

# Retail Space For Lease

CROWN HOTEL | SUITE A & B | PIONEER SQUARE  
313 1ST AVE S, SEATTLE, WA 98104



## Building Highlights

Located in Seattle's first neighborhood, featuring historic brick buildings and timeless charm

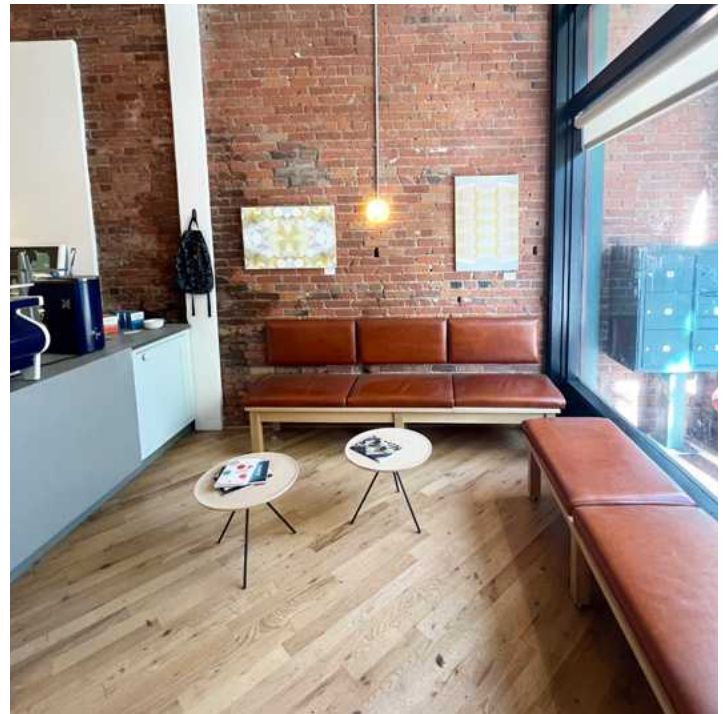
Steps from Lumen Field, T-Mobile Park, and some of Seattle's most iconic businesses and dining destinations

Easily accessible via Light Rail, frequent bus lines, and pedestrian-friendly walkways enhanced by ongoing urban improvements

Perfect for retail or service-oriented businesses seeking high visibility

Two private restrooms included for convenience

Ideal for café, wine bar, or other light food and beverage concepts



FOR MORE INFO  
CONTACT

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## Space Highlights

SUITE: A

AVAILABLE SPACE: 2,030 SF

Lease Rate: \$30.00 PSF NNN + OPEX \$9.67 PSF NNN

Option to combine with Suite B for expanded space

Rare second-generation café space with existing infrastructure. Perfect for Café, Wine Bar, and Other Concepts with Light Food

798 SF mezzanine ideal for additional storage with 7.5-foot ceilings

Exposed brick walls

No vented hood in place

Basement access available – terms negotiable

PLEASE DO NOT DISTURB TENANT

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## Space Highlights

SUITE: B

AVAILABLE SPACE: 2,105 SF

Lease Rate: \$24.00 PSF NNN + OPEX \$9.67 PSF NNN

Option to combine with Suite A for expanded space

Well-suited for retail [Former Smoke Shop] or service oriented use

775 SF mezzanine ideal for additional storage

Mezzanine with 7.5-foot ceilings

Two restrooms

Basement access available - terms negotiable

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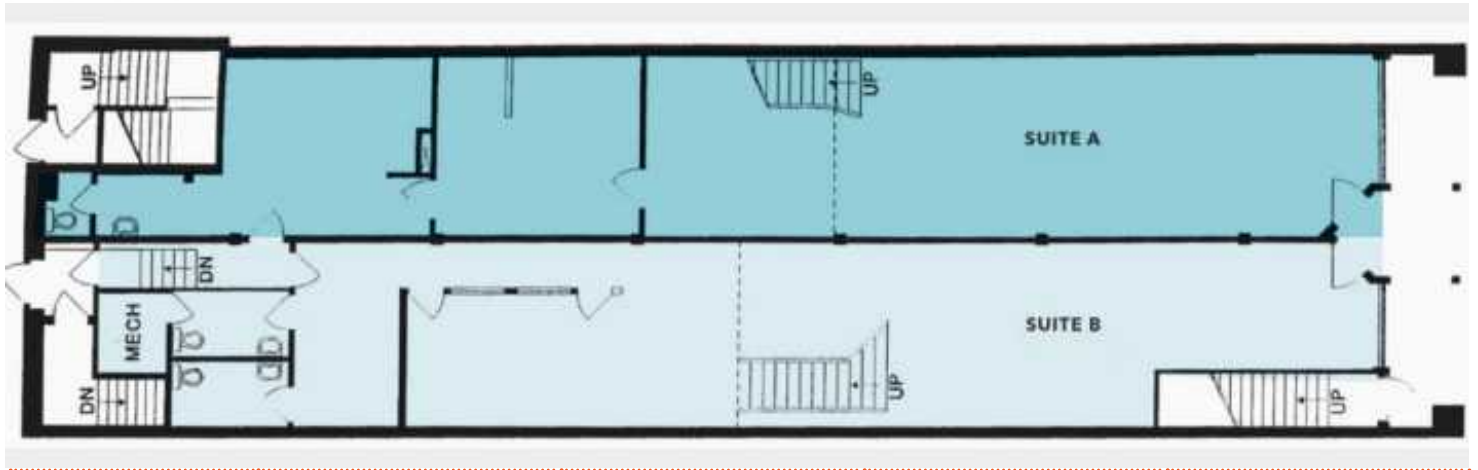
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## Available Spaces

SPACE	SIZE (SF)	BASE RENT	NNN	TOTAL MONTHLY
Suite A	2,030	\$30.00	\$9.67	\$6,710.84
Suite B	2,105	\$24.00	\$9.67	\$5,906.28
Suite A & B	4,135	\$24.00 - \$30.00	\$9.67	\$12,617.12

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Founded in 1852, Pioneer Square, Seattle's first neighborhood, offers a captivating blend of historic grandeur and contemporary vibrancy. Here, magnificent Victorian Romanesque architecture, with its iconic arched windows and robust brickwork, serves as a stunning backdrop to the innovative spirit of modern Seattle. From pioneering tech companies to enduring culinary institutions, Pioneer Square pulses with a dynamic energy. Its prime location, mere steps from the excitement of Lumen Field and T-Mobile Park, ensures a lively atmosphere throughout the year, making it a compelling destination for visitors. Enhanced accessibility via multiple Light Link stations and the improved Seattle Waterfront now seamlessly connects this historic heart to the rest of the city.

RADIUS	1 MILE	3 MILES	5 MILES
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POPULATION:			
2025 Population	43,762	247,335	475,635
2029 Population Projection	45,611	253,291	484,017
Annual Growth 2020-2024	5.2%	2.1%	1.2%
Annual Growth 2024-2029	0.8%	0.5%	0.4%
Median Age	37.4	36.2	36
2025 HOUSEHOLDS			
2025 Households	25,258	137,207	234,832
2029 Household Projection	26,368	140,519	239,176
Annual Growth 2020-2024	5.2%	3.0%	2.3%
Annual Growth 2024-2029	0.9%	0.5%	0.4%
Renter Occupied Households	23,128	103,817	157,962
Number of Service-Producing Businesses	14,313	30,394	45,905
Total Specified Consumer Spending (\$)	\$698.8M	\$4.7B	\$8.4B
Consumer Spending: Entertainment	\$132.8M	\$671.5M	\$1,24B
Consumer Spending: Restaurant & Cafe	\$95,821,246	\$586,196,417	\$1,060,874,281

HOUSEHOLD INCOMES			
AVG HOUSEHOLD INCOME	\$111,427	\$140,454	\$142,820
MEDIAN HOUSEHOLD INCOME	\$75,021	\$110,259	\$112,577
\$25,000 - 50,000	2,951	16,086	26,489
\$50,000 - 75,000	3,092	15,603	26,005
\$75,000 - 100,000	1,815	11,475	20,445
\$100,000 - 125,000	2,203	13,068	22,181
\$125,000 - 150,000	1,994	10,267	17,718
\$150,000 - 200,000	2,251	15,680	27,161
\$200,000+	4,368	34,951	61,516



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