

7th & Pike

700 Pike Street, Seattle, WA 98101

Prime Retail Opportunity Available
for the first time in over 25 years



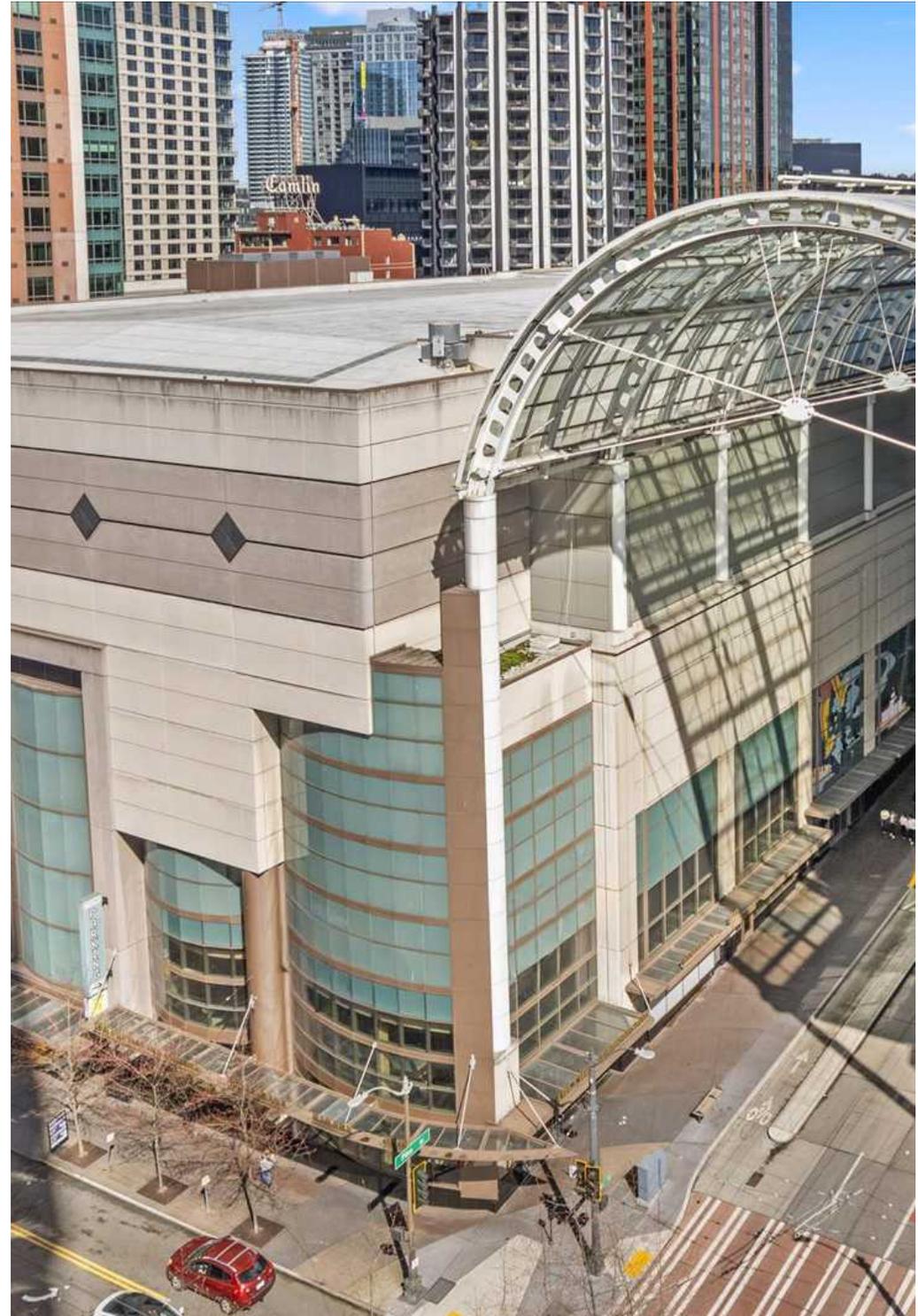
LEGACY + LAUNCH

Offered for the first time in over 25 years, this is a rare opportunity to secure a flagship position within one of Downtown Seattle's most proven and evolving retail corridors.

Long held, tightly controlled, and surrounded by performance—this space represents true scarcity in a market where availability rarely meets quality. Positioned along the Pike/Pine corridor—one of Seattle's most dynamic pedestrian spines—this location benefits from a convergence of tourism, residential density, and daily urban activity.

- Direct path of 900,000+ annual local visitors, exceeding pre-2019 levels
- Immediate proximity to the expanded Seattle Convention Center, now drawing 350,000+ attendees annually—with meaningful spillover from accompanying travel
- Embedded within a corridor that connects Downtown, Capitol Hill, Denny Triangle, and South Lake Union
- Former restaurant infrastructure in place. Landlord is also open to alternative uses: theater, entertainment, athletics.
- 20—28' ceiling heights in most of the front-of-house areas.

This is not just a location—it is a movement corridor with ample creative opportunity for new concepts, brands and ideas.



DENSITY + DEMAND

Surrounded by one of the highest concentrations of residential growth in Seattle, the site benefits from a built-in, walkable customer base:

Downtown Seattle residential population at all-time high of 109,000+ people

- Immediate proximity to Capitol Hill, Denny Triangle, and SLU—three of the city's most densely populated neighborhoods
- A true live-work-play ecosystem, driving activity across all dayparts
- Ample on-site parking

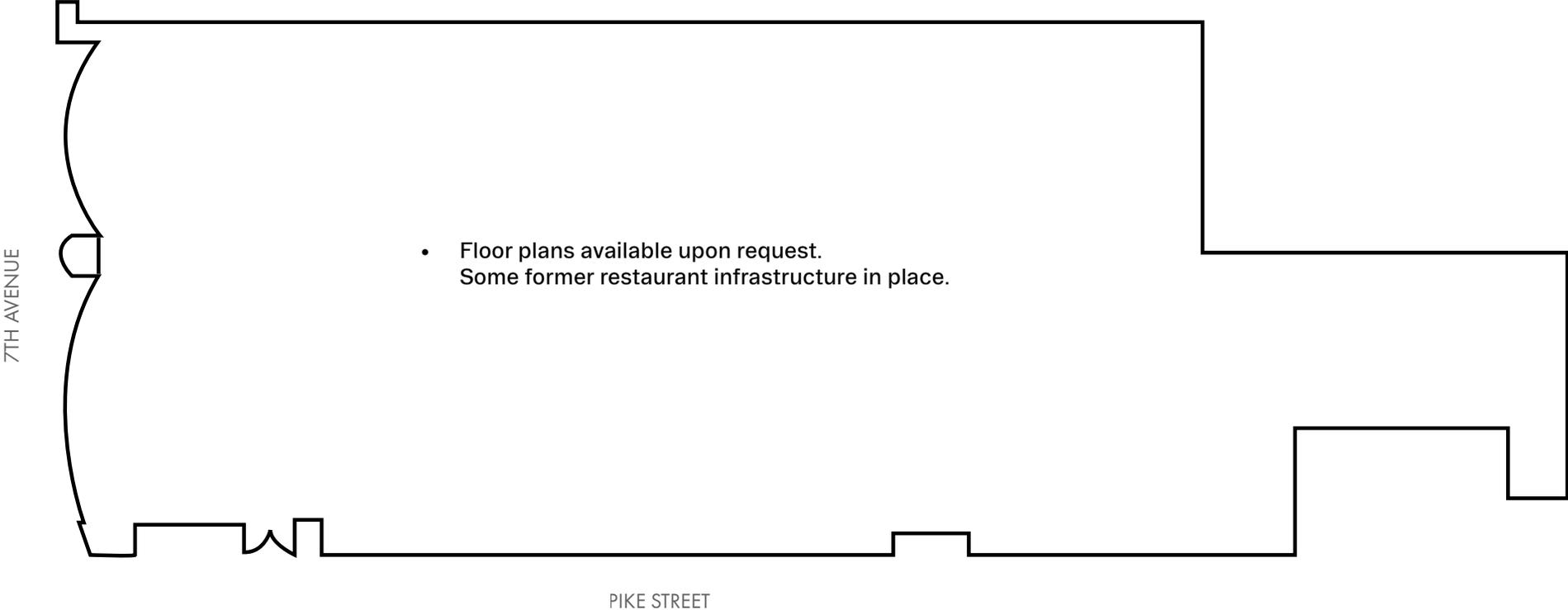
Even as office patterns evolve, performance in this node remains strong.



FLOOR PLAN

PRIME RETAIL
+ AVAILABLE

11,330 SF



- Floor plans available upon request.
Some former restaurant infrastructure in place.

HOSPITALITY + ENERGY

Located within the same project as the Grand Hyatt Seattle, and surrounded by a dense collection of hospitality anchors including Hyatt at Olive 8 and Sheraton Grand Seattle, this location benefits from **consistent visitor traffic and built-in demand from tourism and business travel alike.**

Directly across from GameWorks Seattle and adjacent to a 16-screen cinema—Downtown Seattle’s largest—this block delivers **day-to-night activation.**

This opportunity is well-suited for retailers and restaurant users seeking a flagship Downtown presence with high pedestrian exposure and consistent, multi-source demand. The surrounding mix of hospitality, entertainment, and residential density, combined with limited supply, supports long-term performance.

A generational opportunity to secure space in a location where density, energy, and momentum converge—positioned to perform today and into the future.



RETAIL

- ① Pacific Place
- ② Nordstrom
- ③ Westlake Center
- ④ Ben Bridge
- ⑤ Rolex
- ⑥ Sephora
- ⑦ Mario's
- ⑧ KÜHL
- ⑨ UNIQLO
- ⑩ Anthropologie
- ⑪ Urban Outfitters
- ⑫ Pike Place Market
- ⑬ Ben Paris
- ⑭ TARGET
- ⑮ PCC
- ⑯ SUITSUPPLY

HOTELS

- ① Hyatt Regency
- ② Hyatt @ Olive8
- ③ Westin
- ④ The Paramount Hotel
- ⑤ Grand Hyatt
- ⑥ Hotel Theodore
- ⑦ Sheraton Grand
- ⑧ MOTIF
- ⑨ Four Seasons
- ⑩ Fairmont Olympic
- ⑪ W Seattle

ENTERTAINMENT

- ① The 5th Avenue Theatre
- ② Museum of Illusions
- ③ Regal Meridian Cinema

RESTAURANTS

- ① Dough Zone
- ② Cortina
- ③ The Fonte Bar
- ④ Fogo de Chão
- ⑤ The Capital Grill
- ⑥ purple
- ⑦ The George
- ⑧ Japonessa
- ⑨ Alder & Ash

SEATTLE CONVENTION CENTER

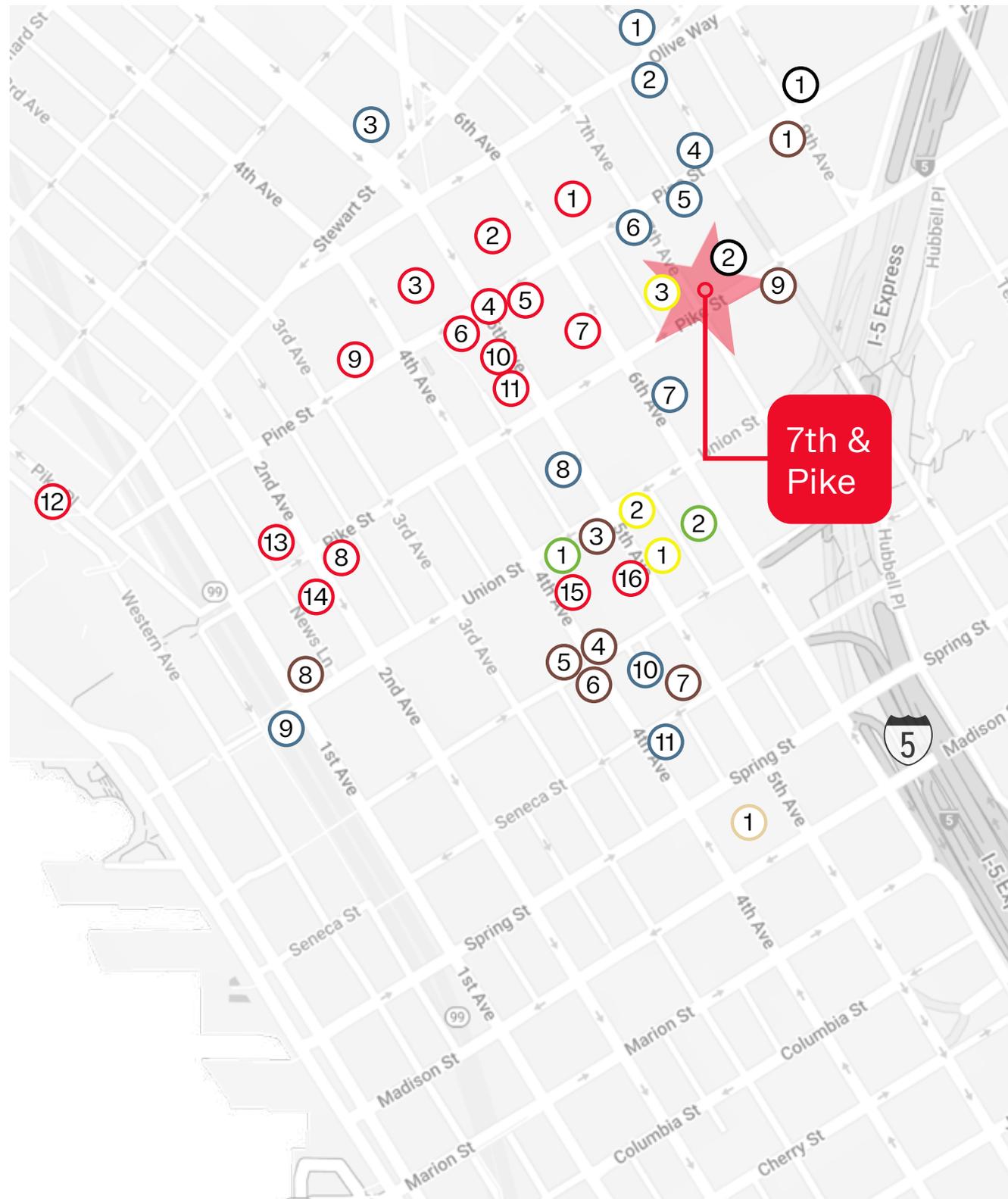
- ① SUMMIT
- ② ARCH

SEATTLE PUBLIC LIBRARY

- ① Downtown Branch

HEALTH & WELLNESS

- ① Equinox
- ② Washington Athletic Club



Demographics

AVERAGE HOUSEHOLD INCOME

- 1-Mile: \$133,407
- 2-Mile: \$136,219
- 3-Mile: \$142,966

POPULATION

- 1-Mile: 100,282
- 2-Mile: 193,213
- 3-Mile: 267,946

HOUSEHOLDS

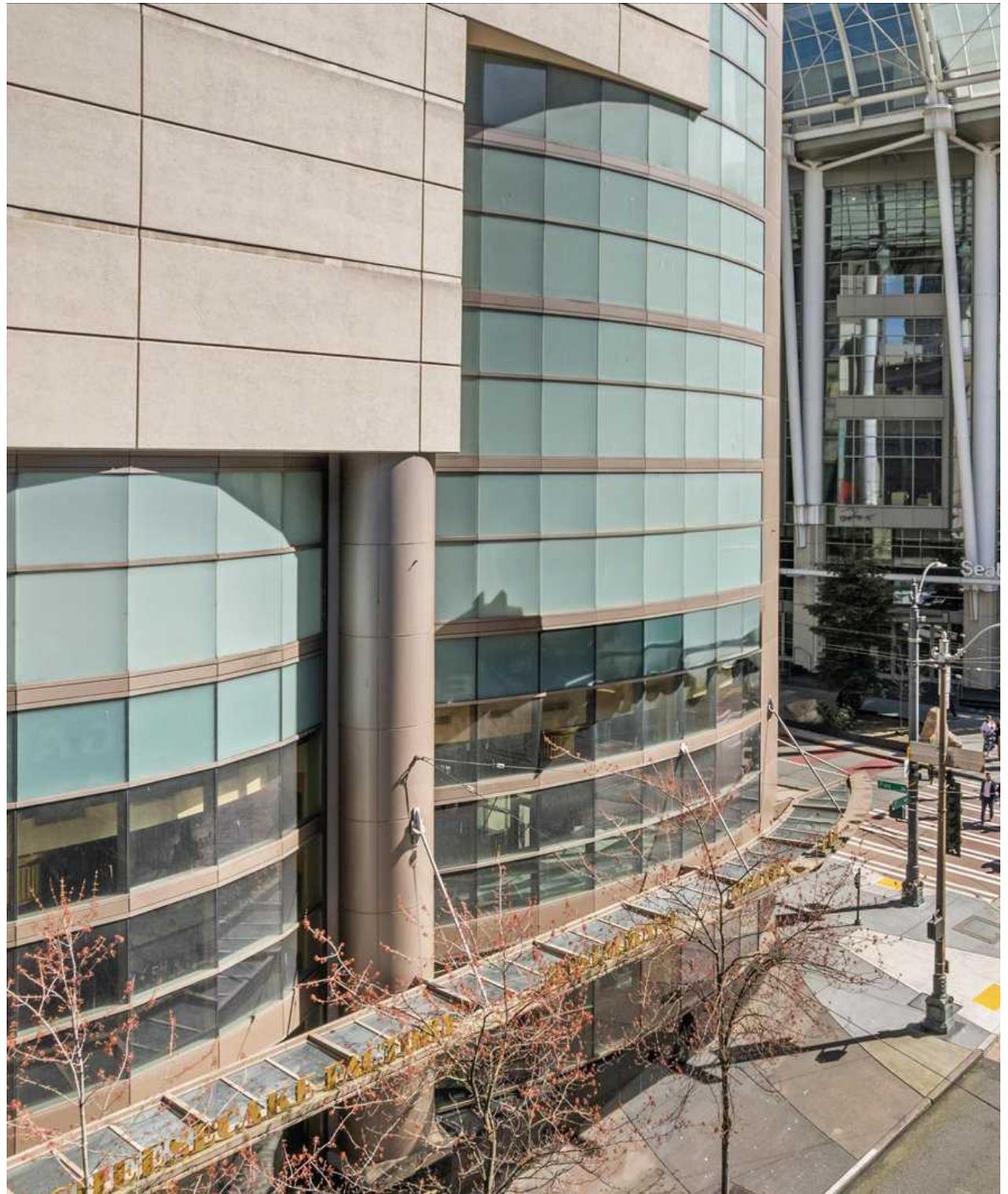
- 1-Mile: 63,367
- 2-Mile: 114,185
- 3-Mile: 142,196

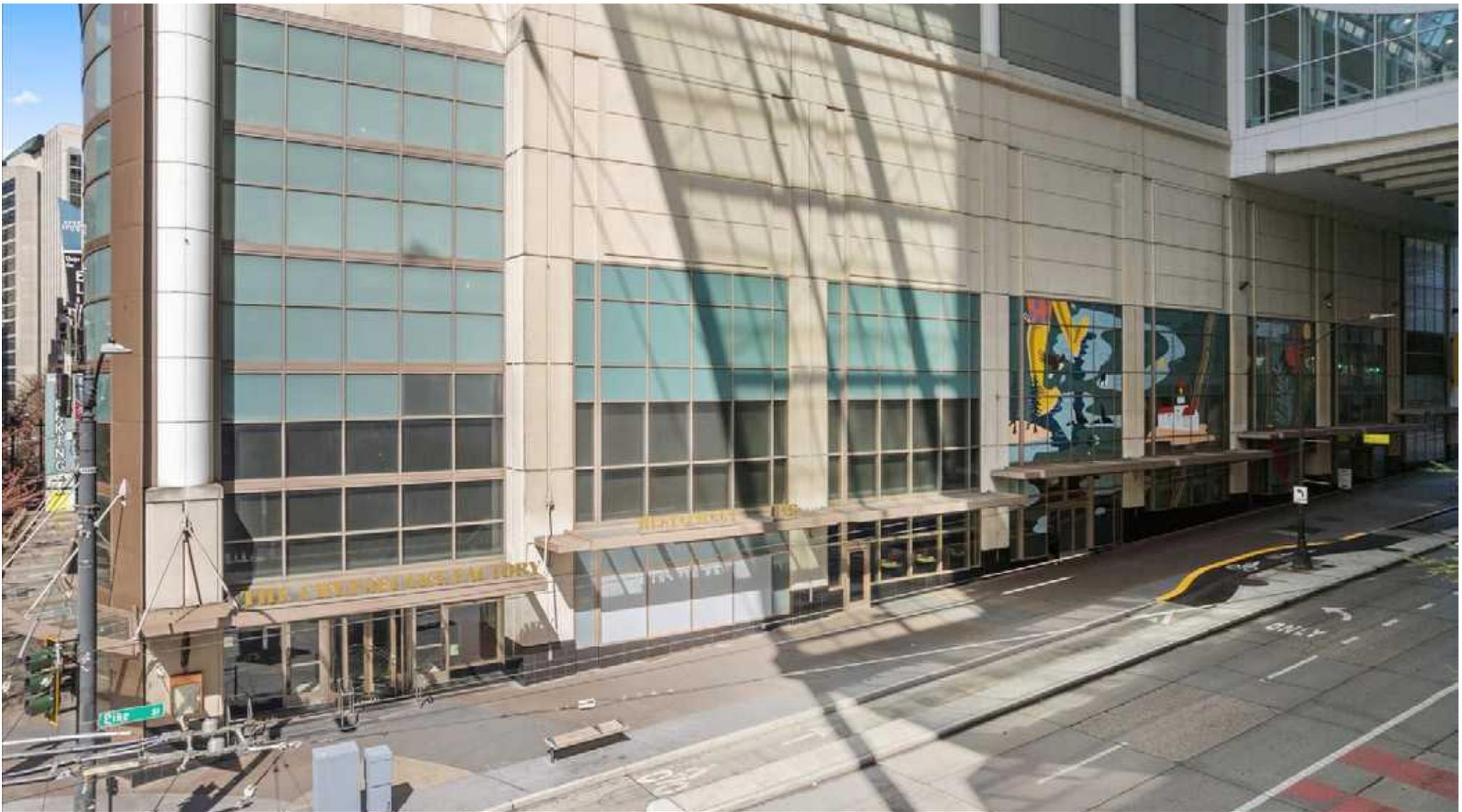
EMPLOYEES

- 1-Mile: 213,746
- 2-Mile: 280,732
- 3-Mile: 343,473

TRAFFIC COUNTS

- 7,821 vehicles per day at
7th Ave and the Transit Tunnel
- 10,622 vehicles per day at
Pike St and 8th Ave
- 13,103 vehicles per day at
Pike St and 7th Ave





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