

# Mutual Life Building

1890

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Suite 603 -  
ground floor  
2,336 SF  
basement 6,291 SF

\*Do not disturb tenant

605 1st Avenue,  
Seattle, WA 98104







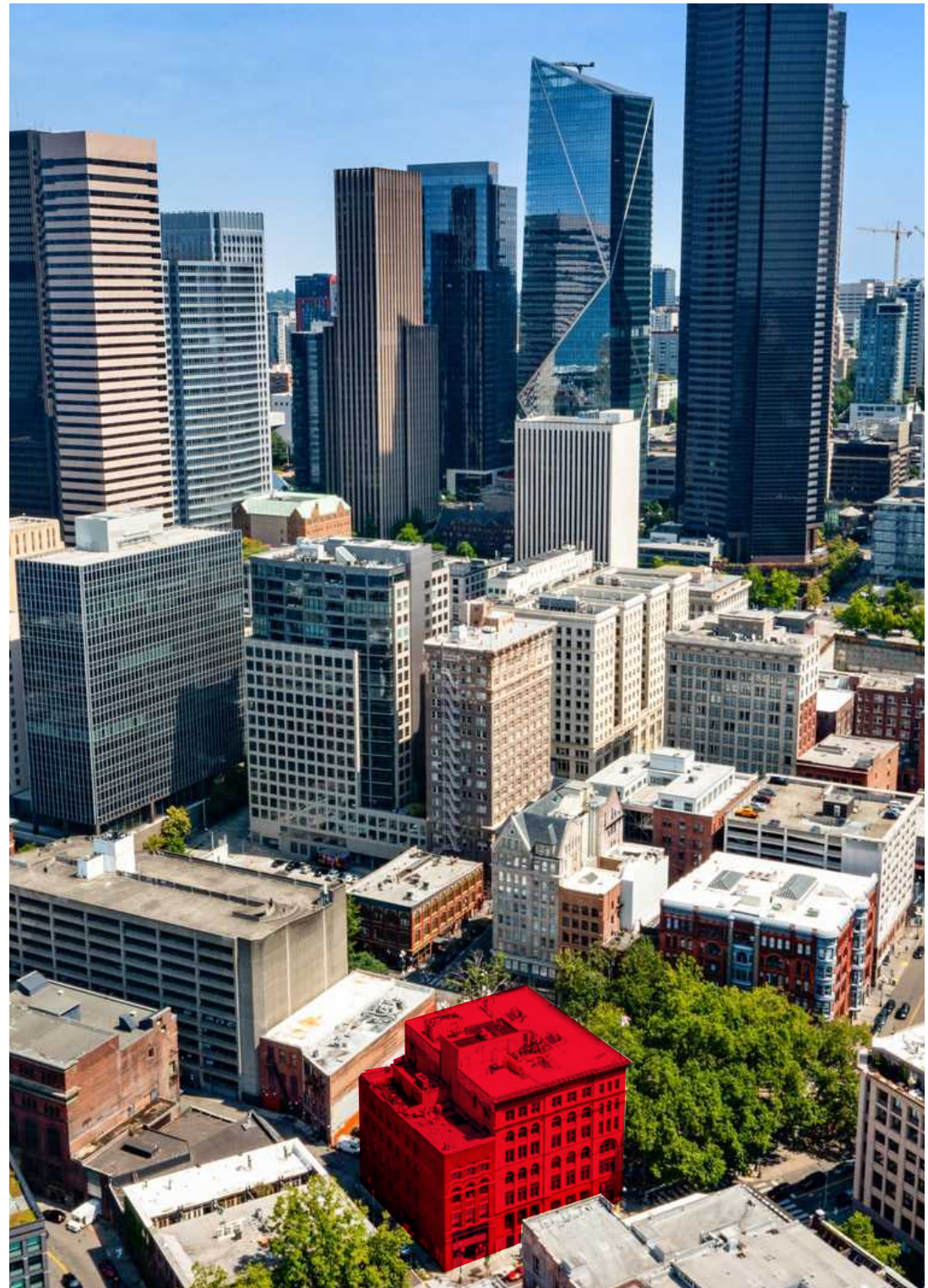
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# Welcome to an exceptional retail opportunity in the heart of Seattle's vibrant and historic Pioneer Square neighborhood.

Positioned on a highly visible corner at 1st Avenue and Yesler Way, this striking retail opportunity currently occupied by Magic Mouse Toys features expansive ground-floor windows that flood the space with natural light and create a strong street presence along two prominent frontages. An interior staircase connects the main level to a lower-level basement area, offering additional space well-suited for customer experience.

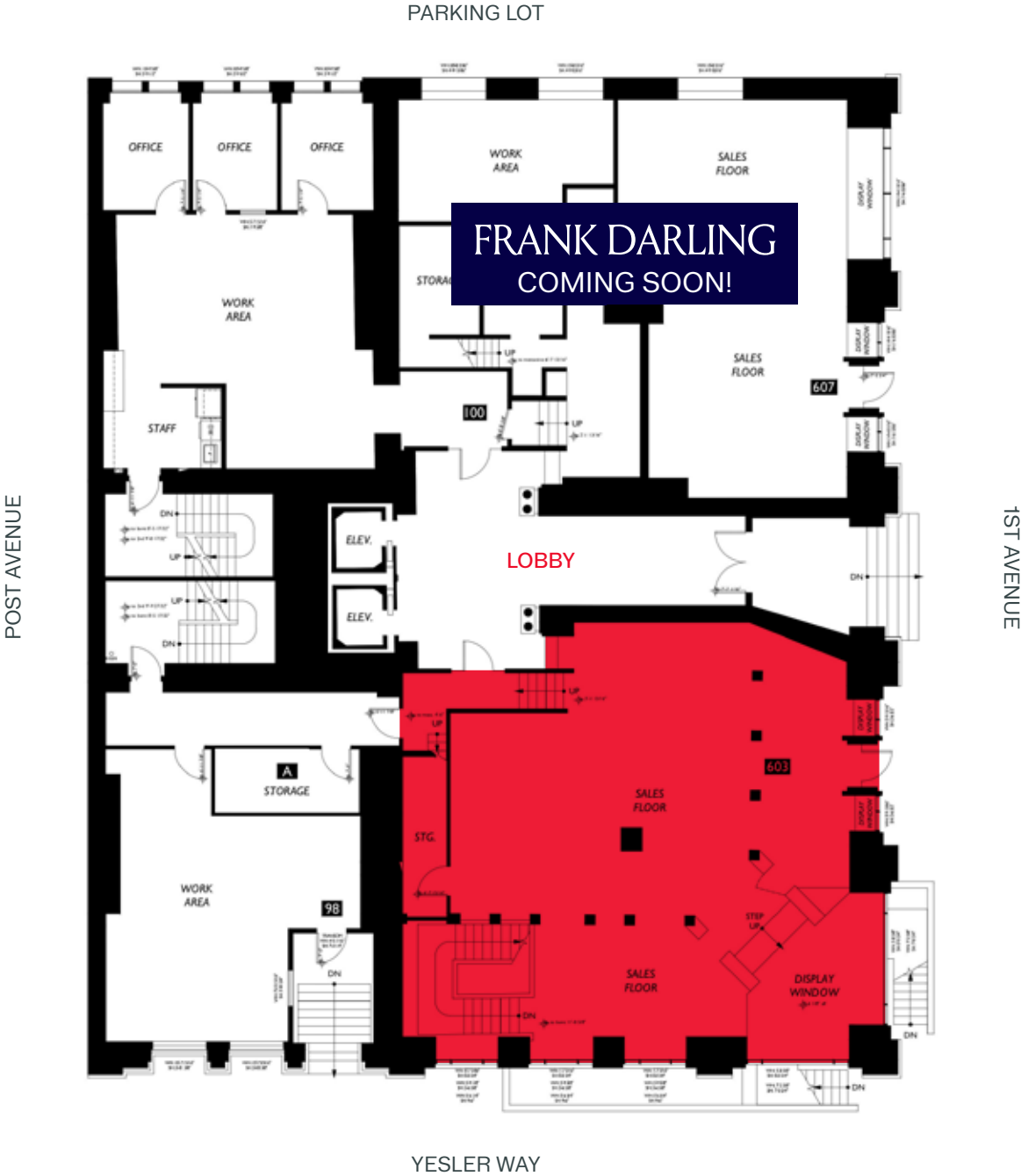
Located within the beautifully preserved **Mutual Life Building**, the space blends classic **Romanesque Revival** architecture with thoughtful modern updates, creating a distinctive environment ideal for boutique retail, gallery, showroom, or experiential concepts. The property is surrounded by thriving local businesses and dining destinations and sits just moments from the new **Seattle Waterfront**.

The location also benefits from ample surface-level parking directly next door, enhancing accessibility for customers. Adding to the retail momentum, **Frank Darling Jewelers** will be opening an adjacent storefront in Q1 2026, further elevating the destination appeal of this historic corner.



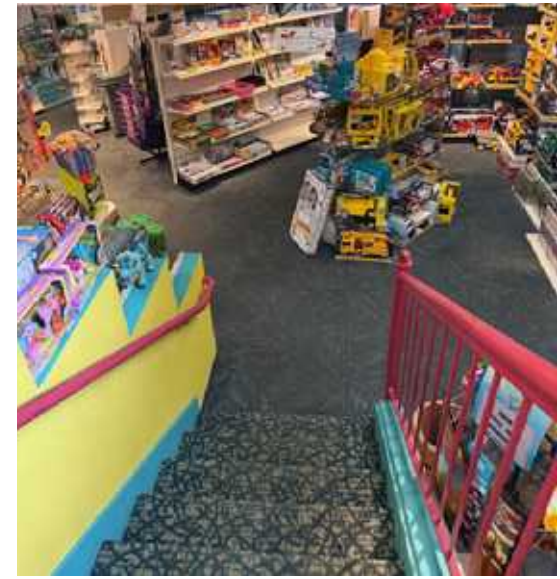
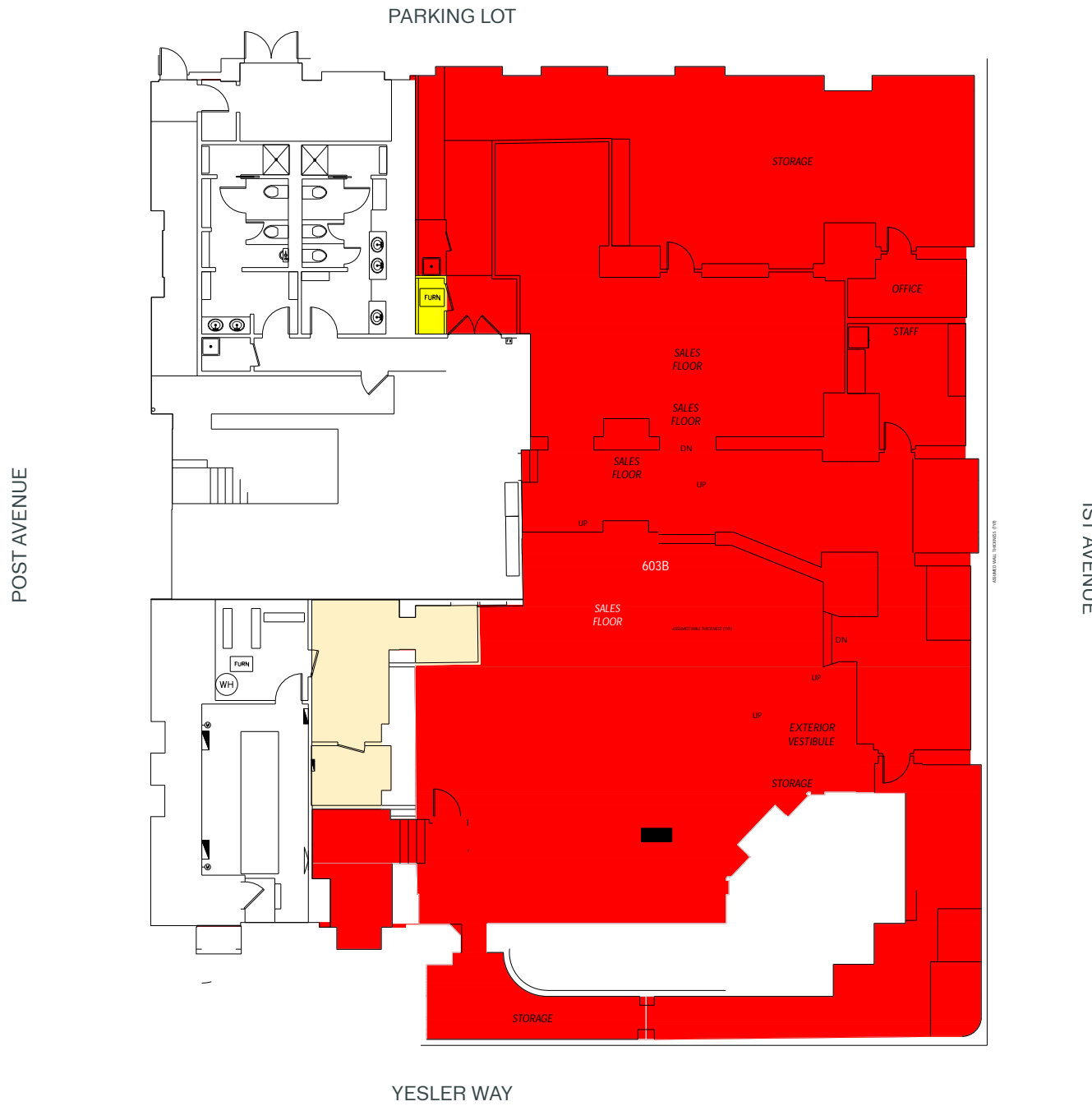
# FLOOR PLAN

Suite 603 -  
ground floor 2,336 SF



# FLOOR PLAN

Suite 603 -  
basement 6,291 SF



# Demographics

## AVERAGE HOUSEHOLD INCOME

- 1-Mile: \$112,630
- 2-Mile: \$125,580
- 5-Mile: \$135,280



## TOTAL POPULATION

- 1-Mile: 50,782
- 2-Mile: 176,970
- 5-Mile: 493,296



## TOTAL EMPLOYEES

- 1-Mile: 50,782
- 2-Mile: 176,970
- 5-Mile: 493,296



# The Neighborhood

“The East/West Pedestrian Improvement Project will connect the core of Pioneer Square to the new waterfront by making it easier to walk, roll and cycle between these areas. Design improvements include curbsless streets to help calm traffic, wider sidewalks that accommodate cafes and other activations, and added greenery and native plants to improve the pedestrian experience.”

COMPLETED DECEMBER 2024





## PIONEER SQUARE SEATTLE'S ORIGINAL NEIGHBORHOOD

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