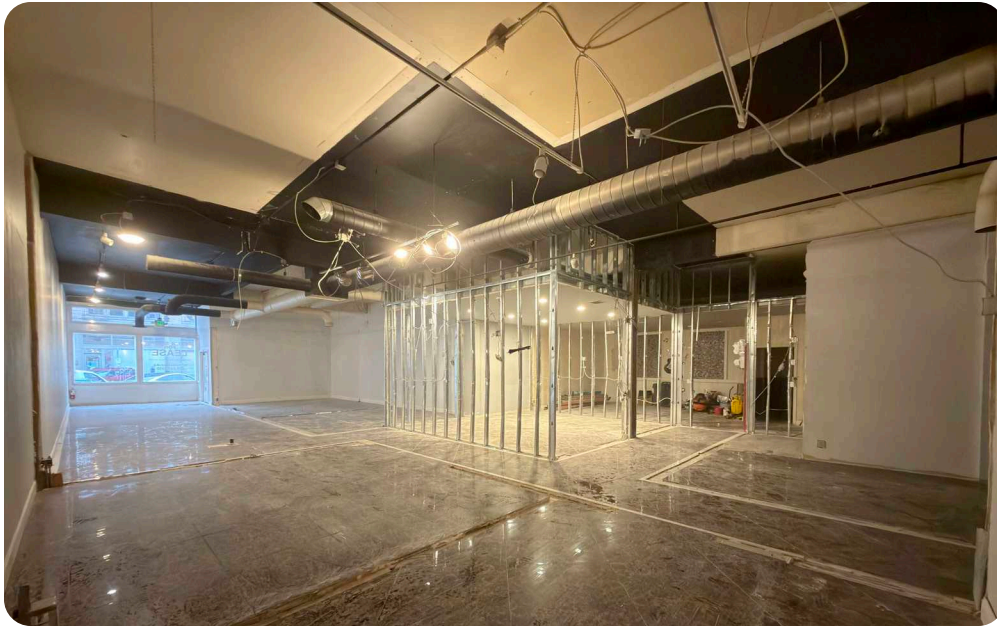
207 S 2ND AVE
SEATTLE, WASH.

AS-BUILT

ISSUED:	JANUARY 13, 2028	
REVISION SCHEDULE		
#	DESCRIPTION	DATE

FLOOR PLAN - LEVEL 1	
PROJECT #:	2025151.00

A21.2





POPULATION	1-MILE	5-MILE	10-MILE
Total Population	48,777	478,035	1,166,171
% Growth 2025-2029	0.8%	0.4%	0.3%
Median Age	36.9	36	37.7

HH & INCOME	1-MILE	5-MILE	10-MILE
Total Households	28,278	235,594	520,627
Median HH Income	\$77,840	\$112,866	\$115,875

BUSINESS & WORKERS	1-MILE	5-MILE	10-MILE
Total Businesses	15,322	48,382	83,572
Total Employees	172,959	48,382	755,542

FOOD & DRINK

- Asia Ginger Teriyaki
- Flatstick Pub
- Muse
- Darkalino's
- Cookie's Country Kitchen
- Baba Yaga
- McCoy's Firehouse Bar & Grill
- Saigon Drip Cafe
- DeLeo Bros. Pizza
- Locus Wines
- The Pastry Project
- Four Diamonds

AREA EMPLOYERS

- Weyerhaeuser Company
- Dell Technologies
- Seattle City Light
- Olson Kundig Architects
- Kint County
- Getty Images
- Foss Maritime
- RealNetworks, Inc.
- Seattle City Hall
- Coastal Environmental System
- Xealth
- Saltchuck Resources, Inc.

RETAIL

- Seattle Mart
- Drexel Deli & Grocery
- Saveway Market
- Uwajimaya
- Bon Voyage Vintage
- Arundel Books

SERVICES

- Occidental Square
- Union Station
- King Street Station
- Seattle Fire Station 10



98

Walker's Paradise



100

Rider's Paradise



90

Biker's Paradise

GARY N. HUNTER, CCIM

Principal | Managing Broker

A Seattle native, Gary Hunter developed his professional career locally, working in wholesale and conduit lending for Washington Mutual Bank's corporate offices in Seattle and Bellevue. He joined Colliers International, a leading global commercial real estate company, in 2007, and in 2011, Gary joined Westlake Associates, Inc., advancing to partner and shareholder.



Gary founded CFRE | Commercial Real Estate, and together with the CF Capital Fund, vertically integrated commercial real estate with commercial lending, development, and construction financing. Gary delivers value to his clients through his local knowledge, education, and experience in C-suite corporate management and commercial finance. He is also a professional turnaround manager skilled in corporate renewal, which helps evolve companies and improve their value.

For Gary, inspirational leadership and being out on the floor with the producers and advisors amplifies the energy of the firm. The team members are involved in the day-to-day business of the firm and are knowledgeable and responsive to better provide service to the client.

ROSS NAKAMURA

Broker

From the Pacific Northwest, Ross Nakamura brings a unique blend of sales acumen, customer service expertise, and real estate knowledge to his work. His background spans marketing leadership in the tourism industry, business development in B2B partnerships, and extensive study in real estate investment and brokerage.



Ross has built a reputation for combining client-focused service with a results-driven sales approach—whether cultivating long-term customer relationships, guiding real estate decisions, or developing creative growth strategies. With a personal passion for running and exploring the outdoors, he brings the same energy, discipline, and endurance to his professional pursuits. His work reflects a commitment to helping clients achieve their goals through trust, clarity, and strategic execution.

JOCELYN MACDONALD

Broker

Jocelyn Macdonald specializes in multi-asset class commercial real estate, with a focus on retail leasing and investment. She advises clients on complex transactions with clarity and strategic insight.



A property owner across Eastern, Central, and Western Washington, Jocelyn brings a statewide perspective and experience as both operator and advisor. Her approach is grounded in market insight, trusted relationships, and disciplined execution.

With a background in sales leadership and founding a boutique marketing agency for growth-stage technology startups, she is skilled in complex negotiations and executive-level advisory, delivering consistent results across the Northwest.

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