

Restaurant/Creative Space For Lease

AVAILABLE: 2,108 SF | HIGH-VISIBILITY MAGNOLIA LOCATION
2003 W DRAVUS ST, SEATTLE, WA 98199

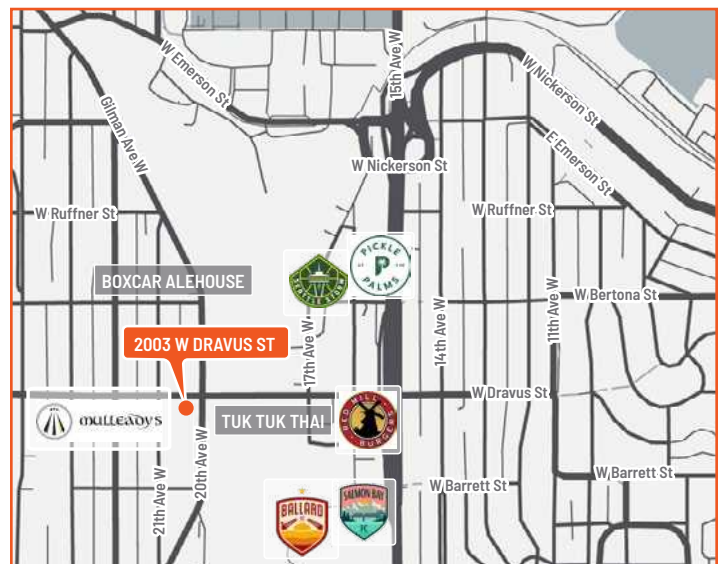


Building Highlights

Located at the entrance to the Magnolia neighborhood

Excellent walk and drive by traffic/visibility

Close in proximity to the Ballard FC and Salmon Bay FC home stadium, Storm Practice facility, and new 2-story, 20 court, indoor pickleball facility (Est. to be open summer of 2026)



FOR MORE INFO
CONTACT

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Space Highlights



AVAILABLE SPACE: 2,108 SF

Lease Rate: \$25.00/sf/yr + NNN

ESTIMATED NNN: \$8.42/sf/yr

Two vented hoods in the space

ADA bathroom

TI's are negotiable

Opportunity for additional outdoor seating and plenty of parking

Perfect for restaurant, brewery, or other creative uses

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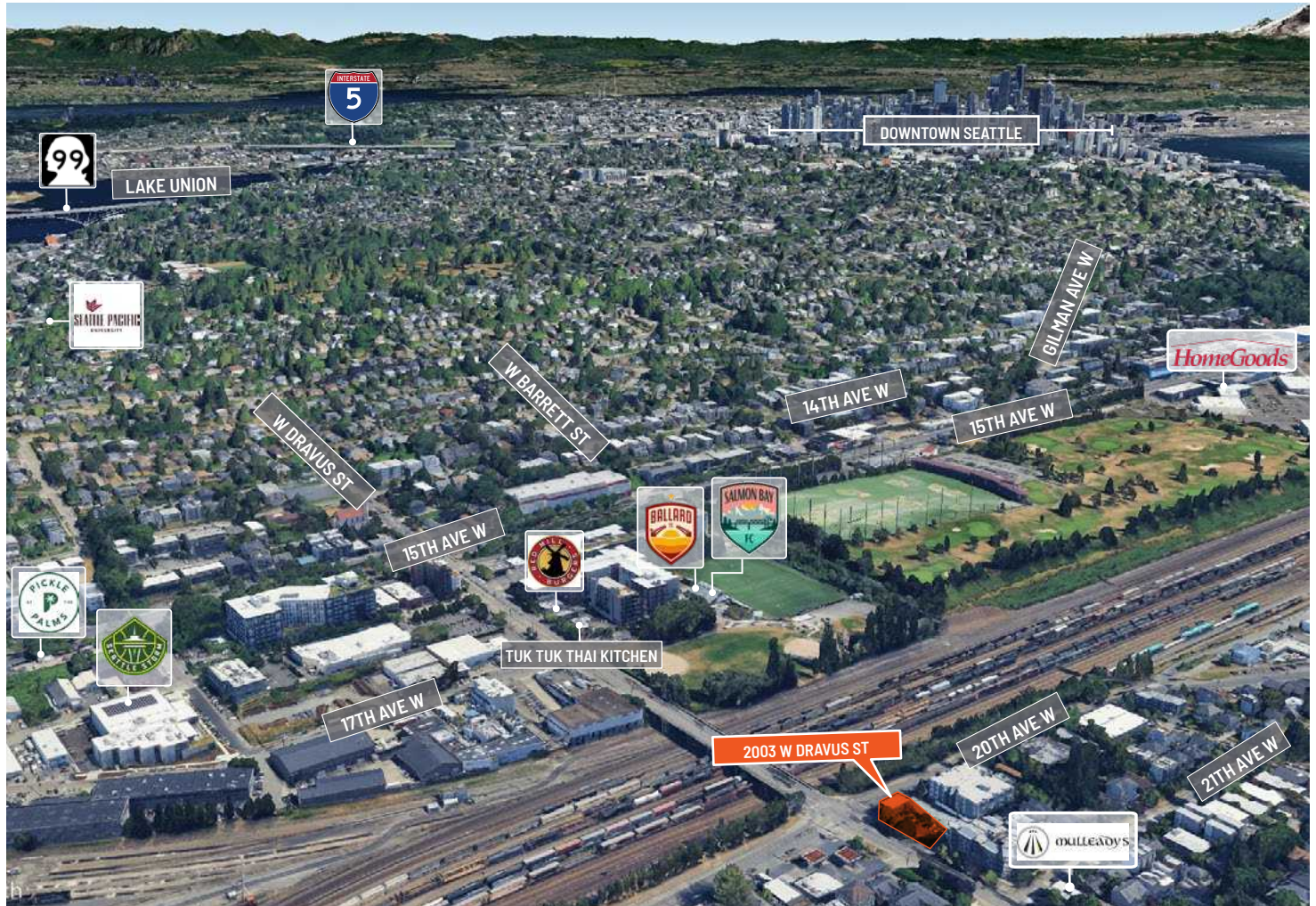
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DEMOGRAPHICS RADIUS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	26,742	214,393	498,608
2029 Population Projection	27,988	224,895	524,200
Annual Growth 2020-2024	1.5%	1.8%	2.1%
Annual Growth 2024-2029	0.9%	1.0%	1.0%
2020 HOUSEHOLDS			
	11,012	103,581	230,186
2024 Households	11,601	111,258	251,526
2029 Household Projection	12,150	116,957	265,295
DAYTIME EMPLOYMENT			
Public Administration	303	2,730	17,933

DEMOGRAPHICS RADIUS	1 MILE	3 MILES	5 MILES
INCOME			
	11,012	103,581	230,186
Avg Household Income	\$174,740	\$169,343	\$156,021
Median Household Income	\$150,662	\$141,697	\$124,650
\$25,000 - 50,000	780	8,813	24,790
\$50,000 - 75,000	981	11,277	26,510
\$75,000 - 100,000	950	9,967	22,376
\$100,000 - 125,000	1,259	10,407	22,133
\$125,000 - 150,000	901	8,701	18,611
\$150,000 - 200,000	1,700	14,075	28,506
\$200,000+	4,123	38,665	78,337

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